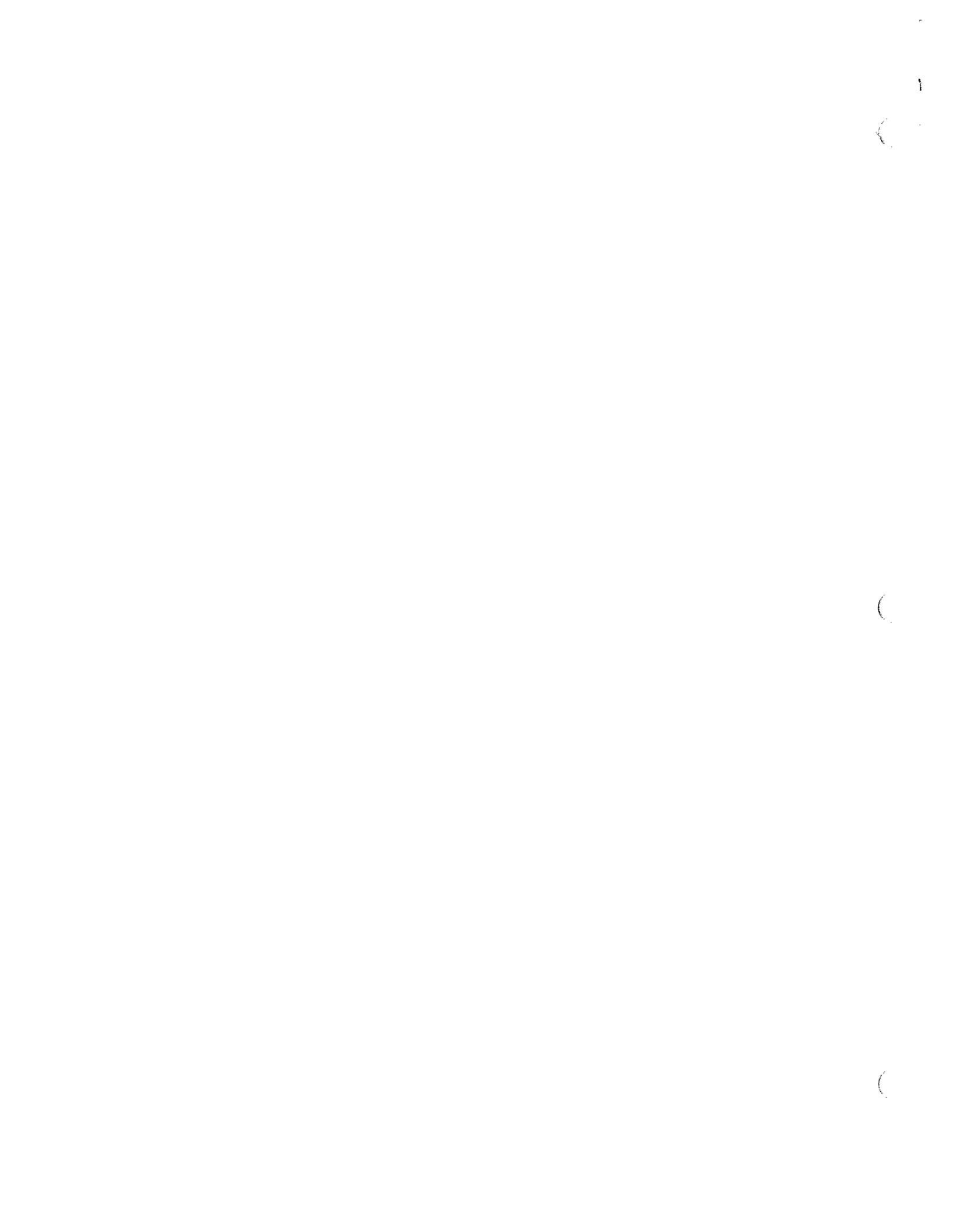


SIERRA BUSINESS PARK SPECIFIC PLAN

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



**SIERRA BUSINESS PARK
SPECIFIC PLAN**

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**SIERRA BUSINESS PARK
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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 Regulations² 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

² For regulated sites outside the boundaries of any airport.

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.

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').
- 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.

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.
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 Bond: No grading shall be undertaken prior to the posting of a performance bond in compliance with the County Grading Ordinance.
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 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.
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:
- 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.
 - 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).
 - Solid fencing utilizing gray or tan split face block (Basalite, Sparks – natural gray, and Basalite, Dixon – D345 tan, respectively), and /or mesh galvanized chain link with sand plastic slats.
 - 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').

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
 - Gray (Elk Prestique Series, Weatheredwood)
 - Tan (GAF Timberline Series, Cedarwood)
- b. Metal
 - Light Bronze (Western Metal – Antique Bronze)
 - Dark Bronze (Metal Sales – Dark Brown [44])
 - Natural Rust (CorTen, aged)
- 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
- 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
 - Gray (Basalite, Sparks – natural gray)

- Tan (Basalite, Dixon – D345, no substitutions)
 - b. Metal
 - Wide mesh galvanized chain link with sand 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.
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.

APPENDIX B

**COMPREHENSIVE MITIGATION IMPLEMENTATION
AND MONITORING PROGRAM**

**Adopted by the
Mono County Board of Supervisors
12-12-00**

SIERRA BUSINESS PARK SPECIFIC PLAN AND EIR
COMPREHENSIVE MITIGATION IMPLEMENTATION
AND MONITORING PROGRAM
Revised 12-12-00

REGULATORY AND CODE COMPLIANCE STANDARDS

The project would be subject to a number of uniform code requirements and standard conditions of approval. These requirements would be imposed by the County and by other agencies (such as the LRWQCB) with jurisdiction by law over the activities in Sierra Business Park or the resources affected by those activities. Many of these requirements have been established to safeguard environmental resources, and/or to promulgate environmental goals and objectives. Since the project was approved by the Board of Supervisors on 12/12/00, compliance with these measures would be mandatory (i.e., not discretionary); as such, the measures do not conform to the CEQA definition of mitigation measures, and they are not listed here.¹ Although regulatory standards and codes are not incorporated into this mitigation program, the applicant would be required to comply fully with all relevant requirements before the necessary permits and approvals are obtained.

ADOPTION

As part of its deliberations concerning the Sierra Business Park Specific Plan and EIR, the Board of Supervisors considered and adopted mitigation measures for the project. The mitigation measures are itemized in this section, and cover a variety of subjects ranging from water quality to protection of aesthetic values.

MONITORING & REPORTING

Upon project approval, the County is responsible for ensuring that the mitigation measures incorporated into the project are actually implemented during subsequent project design, construction, operation and maintenance. County staff is responsible for ensuring that mitigation measures are satisfactorily monitored. County staff also is responsible for reporting to the Planning Commission and to the Board of Supervisors, as needed, regarding progress in implementing the measures.

The Planning Commission and Board of Supervisors are responsible for considering whether the measures are being implemented as intended in this mitigation program, and determining whether modifications are required to assure that project impacts remain below a level of environmental significance.

¹ CEQA defines mitigation as the avoidance, reduction, or rectification of adverse impacts by not taking an action, limiting the magnitude of an action, repairing an impacted environment, undertaking enhanced preservation operations, and/or replacing or providing substitute resources or environments.

MITIGATION MEASURES

GEOLOGY AND SOILS

GS-1: A slope maintenance program shall be developed and implemented to control erosion and maintain the stability of graded slopes. The program shall be submitted to Mono County for review and approval prior to initiation of any grading activities on the site.

Implementation Timing: Included in grading permit
Responsible Agency: Mono County Building Department

GS-2: The applicant shall implement Best Available Control Measures (BACM) for fugitive dust. (Also see Mitigation Measure AQ-1.)

Implementation Timing: Concurrent with grading
Responsible Agency: Great Basin Air Pollution Control District,
Mono County Building Department

GS-3: The applicant shall regrade and revegetate the PMZ in accordance with the approved Grading Plan and Reclamation Plan. The regrading program shall provide for varied, undulating PMZ slope contours developed to achieve a natural appearance that blends into the surrounding landscape and minimizes the visibility of project boundaries from Highway 395. 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'. The revegetation program shall harmonize with contours of the graded PMZ slopes and utilize native plantings representative of the big sagebrush community. Trees shall be included along the western and northern PMZ and the frontage of lots 1 and 2. Irrigation shall be provided on a temporary basis as needed to assure viability of the PMZ berm plantings. Removal of the temporary irrigation equipment shall require approval by the County. Ongoing maintenance of the PMZ slopes and revegetation plantings, including steps to prevent sediment discharges from the site, shall be handled through an association formed in keeping with the CC&Rs for each lot on the site.

Implementation Timing: Concurrent with or as Phase One
Responsible Agency: Mono County Building Department

GS-4: The applicant shall notify the Long Valley Fire District whenever earthwork activities are occurring on site so that blowing dust is not mistaken for smoke. Notification can be made by telephone to (760) 935-4545. One notification would be sufficient for activities that will extend over several days.

Implementation Timing: During earthwork phases
Responsible Agency: Long Valley Fire Protection District

GS-5: During site preparation, the applicant shall ensure that all National Forest boundary markers remain in place.

Implementation Timing: During earthwork and construction phases
Responsible Agency: United States Forest Service

GS-6: The applicant shall ensure that all berm modifications and site construction activities be kept off of Forest Service lands.

Implementation Timing: During earthwork and construction phases
Responsible Agency: United States Forest Service

GS-7: The project grading plan shall depict and describe improvements as necessary to protect the uphill slope of the PMZ from surface water flows originating on the alluvial fan.

Implementation Timing: Prior to issuance of grading permit
Responsible Agency: Mono County Building Department

GS-8: Grading specifications shall incorporate minimum standards described in the Uniform Building Code or Mono County grading ordinance, whichever is more stringent. The final specifications shall be reflected in clearly legible format on the Site Plan and Tentative Tract Map.

Implementation Timing: Prior to issuance of grading permit
Responsible Agency: Mono County Building Department

HYDROLOGY AND WATER QUALITY

WQ-1: A Stormwater Pollution Prevention Plan (SWPPP) shall be prepared that addresses the project site as a whole, including all future uses. The SWPPP shall meet all relevant specifications contained in the California Stormwater Best Management Practices Handbook – Industrial (1993), Appendix A, including a list of BMPs from which buyers of the industrial lots shall select and implement on-site controls.

Implementation Timing: Prior to issuance of grading permit
Responsible Agencies: Mono County Health Department;
Lahontan Regional Water Quality Control Board

WQ-2: The BMPs selected for the Sierra Business Park SWPPP shall (a) emphasize source controls over treatment controls, (b) provide controls appropriate for the site drainage area (36 acres) and soil composition (principally silty, sandy gravel), (c) incorporate source controls to prevent hazardous chemicals from entering the infiltration structure, and (d) incorporate a maintenance program that includes cleaning and sediment removal each October (before onset of the rainy season) as well as a second cleaning in the spring, and visual inspection no less than once per month during the rainy season.

Implementation Timing: Prior to issuance of grading permit
Responsible Agencies: Mono County Health Department;
Lahontan Regional Water Quality Control Board

WQ-3: A copy of the SWPPP, with a list of BMPs that have been selected for use on the project site, shall be included in a handbook to be prepared by the project applicant and provided to the purchaser of each lot within the project. The handbook shall reference the deed restriction prohibiting the disposal of any industrial and hazardous wastes into the onsite septic system and onsite drainage system (per Mitigation Measure HW-6). The Handbook shall also contain a copy of the final Specific Plan, as well as a copy of the Final Mitigation Implementation and Monitoring Program. A copy of the Plan shall be maintained on site at all times and available for public review. The site Association formed pursuant to the CC&Rs shall be responsible for ensuring that the Handbook is provided to all buyers of lots within the project boundaries.

Implementation Timing: At the time of escrow
Responsible Agencies: Mono County Health Department;
Lahontan Regional Water Quality Control Board

WQ-4: The existing groundwater production well shall be converted to a monitoring well, or a separate monitoring well installed (if requested by LRWQCB), and two additional downgradient wells shall also be constructed to monitor the impact of the septic system on water quality downgradient of the site. The monitoring locations and parameters shall be developed in collaboration with LRWQCB, and the results shall be submitted to LRWQCB on a schedule set by the Regional Board.

Implementation Timing: Prior to issuance of occupancy permits
Responsible Agencies: Mono County Health Department;
Lahontan Regional Water Quality Control Board

WQ-5: The water system shall be completed and flow tested prior to construction of any buildings, except that the infrastructure for utility services and the pouring of foundations for other structures may precede the water system and flow testing.

Implementation Timing: Prior to issuance of building permits
Responsible Agencies: Mono County Health Department;
Long Valley Fire Protection District;
Lahontan Regional Water Quality Control Board

WQ-6: In view of the coarse soils, shallow depth of groundwater and type of aquifer system, all onsite septic sewage disposal systems shall utilize a "sand box" type of leach field to further reduce certain sewage effluent constituent concentration.

Implementation Timing: Prior to issuance of building permits
Responsible Agencies: Mono County Health Department;
Lahontan Regional Water Quality Control Board

WQ-7: The housing structure for the water supply well shall be designed to accommodate disinfectant storage and dosing to permit treatment of groundwater supplies, if required.

Implementation Timing: Prior to issuance of occupancy permits
Responsible Agencies: Mono County Health Department;
Lahontan Regional Water Quality Control Board

BIOLOGICAL RESOURCES

BR-1: All landscaping within the PMZ shall consist of native plant materials typical of big sagebrush communities and adapted to the region. Trees shall be included along the western and northern 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. It is recommended that seed mix be locally collected and include bitterbrush (*Purshia tridentate*), sulphur buckwheat (*Eriogonum umbellatum*) and lupine (*Lupinus argenteus*). It is recommended that four-wing saltbrush (*Atriplex canescens*) be excluded from the mix. Invasive plant species shall not be included in the seed mix.

Implementation Timing: Concurrent with or as Phase One
Responsible Agency: Mono County Building Department

CULTURAL RESOURCES (No mitigation measures are required.)

LAND USE AND PLANNING

LU-1: The project application shall be revised to include an amendment to the General Plan that would delete Policy 2.2 (which calls for an amendment to the Mammoth Lakes/Yosemite Airport Land Use Plan to allow only resource extraction uses at the project site and other existing quarries in the planning area).

Implementation Timing: Prior to project approval
Responsible Agency: Mono County Planning Department

TRAFFIC AND CIRCULATION

TC-1: In order to accommodate the anticipated 84 northbound vehicles making a left-turn into the project site, a 200-foot left-turn storage lane with a 200-foot deceleration lane shall be constructed on Highway 395.

Implementation Timing: Subject to CalTrans Approval and Encroachment Permit
Responsible Agencies: California Department of Transportation

TC-2: In order to accommodate the anticipated 196 southbound vehicles making a right-turn into the project site, a 300-foot right-turn storage lane with a 200-foot deceleration lane shall be constructed on Highway 395.

Implementation Timing: Subject to CalTrans Approval and Encroachment Permit
Responsible Agencies: California Department of Transportation

TC-3: The Planning Director shall review each building permit application for consistency with the Airport Land Use Planning Handbook recommendations calling for average population densities on the site that are no greater than 40-60 persons per gross acre (i.e., a maximum density of 1,440-2,160 for the 36.7-acre project site as a whole). The Planning Director shall have authority to deny issuance of a building permit to any application that would result in population densities exceeding these limits.

Implementation Timing: Prior to issuance of building permits
Responsible Agency: Mono County Planning Department

AIR QUALITY

AQ-1: The project applicant shall comply with best-available dust control measures (BACM) that call for watering of all active construction areas at least twice daily throughout project construction phases, and shall comply with at least two of the following additional BACM: (a) covering of all haul trucks, or assuring that a minimum freeboard of 2 feet be maintained at all times; and/or (b) Paving of all parking and staging areas, or watering such areas at least 4 times daily; and/or (c) Sweeping or washing public access points within 30 minutes of dirt deposition; and/or (d) Covering all on-site dirt/debris stockpiles, or watering the stockpiles a minimum of twice daily; and/or (e) Suspending all construction operations on any

unpaved surface when winds exceed 25 mph; and/or (f) Hydroseeding or otherwise stabilizing all cleared areas that would remain inactive for more than 96 hours after clearing is completed.

Implementation Timing: Concurrent with grading
Responsible Agencies: Great Basin Air Pollution Control District;
Mono County Building Department

NOISE (No mitigation measures are required.)

RISK EXPOSURE, SERVICES AND HAZARDOUS MATERIALS

HW-1: In the event that chemical disinfectants are in the future required for domestic well water supplies, only liquid or solid phases shall be stored and used on the site. Hazardous chemicals in the gaseous phase shall not be used or stored on site.

Implementation Timing: In compliance with Hazardous Materials
Program Reporting Forms
Responsible Agencies: Mono County Health Department (CUPA);
Lahontan Regional Water Quality Control Board

HW-2: All occupants/structures within the Sierra Business Park shall be required to comply with National Fire Protection Association Rule 704M, which provides for the external posting of color-coded placards that identify all hazardous substances in terms of flammability, reactivity, health risks and any special factors (such as radioactive substances).

Implementation Timing: Upon Issuance of Occupancy Permits
Responsible Agencies: Long Valley Fire Protection District;
Mono County Building Department

HW-3: All structures within the Sierra Business Park shall contain fire sprinkler systems that conform to Fire Protection District standards.

Implementation Timing: Upon Issuance of Occupancy Permits
Responsible Agency: Long Valley Fire Protection District;
Mono County Building Department

HW-4: A pump test shall be performed on the production well in order to measure drawdown, pump rates, hydraulic conductivity and aquifer transmissivity. If results indicate that minimum fire flow cannot be maintained for the required 2-hour period, then pressurized onsite water storage shall be provided. The onsite water storage would be designed and sized to meet minimum fire flow requirements.

Implementation Timing: Upon Issuance of Building Permits
Responsible Agency: Long Valley Fire Protection District;
Mono County Health Department

HW-5: All onsite propane tanks shall be sited and maintained in a manner that is satisfactory to the Fire Protection District.

Implementation Timing: Upon Issuance of Occupancy Permits
Responsible Agency: Long Valley Fire Protection District;
Mono County Building Department

HW-6: The Deed to each lot within Sierra Business Park shall contain a prohibition against the dumping of any industrial and hazardous wastes into the onsite septic system and onsite drainage system.

Implementation Timing: Upon Issuance of Building Permits
Responsible Agency: Mono County Building Department

HW-7: All businesses operating in the Business Park shall forward, to the Long Valley Fire District, a list identifying the quantity and location of all reportable hazardous materials used on the site. The plans shall be sent to the District (currently at the following address: Route 1, P.O. Box 1145, Crowley Lake, CA 93546).

Implementation Timing: Upon Issuance of Occupancy Permits
Responsible Agency: Long Valley Fire Protection District;
Mono County Health Department (CUPA)

AESTHETICS

AE-1: The maximum building height limit of flat-roof structures shall be twenty five (25') The maximum height of pitched-roof structures on lot 1 and lots 24-30 (including the ridge of the roof and all appurtenant structures, unless otherwise required by code) shall be twenty five (25'). The maximum height of pitched-roof structures on all remaining lots shall be thirty (30').

Implementation Timing: Prior to Issuance of Building Permits
Responsible Agency: Mono County Building Department

EXHIBIT B

SIERRA BUSINESS PARK TENTATIVE TRACT MAP CONDITIONS Tract Map #36-159

1. All Mitigation Measures as identified in the Project EIR and all Reclamation Plan conditions adopted in conjunction with this project shall become tentative map conditions and satisfied as stipulated in the approved Mitigation Monitoring Program.
2. Prior to Final Map approval, the project applicant shall provide the Public Works Department with a letter from CDF indicating that it has reviewed the project and finds that it complies with minimum County Fire Safe Standards.
3. Prior to Final Map Approval, the project applicant shall provide the Public Works Department with a letter from the County Health Department indicating that the applicant has satisfied applicable map conditions related to sewage disposal and drinking water standards.
4. Prior to Final Map Approval, the project applicant shall provide the Public Works Department with a soils report or process a soils report waiver consistent with applicable provisions of County Code and the Subdivision Map Act.
5. Prior to Final Map Approval, the project applicant shall provide the Public Works Department with a letter from the Long Valley Fire Protection District indicating that it has adequate resources and capacity to serve the proposed subdivision.
6. Subdivision lot configuration, grading, and improvement plans shall be consistent with the 6-sheet Tentative Tract Map received by the Public Works Department on October 3, 2000, including any revision in the project as may be authorized in conjunction with the tentative map approval process.
7. Future utilities shall be placed underground in conformance with MCC Section 19.03.070. Relocated power poles are exempted from underground.
8. Subdivision grading shall be conducted in conformance with the County Grading and Subdivision Ordinances. The applicant shall provide certification by a California Registered Civil Engineer indicating that all street improvements and grading activities have been completed in conformance with the plans and specifications approved by the County.
9. Recontouring and revegetation of the PMZ berm shall be completed concurrently with the first phase of the project.
10. Subdivision Grading/Improvement plan submittals shall be accompanied by a drainage study (funded by the applicant and prepared by a California Registered Engineer acceptable to the County) indicating that proposed drainage facilities are adequate to handle the potential runoff or proposing alternatives that would be adequate to provide

for the potential runoff. Drainage and Storm water improvements shall be sized to meet minimum SWRCB and Lahontan standards as indicated in the EIR for the project.

11. The application shall dedicate a 60 ft. R/W and snow storage easements as indicated on the approved tentative map.
12. The street improvement and drainage improvements shall be completed in "phase one" with the understanding that they will not be accepted for maintenance by the County. This would not preclude the applicant from petitioning the County to accept the improvements at a later date.
13. Prior to Final Map Approval, the project applicant shall provide the Public Works Department with a document, acceptable to the County, which shall establish an appropriate maintenance entity responsible for the ongoing maintenance of the private infrastructure improvements associated with the approved project.
14. The project applicant shall obtain discretionary access rights satisfactory to Caltrans, the California Transportation Commission, the County of Mono and FHWA.
15. The project applicant shall obtain encroachment permit(s) satisfactory to Caltrans.
16. If required by Caltrans, the project applicant shall prepare and submit supplemental traffic analyses, on up to an annual basis, that examine the level of project development, the level of cumulative development in the area, associated turning movements, and impacts on Highway 395. The report shall identify and provide for mitigation of all traffic impacts that are a result of the Sierra Business Park project, which shall be the responsibility of the project applicant.
17. Prior to Final Map Approval, the project applicant shall provide the Public Works Department with a letter from Caltrans indicating that required access improvements, within the State R/W, satisfy Caltrans design and construction standards.
18. The proposed project will require the installation of individual sewage disposal systems on each parcel. The applicant shall submit a soils suitability report, prepared by a registered civil engineer, licensed in the State of California, supporting the suitability of soils for installation of individual sewage disposal systems. The report shall contain, at a minimum, two percolation test results and two soil profile results, or testing as determined by the Health Department, for each parcel to be created. The report shall document, to the satisfaction of the Health Department, that the soil structure meets or exceeds applicable state and county standards for siting and installation of individual sewage disposal system. The Health Department requires that the bottom of subsurface leach fields and rock-filled infiltration trenches be a minimum of 5 feet above the level of seasonal high groundwater to provide adequate treatment. Soil profiles and percolation testing shall be conducted during a period of highest groundwater, preferably during the months of April or May. The Health Department shall be notified a reasonable period in advance of conducting the required soil profiles and percolation tests so staff may make inspections. Individual sewage disposal system permits shall be obtained from the MCHD prior to installation of septic tanks or construction of sewage disposal systems.

Sixteen soil profiles and percolation tests were conducted on 4/21/97 by Bear Engineering. Because percolation test results were slower than 60 minutes per inch,

the Health Department requests five additional percolation tests and soil profiles be performed on lots 17-22.

Additional soil testing, to include percolation tests and/or soil profiles. May be required by the Health Department on lots which indicate percolation rates may exceed 60 mpi at the time of development.

19. Natural settling ponds or low points in the subdivision which are suitable for collection of runoff and which may adversely affect onsite sewage disposal systems shall be minimum of 1% to direct runoff to the central collection system.
20. On-site sewage disposal fields shall have a minimum setback of 50 feet from the proposed retention percolation structures, designed to meet the 20 year, 1" in 1-hour storm event. The retention percolation structures shall be designed and constructed to effectively retain runoff and to prevent any adverse impact to on-site sewage systems.
21. An area for future sewage disposal, described as a replacement area, equal to 100 percent of the primary sewage disposal area, shall be provided on each lot should the primary disposal system fail.
22. All individual lots shall comply with the Water Quality Control Plan for the Lahontan Basin, Criteria for individual Water Disposal Systems, and shall have a maximum wastewater discharge of 250 gallons per day per one-half acre. Each individual lot shall be deed restricted with the maximum wastewater daily discharge as determined by the lot size.
23. Water shall be provided to the 37 lots by a public water system and is subject to the following requirements:
 - a. The owner shall apply for and obtain a public water system permit from the Mono County Health Department. The permit application fee is \$500.
 - b. Water shall be provided by a public water well. Water well construction shall conform to California Well Standards Bulletin 74-90 and water well permit requirements as established in conformance with applicable provisions of the Mono County Code. A well permit shall be obtained from the Mono County Health Department prior to any on-site well development. The well permit fee is \$240.
 - c. The applicant's engineer shall submit a technical report including detailed plans and specification of the proposed public water system, water quality and quantity information, physical descriptions of the proposed system, technical, managerial and financial assurance information (TMF).
 - d. The owner will be required to monitor the public water system for water quality, including monthly coliform testing, inorganic chemical monitoring every three years, organic chemical monitoring every six years, radiological monitoring every four years, nitrate testing once per year, and nitrite testing every three years. Additional testing to be required will include lead and copper testing: five samples, twice a year for the first three years; then, if no violation, five samples once a year for three more years, then every three years.

e. The owner or operator of a small public water system shall pay an annual operating fee of \$400.

24. The siting of wells and individual waste disposal systems shall comply with the California Regional Water Quality Control Board's (RWQCB) criteria contained in the Water Quality Control Plan for the Lahontan Region. Leach fields and septic tanks shall be sited a minimum of one-hundred (100) feet from any domestic well, and a minimum of one-hundred (100) feet from the line which defines the limit of a 100-year frequency flood. Where individual wells and septic systems are located on the same parcel, leach fields shall be located a minimum of fifty (50) feet from any property line or drainage course.
25. A Spill Prevention Control and Countermeasures Plan (SPCC) was prepared in May 1995 for Marzano & Sons Concrete Batch Plant. This plan should be reviewed by the project engineer and revised, as necessary, to conform with any changes or modifications in construction, operation or due to relocation of the concrete plant.
26. The area where the former asphalt plant was located contained one or more petroleum tanks used in the manufacturing of asphalt. A visual inspection conducted by the Health Department in 1995 indicated tanks were still in place, and the tanks had not been removed. Surface contamination of soil was observed from asphalt- and petroleum-based products. Cleanup and closure of this area, in accordance with Health Department policies and procedures, shall be completed prior to any grading or site disturbance.—Soil and/or groundwater sampling shall be performed to ascertain the site is clean.
27. Lot owners within the Sierra Business Park shall participate on a fair-share basis (to be determined by the County of Mono) for the provision of housing which the project may induce.

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Sierra Business Park

**Final
Reclamation Plan**

**County of Mono
Bridgeport, California**

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Sierra Business Park

**Final
Reclamation Plan**

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

Prepared by:

County of Mono Planning Department

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PREFACE

The Sierra Business Park Draft Reclamation Plan (dated July 21, 2000) was circulated for review along with the Sierra Business Park Specific Plan and Draft Environmental Impact Report. This final document reflects changes suggested by various review agencies and others as a result of circulating the draft document during the 60-day review period. The Final Reclamation Plan was adopted by the Board of Supervisors on December 12, 2000.

I. Introduction

A. Legislative Authority

This Reclamation Plan has been prepared pursuant to the Surface Mining and Reclamation Act (SMARA) of 1975. It is the intent of SMARA (section 2712) to assure that:

- a) Adverse environmental effects are prevented or minimized and that mined lands are reclaimed to a usable condition which is readily adaptable for alternative land uses.
- b) The production and conservation of minerals are encouraged, while giving consideration to values relating to recreation, watersheds, wildlife, range and forage, and aesthetic enjoyment.
- c) Residual hazards to public health and safety are eliminated.

SMARA also indicates in section 2770 (a) that no person shall conduct surface mining operations unless a permit is obtained from, a reclamation plan has been submitted to and approved by, and financial assurances for reclamation have been approved by, the lead agency for the operation. In this case the lead agency is the County of Mono. The reclamation plan must also be approved by the State Department of Conservation, Office of Mine Reclamation. The lead agency must certify to the Department of Conservation that the reclamation plan is in compliance with SMARA.

B. Content of Reclamation Plans

Reclamation Plans are to be filed with the lead agency and contain the following information (SMARA, section 2772(c)):

1. Name and address of the operator.
2. Anticipated quantity and type of minerals to be mined.
3. Proposed dates for initiation and termination of mining.
4. Maximum anticipated depth of mining.
5. Size and legal description of the affected mining lands including: a) a map with project boundaries and topography, b) a description of general geology, c) a description of site-specific geology, d) location of streams, roads, utilities, e) location of proposed access roads, and f) names and addresses of the owners of all surface interests and mineral interests in the lands.
6. Description and plan for the type of surface mining to be employed, a time schedule of completion for each phase so that reclamation can be initiated at the earliest possible time.
7. Description of the proposed use or potential uses after reclamation and evidence that all owners of the land have been notified of such uses.
8. Description of how reclamation will be carried out including: a) a description of how contaminants will be controlled and how mining

waste will be disposed, and b) a description of how streambeds and streambanks will be rehabilitated to minimize erosion and sedimentation.

9. Assessment of the effect of implementation of the reclamation plan on future mining in the area.
10. Statement that the person submitting the reclamation plan accepts responsibility for reclamation in accordance with the reclamation plan.
11. Any other information which the lead agency may require by ordinance.

C. Financial Assurances

SMARA (section 2773.1) requires that financial assurances (e.g., surety bonds, letters of credit, trust funds, etc.) be obtained by the lead agency from the operator to ensure that reclamation will be performed in accordance with the reclamation plan. The financial assurances shall remain in effect for the duration of the project and any additional period until reclamation is completed. The financial assurances may be forfeited for non-compliance with reclamation or other specified reasons. The proceeds from forfeited financial assurances must be used to conduct and complete reclamation. Costs for reclamation in excess of the forfeited financial assurance amounts are still the responsibility of the operator.

D. Annual Reporting Requirements

It is the responsibility of the mine operator to forward an annual report to the Department of Conservation, Office of Mine Reclamation and to the lead agency (SMARA section 2207). The annual report shall include all of the following:

1. Name and address of the operator.
2. Name and address of a designated agent of the operator, if applicable.
3. The location of the mining operation, mine name, mine number as issued by the State, and legal description.
4. The name of the lead agency.
5. Approval date of the operation's reclamation plan.
6. The status of the mining operation (active, idle, reclaimed, or in the process of being reclaimed).
7. Commodities produced by the mine.
8. Proof of annual inspection by the lead agency.
9. Proof of financial assurances.
10. Ownership of the property.
11. Permitted size of the mining operation.
12. Approximate total acreage disturbed by mining in the previous calendar year.
13. Approximate total acreage reclaimed in the previous calendar year.
14. Approximate total unreclaimed acreage.
15. The total production of each commodity produced during the previous year.

16. A copy of the reclamation plan (if new) or any amendments approved by the lead agency during the previous year.

Both the State and the lead agency may impose fees for implementing mining regulations, including annual reporting fees, imposed by SMARA.

II. OPERATOR/OWNER AND GENERAL RECLAMATION INFORMATION

This document presents a plan for reclamation for the 36± acre Sierra Business Park site, near the Mammoth / Yosemite Airport, Mono County, California. Protection measures and conditions of reclamation listed in this document are intended to comply with SMARA and all related local regulations.

Mining on the project site was initiated in 1972 and terminated in the early 1980s. All mining was concluded and native soil materials were removed by the time the site was purchased by the current owner in 1994.

A. Applicant/Operator

Marzano and Sons General Engineering Contractors, Inc.
P.O. Box 178
June Lake, CA 93529
Contact Person: Mr. Rob Morgan (760) 648-7455

B. Landowner

Same as above

C. Location

The reclamation site is shown on the regional location map (**Figure 1**) and the site location map (**Figure 2**). The 36± acre site is located in the County of Mono, California, about 5 miles east-southeast of Mammoth Lakes, California (portion of Sections 3, Township 4S, Range 28E, MDB&M). **Figure 3** shows topographic features of the site. The assessor's parcel number for the site is **37-130-04**.

Figure 1
Regional Location Map

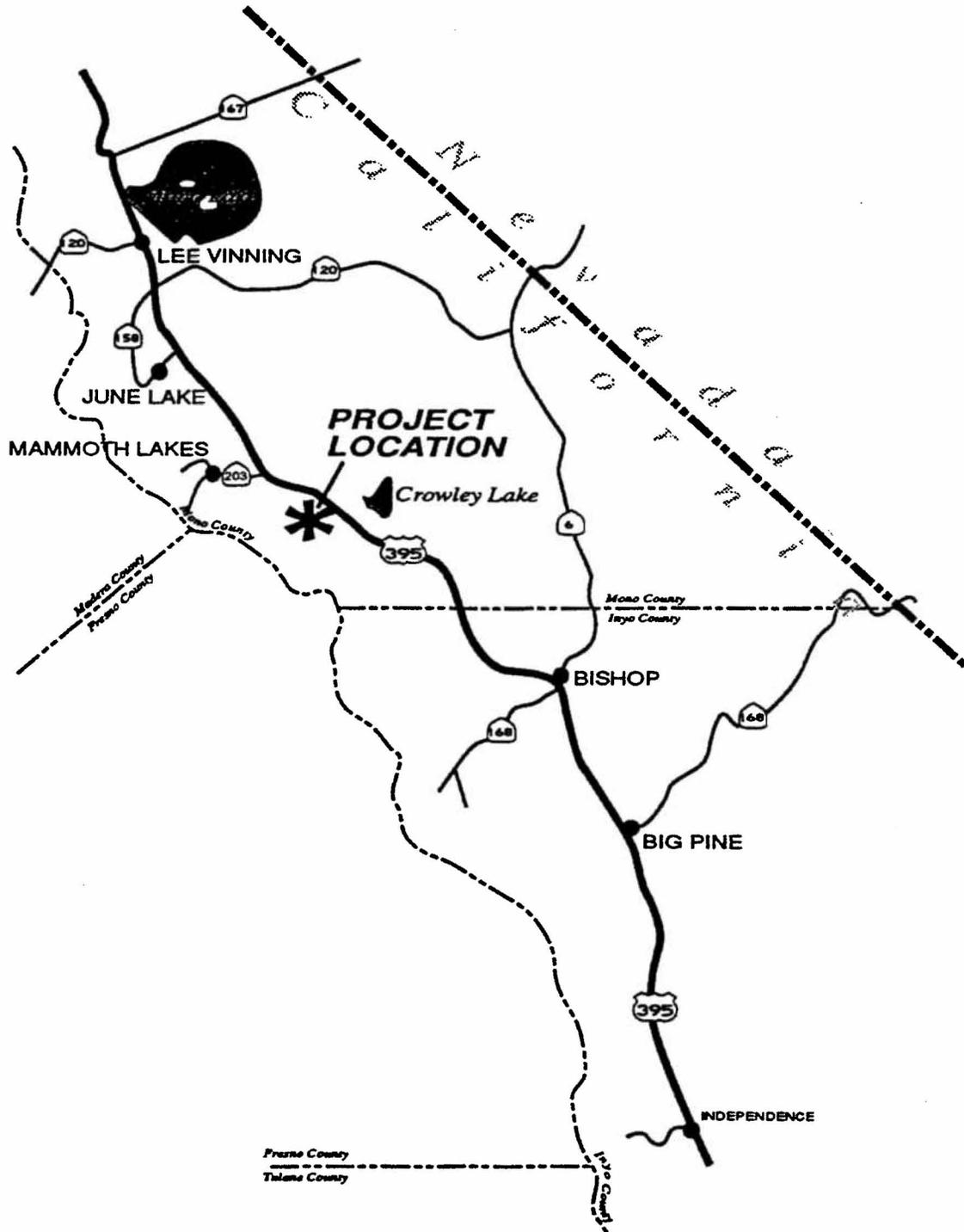


Figure 2
Site Location Map

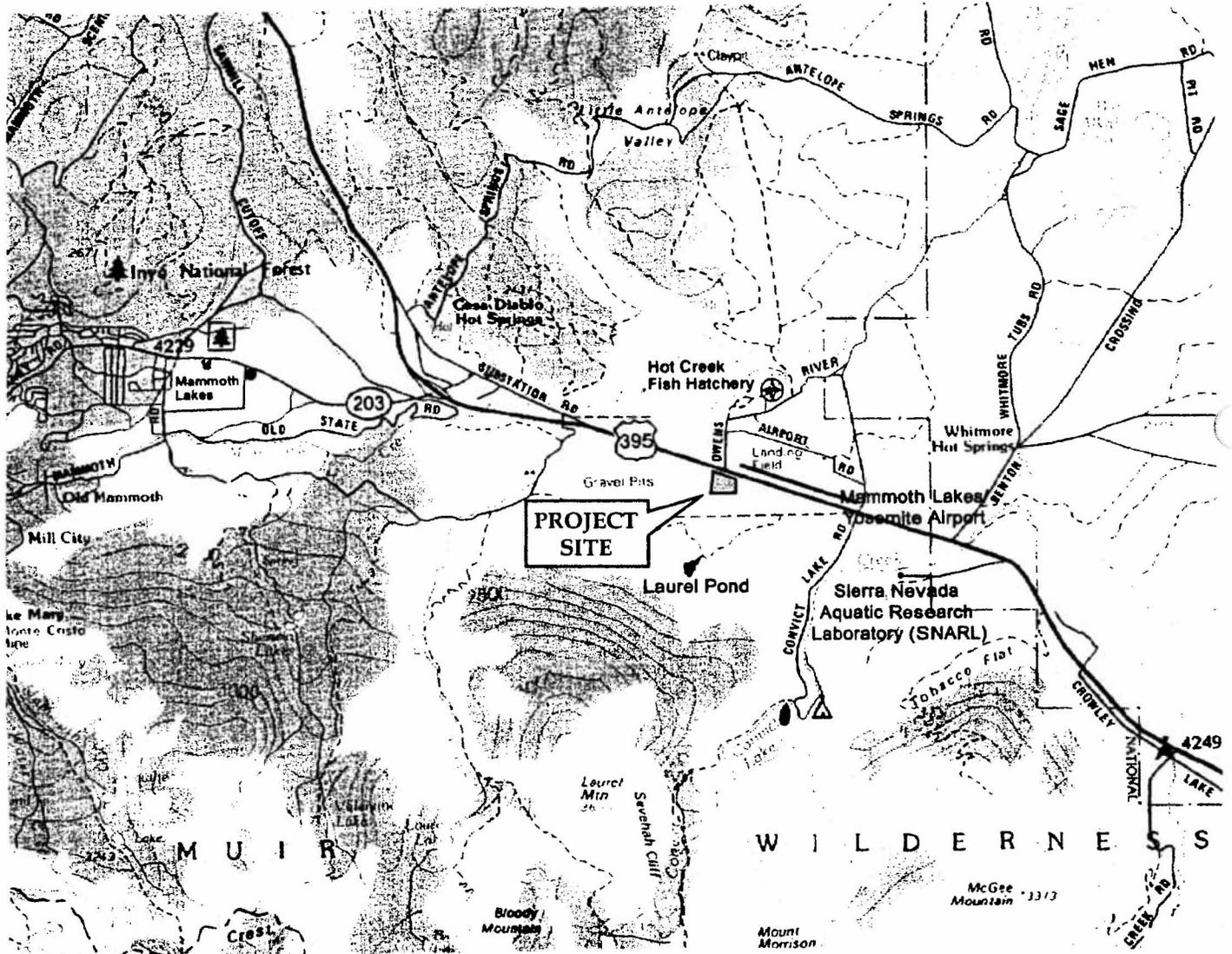
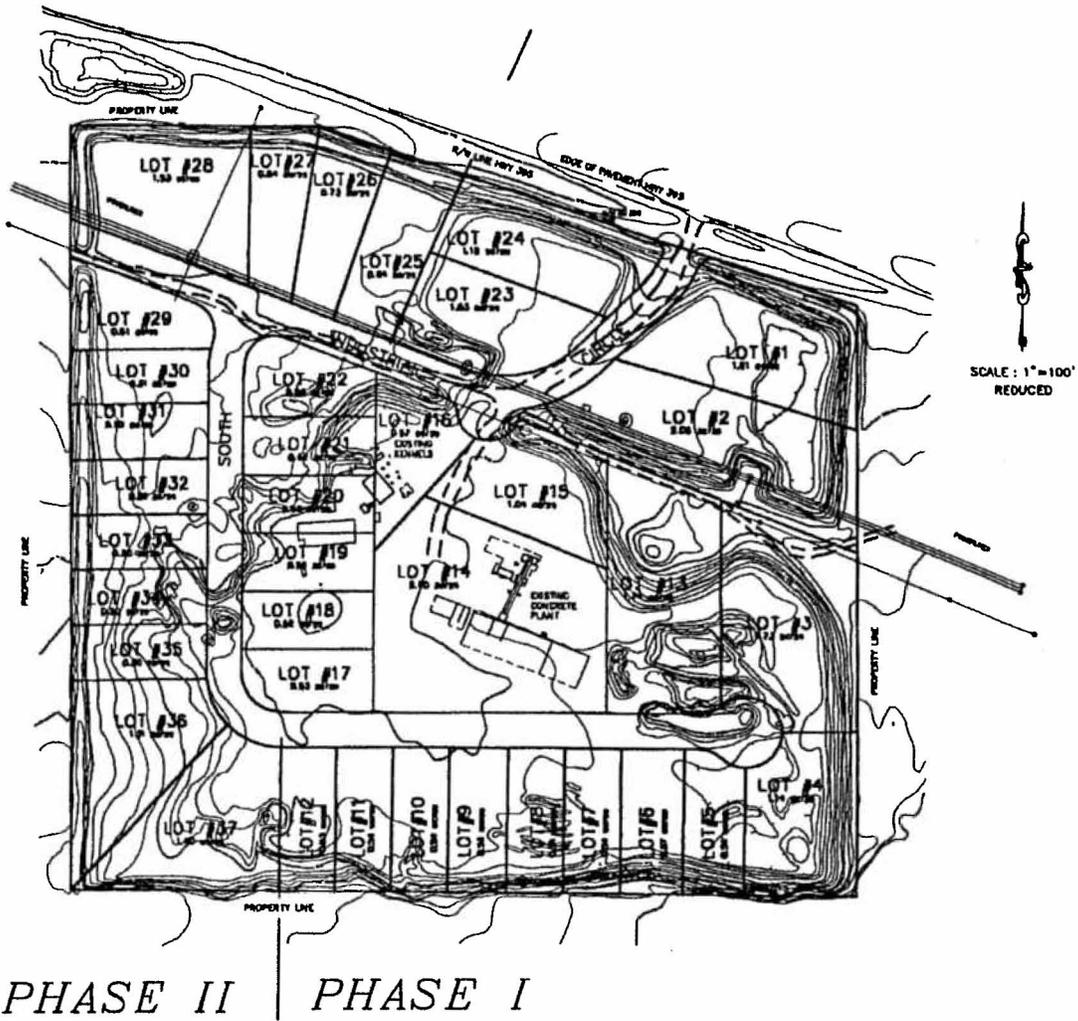


Figure 3
Existing Topographic Map with Proposed Street and Lot Plan



III. ENVIRONMENTAL SETTING

A. General Setting

As described above, the site is located on land owned by Marzano & Sons General Engineering Contractors, Inc. Access to the site is provided by a short access road from US Hwy 395, opposite Hot Creek Road. Hot Creek Road leads to Mammoth / Yosemite Airport on the north side of US Hwy 395. The dominant topographic features in the area are the resurgent domes of the Long Valley Caldera to the north, the Sierra Nevada mountains to the west and Crowley Lake to the east.

Elevation on the site ranges from about 7,098'± to 7,127'± above sea level. As noted earlier, the site has been mined for aggregates by a previous owner. Approximately 400,000 cubic yards of material were removed from the site during past mining. No new mining is proposed for the site. Rather, the applicant intends to recontour the site and subdivide it for an industrial use subdivision. The site currently contains a concrete batch plant and a dog kennel. Material and aggregates for the batch plant are hauled to the site from off-site locations. A 5-8'± high earthen berm generally surrounds the depressed mined site.

B. Regional and Site-Specific Geology¹

The area is located on the boundary of the eastern Sierra Nevada frontal fault system, and at the southwestern edge of the Long Valley Caldera. There are six active faults along this system, all of which displace to the east. There are no known faults across the subject site. There are two known active faults within 3.5 miles of the site including the Hilton Creek and Hartley Springs faults. The Mono County Master Environmental Assessment indicates that the site is located in an area at high risk of ground failure from seismic activity.

The study region is characterized by active geothermal and volcanic systems. At least 19 episodes of volcanism have occurred in the region over the past 3,000 years. The Inyo-Mono Craters and the resurgent dome of the Long Valley Caldera are considered to be the most significant sources of potential volcanic activity. The Mammoth Lakes region is considered to be at risk for all major types of volcanic hazards.

Site Soils. Site soils in the vicinity are identified as "Qal," Cenozoic Quarternary Recent Alluvium. Glacial outwash, stream and river alluvium, and talus deposits characterize this soil type. The soil materials are coarse-grained and gravelly, and include well-graded gravel, sandy gravels, and silty sandy gravels. Soil moisture at the surface is 5% or less. Soils on the site are firm to dense. A layer of processed sand and gravel material overlies portions of the site. Otherwise the natural soil has been removed from the site by the previous mining operator.

¹ Note: This section is an excerpt from information provided in the Sierra Business Park Specific Plan and Draft Environmental Impact Report, prepared by Bauer Planning and Environmental Services, Inc., for the County of Mono, July 2000.

C. Regional and Site-Specific Hydrology

General Setting. The site is in the Lahontan Region, one of nine water management regions in California administered under the State Water Resources Control Board. The Lahontan Region covers twelve major watersheds and over 33,000 square miles from the Oregon border to the San Bernardino Mountains along the eastern side of California.

The project is located in the northern part of the South Lahontan Basin. This basin contains three major surface water systems (Mono Lake, Owens River and the Mojave River). The site is in the Owens River system. Most water in this basin is derived from snowmelt and is of very good to excellent quality.

The groundwater beneath the site was tested in May 2000 and appears to be of drinking water quality at a depth of 20 or more feet below the mined surface. Runoff from the site currently follows existing property contours and flows to low areas of the excavated basin. Shallow ponding occurs in the lowest areas of the site during periods of heavy rain and/or snowmelt.

Bodies of Water. The nearest flowing stream is Hot Creek, about two miles north of the site. Hot Creek flows into the upper Owens River. Mammoth Creek flows into Hot Creek above the DFG fish hatchery located north and west of the project site. Crowley Lake is located about 7 miles east of the site. No streams or other bodies of water are found on the site.

Potable Water/Sewage Disposal. Potable water is drawn from a private well on site. This well can produce about 200 gallons per minute and is used for the existing on-site kennel and concrete batch plant operations. Sewage disposal for the site is provided via periodically serviced portable outhouses. A new well and septic/leach field system are proposed for the industrial subdivision.

D. Vegetation

Existing Vegetation. Except for sparse vegetation on the site's perimeter berm, there is little or no vegetation on the site. The vegetation was removed in the previous mining operation. Surrounding lands are characterized by an extensive sagebrush community generally 1-3 feet tall with a canopy cover of about 75% in a moderately open stand that has been grazed by cattle and sheep. There are no sensitive habitats on the project site or in the immediate vicinity. There are no special-status plants on the site (see Sierra Business Park Draft EIR).

Revegetation Potential. Without revegetation assistance, successional return to the present plant community occupying the study area may occur only after many years of non-disturbance. Revegetation of semi-arid lands is often difficult, but the use of native species for revegetation will promote optimum site reclamation. The greatest potential for revegetation is on the perimeter berms of the site. The present berm will be recontoured and revegetated with natural species (e.g., sagebrush) as are found on the

surrounding lands. Temporary irrigation on the berm will be provided to help assure survival of the new vegetation.

E. Wildlife

Existing Wildlife. Due to the lack of on-site vegetation and natural water, no native species of wildlife are expected to nest on the site. The surrounding lands support a variety of wildlife and the general region along the base of the Sierra Nevada is used as a movement area for the Round Valley herd of mule deer. No special-status wildlife species were observed on the site and none is expected due to the lack of vegetation (see Sierra Business Park Draft EIR).

There are no areas of US Army Corps of Engineers or California Department of Fish and Game jurisdiction on the site.

Wildlife Recovery Potential. The present diminished wildlife habitat on site will be replaced with a more urban/industrial habitat. The perimeter berm will provide some additional habitat and screening for the surrounding natural habitat area. The resultant habitat will be a combination of urban vegetation within the project and screening native vegetation along the perimeter berm.

F. Climate and Air Quality

Climate. The climate in the area is characterized by warm, dry summers and cold, moderately dry winters. The area only receives 10± inches of annual rainfall, being in the rain shadow of the Sierra Nevada. In summer, high pressure dominates the region, blocking storms and creating prolonged periods of fair weather with only occasional summer thunderstorms. In winter, middle latitude storms supplant the high-pressure centers of summer and bring occasional periods of precipitation.

Air Quality. Air quality in the area is generally very good. However, there are periods of high wind that result in the potential for large quantities of dust in the air. Also, during winter, wood smoke can degrade the air quality. The region's air quality is monitored and regulated by the Great Basin Unified Air Pollution Control District (APCD). Monitoring stations are found in Lee Vining, Mono Lake, Mammoth Lakes, Bishop, Lone Pine, Keeler, Coso Junction, Pearsonville and Death Valley. Most of these sites monitor particulate matter (PM₁₀ - particles with an aerodynamic diameter less than or equal to a nominal 10 micrometers), which is the main pollutant that has exceeded EPA standards in the District.

The principle concern with air quality and this project is the possibility of dust in the environment and possible contribution to increases in PM₁₀ in the area. The primary consideration is the possibility of blowing fugitive dust as a result of ground disturbances during recountouring of the site, road construction, utility installation, and building construction activities on the site. Short-term effects can be reduced to acceptable levels with mitigation measures. These include use of the on-site water truck. In the long term,

successful revegetation of the perimeter berm and development of the industrial subdivision within the project site is expected to decrease the potential for dust. Requirements for mitigation measures are addressed in Section IV.L: Conditions.

G. Land Use and Visual Resources

Land Use. The current General Plan designation is **Industrial (I)**. The site is currently zoned by Mono County as **Industrial (I)**. The applicant is applying for 1) a General Plan Amendment to change the designation from Industrial to Specific Plan, 2) a Zoning District Amendment to change the zoning from Industrial to Specific Plan, and 3) a Tentative Tract Map to subdivide the 36± acre site into 37 lots. The General Plan requires that outlying development proposals prepare a Specific Plan before consideration of approvals for such development; the applicant is complying with this requirement (see Specific Plan and Draft EIR).

The surrounding land is vacant with incidental cattle / sheep range and wildlife habitat. The Mammoth / Yosemite Airport is located across US Hwy 395 to the northeast of the project. Otherwise, the area surrounding the site is vacant, mostly USFS-administered land.

Visual Resources. Reclamation and development at the site are intended to be conducted in such a way as to minimize any new potential visual impacts. The existing concrete batch plant operation and processing equipment will not be altered by the project; this will remain the most visible part of the project. The development plans include relocation and/or removal of approximately 150,000 cubic yards of material as shown in Figure 5. This material will either be used in recontouring the existing perimeter berm or hauled off site for use as fill. The perimeter berm will be augmented and recontoured in a more natural shape. This will reduce the "engineered" look of the berm as well as help screen visual impacts of the development on the site. Revegetation of the perimeter berm per this reclamation plan will further reduce the visual impact of the site. Height limits, specific architectural colors and designs, and lighting standards for the proposed industrial subdivision will be established in the Specific Plan. Also, dust control measures and other conditions are required to mitigate visual impacts of the project (see proposed conditions in Section IV.L: Conditions).

H. Cultural Resources

Cultural/Historic Resources. The Mammoth Creek/Hot Creek Drainage Basin has a history of human occupation dating back at least 6,000 years. There are numerous archaeological sites in the region, particularly in view of the relatively low carrying capacity of the natural resources. Research and investigations carried out by various agencies and researchers have yielded evidence of numerous prehistoric activities.

Historic occupation includes early gold prospecting. In the 1850s, small gold strikes helped establish rapid growth in the Mammoth Lakes area, including three small towns with an area population of some 1,500 persons. As mining declined in the 1880s, other industries gradually took hold, including cattle ranching and lumber production. In recent times, recreation has become the mainstream of the local economy.

As described earlier, the project site has been subject to extensive excavation and earthwork as part of a prior sand and gravel mining operation. These prior activities have eliminated the potential for cultural resources that may have been present on the site. As a result, there is no substantive potential for the recovery of cultural or historical resources on the site.

IV. PROPOSED RECLAMATION

The objectives of reclamation are to ensure that the site is left in a condition that: (1) allows an end land use consistent with the mining reclamation plan; (2) does not pose a threat to public health and/or safety; (3) protects air and water quality; and (4) encourages natural establishment of vegetation that would provide a productive end land use. In this case, reclamation will involve conversion of the site to an industrial subdivision; the primary reclamation will be in recontouring and revegetating the perimeter screening berm. Reclamation will proceed concurrently with improvements installed as part of the subdivision (e.g., recontouring, road construction, utility installation), estimated to be completed in 2001.

Otherwise, reclamation of the site is intended to comply with SMARA, as amended, Mono County Codes, and with all pertinent laws, ordinances and guidelines of the State of California.

A. Subsequent Uses

Conversion to an industrial subdivision will be the primary use of the post-reclamation site. The resultant reclaimed condition will be a 37-lot subdivision with roads and utilities, surrounded by a recontoured/revegetated perimeter berm.

B. Impact on Future Mining

Future mining potential at the site will be eliminated by the advent of development of the proposed industrial subdivision.

C. Reclamation Schedule

As noted above, reclamation will proceed concurrently with installation of improvements for the industrial subdivision. This is estimated to be completed in 2001.

D. Revegetation

Revegetation Plan. The goal of revegetation is to establish native vegetation on the perimeter berm. This will consist of ripping compacted areas, recontouring, placing "fines" and revegetating. Ripping, disking or other means will be used in areas to be revegetated to eliminate compaction and to establish a suitable root zone in preparation for planting. A temporary irrigation system will be installed to help ensure revegetation of the berm. The plant species found just off site and their densities are discussed in Section III.C. The seed mixture proposed for the site is shown in **Figure 4**. The site-

specific criteria for evaluating whether reclaimed areas are sufficiently revegetated are outlined in Section IV.I: Performance Standards. Natural revegetation is preferred.

Since no salvageable soil remains on the site, growth media ("fines") will be applied to the recontoured perimeter berm. The material will be imprinted or "track-walked" to help assure stability of the berm slopes. Seed and planting mixes may be altered prior to reclamation based on the results of the annual reviews. Changes to the revegetation seed/planting mixes must be approved by the Mono County Planning Department. Seed/planting mixes will be either collected locally or obtained commercially. Mixes obtained commercially will be genetically compatible with local species and certified weed free. All seeding will be hydro-seeded or applied dry, and will be conducted as soon as berm recontouring is completed. Seeded areas will receive uniform mulch treatments at the rate of 2,500 pounds of weed-free straw hay mulch per acre immediately upon completion of seeding. Mulch will be crimped into the soil. No fertilizers are proposed. However, a soil analysis will be conducted for the "fines" to determine the need for soil amendments. A supplemental, temporary irrigation system will be installed to help assure success and maintain the perimeter berm revegetation. It should be noted that since the topsoil was removed from the site in previous mining operations, mapping of topsoil or salvaging topsoil (as would be required for a normal reclamation plan) are not possible.

Figure 4

Revegetation Seed Mix

Scientific Name	Common Name	% Purity (min)	% Germination (minimum)	Pounds/Acre (Pure Live Seed)
<i>Achnatherum hymenoides</i> (<i>Oryzopsis hymenoides</i>)	rice grass	90	75	1
<i>Artemisia tridentata</i>	big sagebrush	10	65	2
<i>Chrysothamnus viscidiflorus</i>	Sticky leaved rabbitbrush	10	50	2
<i>Grayia spinosa</i>	Spiny hop-sage	70	40	2
<i>Hesperostipa comata</i> (<i>Stipa comata</i>)	needle grass	50	50	1
<i>Purshia tridentata</i>	bitterbrush	50	50	3
<i>Eriogonum umbellatum</i>	Sulphur buckwheat	50	50	1
<i>Lupinus argenteus</i>	lupine	50	50	1
			Total	13

Notes:

1. If not hydro-seeded, seeds shall be broadcast and then mixed into the top 0.5 inches of substrate by raking or dragging a chain across the seedbed.

Reclamation will be evaluated annually according to the performance standards in Section IV.I. Revegetated areas that fail to meet the standards will receive additional treatment. Action will be taken to manage weeds in order to assure the success of the proposed vegetation, to prevent spreading to nearby areas, and to minimize fire hazard. It will be important to remove noxious weeds promptly so as to avoid spread to adjacent lands.

Test Plots. Revegetation testing normally would be of value in an area where active mining operations are under way inasmuch as the use of test plots would create options for long-term revegetation in varied microclimates, slopes and orientations. On the project site, however, the PMZ berm (which is the only part of the site that will be reclaimed) is to be constructed in one phase and the berm must be revegetated immediately to control dust, maintain slope stability, and mitigate visual concerns. This schedule would negate the need for test trials. The revegetated slopes will be reviewed annually to ensure the success of the revegetation plan. Also, because the area to be reclaimed and revegetated is relatively small, no test plots are proposed.

E. Post Mining Topography

The original contours of the site will not be reproduced. Instead, the floor of the excavated site will be recontoured at the elevations shown in **Figure 5** (about 7,100' elevation and graded to drain per the internal drainage plan for the industrial subdivision. The perimeter berm will be recontoured and sculpted to blend better with the surrounding environment and to allow for better revegetation. This is also shown in Figure 5.

F. Disposition of Mining and Processing Equipment

No mining equipment is present on the site. Equipment required for final site grading and reclamation will remain on site as necessary, up to 180 days.

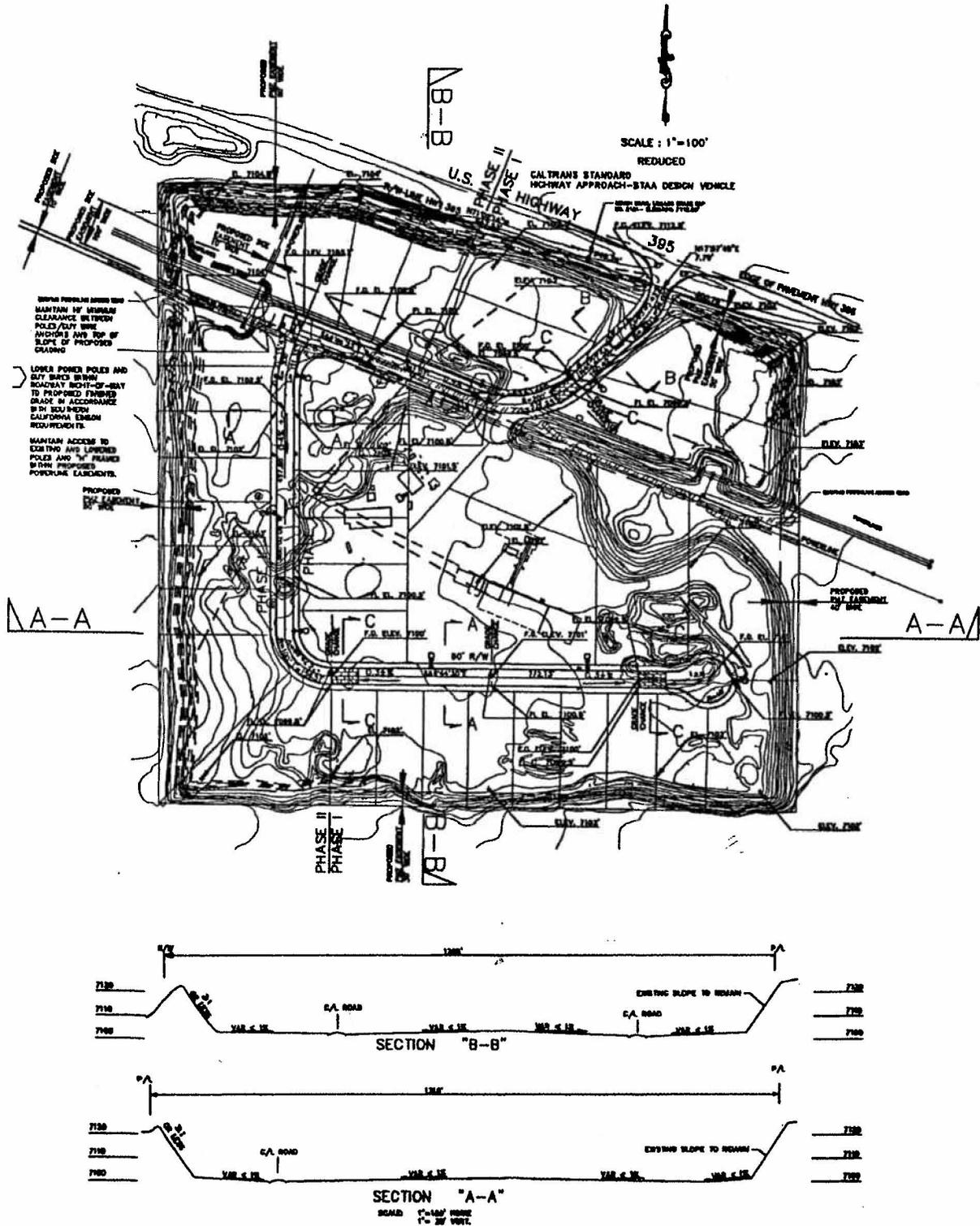
G. Erosion and Sediment Control

Erosion and sediment control will be achieved by carrying out the previously described revegetation plans (see Sections IV.D. and IV.E.). No runoff will leave the site. Conditions controlling erosion and sedimentation transport are required during reclamation. These include covering, mulching, watering and revegetating (see Section IV.L. Conditions).

H. Public Safety

The final form of the previously mined lands will be an industrial park setting. The existing four-strand barbed-wire fencing that surrounds the site will remain, primarily intended to fence out cattle/sheep.

Figure 5
Post Mining Topography and Industrial Subdivision



I. Performance Standards

SMARA section 2773(a) requires that the reclamation plan establish "site-specific criteria for evaluating compliance with the approved reclamation plan including topography, revegetation, and sediment and erosion control." The following performance standards are minimum site criteria for the various aspects of site reclamation. Monitoring of performance standards will be conducted by Mono County or qualified professionals acceptable to Mono County. All costs will be the responsibility of the operator. In addition to the annual report to the Department of Conservation, a performance report will be sent to Mono County that will include results from annual monitoring and recommendations for corrective measures, if necessary.

- Erosion- and sediment-control monitoring shall be completed concurrently with the vegetation monitoring. The results will be used to identify potential problem areas and trigger corrective actions. Any observable reason for failure will be noted, and the appropriate corrective measures will be suggested as part of the annual monitoring report.
- No recontoured slope shall be steeper than 2:1. All slopes will be examined during annual monitoring to ensure that they are stable. If excessive slope erosion is observed, or failures noted, the appropriate corrective measures will be implemented.
- Revegetation of the perimeter berm areas shall achieve minimum native perennial species cover of 40% with a species richness of four species per 100 square feet and a species density of six shrubs per 100 square feet.
- All noxious invasive plants shall be removed from the site. No individuals of these species shall be allowed to survive on the property. Eradication *of* these invasive species will be evaluated as part of annual monitoring (listing potentially occurring noxious weeds is not proposed at this time but will be considered in annual monitoring).
- For the perimeter berm, any area larger than 500 square feet that receives an average evaluation score of Class 3 or higher will be remediated. The five class qualitative descriptors of soil-surface status are as follows:
 - Class 1: No soil loss or erosion; topsoil layer intact; well-dispersed accumulation of litter from past year's growth plus smaller amount of older litter.
 - Class 2: Soil movement slight and difficult to recognize; small deposits of soil in form of fans or cones at the end of small gullies or fills, or as accumulations back of plant crowns or behind litter; litter not well dispersed or no accumulation from past year's growth obvious.
 - Class 3: Soil movement or loss more noticeable; topsoil loss evident, with some plants on pedestals or in hummocks; rill marks evident; poorly dispersed litter and bare spots not protected by litter.
 - Class 4: Soil movement and loss readily recognizable; topsoil remnants with vertical sides and exposed plant roots; roots frequently exposed; litter in relatively small amounts and washed into erosion-protected patches.

Class 5: Advanced erosion; active gullies with steep sidewalls; well-developed erosion pavement of gravelly soils; litter mostly washed away.

J. Monitoring

Site monitoring will take place at least once annually and will continue annually until the performance standards have been met, and the financial assurance is released, consistent with the County code. Monitoring is expected to last at least five years. All costs will be the responsibility of the operator. As noted above, an annual performance report will be sent to Mono County that will include results from annual monitoring and recommendations for corrective measures, if necessary. Monitoring of erosion, sediment control, and slope stability will take place as outlined in Section IV.I: Performance Standards.

Revegetation monitoring will consist of quantitative and qualitative measurements. A permanent and randomly located plot covering an area of 20' x 20' shall be established following the completion of reclamation treatments. Within the plot, species composition, shrub cover and shrub density will be recorded on a County-approved form. Photographs of the plot will be taken. Monitoring will be conducted during the peak flowering season. Monitoring of the site after the first year will be performed within two weeks of the first year's monitoring date to ensure that the data will be comparable over time. As noted above, monitoring shall continue at least five years. If it appears the site will not meet performance standards, corrective measures to improve revegetation will be undertaken.

K. Reporting

Annual reports of the progress of reclamation and mitigation compliance (i.e., the annual report to the Department of Conservation and the annual performance report) shall be transmitted by the operator to Mono County. The annual performance report will include results from the annual monitoring and recommendations for corrective measures, if necessary. A map will be provided with the annual report showing areas where reclamation activity occurred and areas requiring corrective measures, if necessary. A financial assurance update shall be included as part of the annual report. Costs associated with reclamation progress reporting will be the responsibility of the operator.

L. List of Conditions of Reclamation

1. Disturbed areas shall be covered with weed-free straw hay mulch crimped into the surface until vegetation is reestablished.
2. Exotic weed species shall be removed, including manual removal of individual exotic plants or other acceptable methods.
3. Dust potential from disturbed soils, particularly in high-use areas, shall be controlled by sprinkling/watering; a water truck or dust-control irrigation system shall be maintained on site.
4. Wind-erosion construction barriers shall be erected if necessary in sites exposed to wind erosion during initial excavation. Covering, windfencing around, or wetting of

stockpiled materials, including topsoil, shall be implemented for the life of the stockpile.

5. After perimeter-berm recontouring, a layer of fines shall be applied to the berm to enhance revegetation. As the fines are placed on the berm, they shall be immediately stabilized to quickly reestablish and maintain vegetation and to prevent dust. This shall include reseeding and crimping weed-free straw hay mulch onto the recontoured surfaces as needed. Revegetation will include seeding with plant materials typical of the existing plant community. Seed mixes, planting mixes and application rates shall follow those specified in Figure 5. Revegetation shall be in compliance with Section V.E: Revegetation (40% cover, 6 shrubs/100 sf, 4 species/100 sf).
6. Revegetation monitoring shall consist of quantitative and qualitative measurements. A permanent and randomly located plot covering an area of 20' x 20' shall be established following the completion of reclamation treatments. Within the plot, species composition, shrub cover and shrub density will be recorded on a County-approved form. Photographs of the plot will be taken. Monitoring will be conducted during the peak flowering season. Monitoring of the site after the first year will be performed within two weeks of the first year's monitoring date to ensure that the data will be comparable over time. Monitoring shall continue for at least five years.
7. During construction, construction equipment, trucks and other vehicles shall be limited to 15 mph on the site on unpaved surfaces.
8. High-use areas shall be covered with gravel or other low dust-producing materials.
9. All hazardous waste and sewage shall be handled and disposed of as dictated by all appropriate federal, state and local regulations.
10. The annual report to the Department of Conservation and the annual performance report shall be submitted to the County of Mono and to the Department of Conservation (see annual reporting requirements - see section I.D.). The annual performance report shall include results from the annual monitoring and recommendations for corrective measures, if necessary. Costs for these reports shall be the responsibility of the operator.
11. The County of Mono, or a designated consultant, shall conduct annual inspections (or more often if needed) for compliance with the Reclamation Plan and conditions of approval.
12. Prior to final approval of the Reclamation Plan by the County, the operator shall submit a signed statement accepting responsibility for reclamation in accordance with the Reclamation Plan.

V. COST OF RECLAMATION

Calculation Methodology

Reclamation costs were calculated based on financial assurance guidelines and methods approved by the California Mining & Geology Board. Costs to reclaim the final area of disturbance were arrived at by:

1. Calculating the volume of material necessary to recontour the perimeter berm, and using a cost estimate per cubic yard for moving the material. Regrading will include drainage and erosion control.
2. Calculating the volume of fines that will be placed on the berm for revegetation. Fines will be spread to a thickness of 4 inches on the berm then scarified to prepare the soil for seeding.
3. Obtaining cost estimates for revegetation on a per-acre basis and calculating the number of acres that will require revegetation. Revegetation includes seed mix procurement, seed broadcast and mulching.
4. Estimating costs for temporary irrigation of the berm.

Financial Assurance Cost Summary

Item	Quantity	Unit Cost	Total Amount
Direct Costs			
Berm recontouring (includes drainage and erosion control)	3,000 c.y.	\$2/c.y.	\$6,000
Fines Placement	3,000 c.y.	\$2.75/c.y.	\$8,250
Revegetation	4.6 acres	\$500/acre	\$2,300
Irrigation System	lump sum	lump sum	\$3,000
	Subtotal Direct Costs:		\$19,550
Indirect Costs			
Contingencies (~20%)			\$3,910
Mobilization (~5%)			\$980
	Subtotal Indirect Costs:		\$4,890
	Total Estimated Cost of Reclamation:		\$24,440
	Total Financial Assurance Amount:		\$24,440

VI. FINANCIAL ASSURANCE

A trust fund in the amount of **\$24,440** will be established prior to final approval of this Reclamation Plan by Marzano & Sons, General Engineering Contractors, Inc., made payable to the State of California Department of Conservation and/or the County of Mono.