

MONO COUNTY PLANNING COMMISSION

PO Box 347
Mammoth Lakes, CA 93546
760.924.1800, fax 924.1801
commdev@mono.ca.gov

PO Box 8
Bridgeport, CA 93517
760.932.5420, fax 932.5431
www.monocounty.ca.gov

SPECIAL MEETING AGENDA

THURSDAY, SEPTEMBER 10, 2015 – 10 a.m.

Town/County Conference Room, Minaret Village Mall, Mammoth Lakes

***Videoconference:** Supervisors Chambers, County Courthouse, Bridgeport

Full agenda packets, plus associated materials distributed less than 72 hours prior to the meeting, will be available for public review at the Community Development offices in Bridgeport (Annex 1, 74 N. School St.) or Mammoth Lakes (Minaret Village Mall, above Giovanni's restaurant). Agenda packets are also posted online at www.monocounty.ca.gov / boards & commissions / planning commission. For inclusion on the e-mail distribution list, interested persons can subscribe on the website.

**Agenda sequence (see note following agenda).*

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE

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

3. MEETING MINUTES: Review and adopt minutes of July 9, 2015 (*no August meeting*) – *p. 3*

4. PUBLIC HEARING

10:10 A.M.

A. VARIANCE/Lower Rock Creek Mutual Water Co. The proposal is to drill a second well on an Open Space parcel (APN 026-330-015) to serve the residents of Sierra Paradise Estates and Rock Creek Canyon. Well construction is proposed to operate nonstop for three to four weeks. A variance is necessary when projects exceed the maximum noise levels at any given time. Community letters of support have been submitted as part of the application. The project qualifies as a CEQA exemption. In accordance with Section 15306 for resource evaluation activities that do not result in serious or major disturbance to environmental resources. *Staff: Courtney Weiche, associate planner – p. 5*

5. WORKSHOP

A. REGIONAL TRANSPORTATION PLAN (RTP)/GENERAL PLAN UPDATE (GPU) & DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) *Staff: Wendy Sugimura & Brent Calloway – p. 45*

6. REPORTS:

A. DIRECTOR

B. COMMISSIONERS

7. INFORMATIONAL: No items.

8. ADJOURN to October 8, 2015

More on back...

DISTRICT #1
COMMISSIONER
Mary Pipersky

DISTRICT #2
COMMISSIONER
Rodger B. Thompson

DISTRICT #3
COMMISSIONER
Daniel Roberts

DISTRICT #4
COMMISSIONER
Scott Bush

DISTRICT #5
COMMISSIONER
Chris Lizza

***NOTE:** Although the Planning Commission generally strives to follow the agenda sequence, it reserves the right to take any agenda item – other than a noticed public hearing – in any order, and at any time after its meeting starts. The Planning Commission encourages public attendance and participation.

In compliance with the Americans with Disabilities Act, anyone who needs special assistance to attend this meeting can contact the Commission secretary at 760-924-1804 within 48 hours prior to the meeting in order to ensure accessibility (see 42 USCS 12132, 28CFR 35.130).

*The public may participate in the meeting at the teleconference site, where attendees may address the Commission directly. Please be advised that Mono County does its best to ensure the reliability of videoconferencing, but cannot guarantee that the system always works. If an agenda item is important to you, you might consider attending the meeting in Bridgeport.

Full agenda packets, plus associated materials distributed less than 72 hours prior to the meeting, will be available for public review at the Community Development offices in Bridgeport (Annex 1, 74 N. School St.) or Mammoth Lakes (Minaret Village Mall, above Giovanni's restaurant). Agenda packets are also posted online at [www.monocounty.ca.gov / departments / community development / commissions & committees / planning commission](http://www.monocounty.ca.gov/departments/community%20development/commissions%20&%20committees/planning%20commission). For inclusion on the e-mail distribution list, send request to cdritter@mono.ca.gov

Interested persons may appear before the Commission to present testimony for public hearings, or prior to or at the hearing file written correspondence with the Commission secretary. Future court challenges to these items may be limited to those issues raised at the public hearing or provided in writing to the Mono County Planning Commission prior to or at the public hearing. Project proponents, agents or citizens who wish to speak are asked to be acknowledged by the Chair, print their names on the sign-in sheet, and address the Commission from the podium.

MONO COUNTY PLANNING COMMISSION

PO Box 347
Mammoth Lakes, CA 93546
760.924.1800, fax 924.1801
commdev@mono.ca.gov

PO Box 8
Bridgeport, CA 93517
760.932.5420, fax 932.5431
www.monocounty.ca.gov

DRAFT MINUTES

JULY 9, 2015

COMMISSIONERS: Scott Bush, Chris I. Lizza, Mary Pipersky, Dan Roberts, Rodger B. Thompson.

STAFF: Scott Burns, CDD director; Gerry Le Francois, principal planner; Courtney Weiche, associate planner; Walt Lehmann, public works; C.D. Ritter, commission secretary

VIDEOCONFERENCE FROM MAMMOTH LAKES: Wendy Sugimura, associate analyst; John Vallejo, deputy county counsel

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE: Chair Rodger B. Thompson called the meeting to order at 10:07 a.m. in the board chambers at the county courthouse in Bridgeport, and attendees recited the pledge of allegiance.

2. PUBLIC COMMENT: None

3. MEETING MINUTES:

MOTION: Adopt minutes of May 14, 2015, (*no June meeting*) as amended: 1) p. 5, Lizza line 2: Santa Monica just banned ~~second-family transient~~ rentals. 2) p. 5, Roberts line 2: Trend toward eliminating all housing for long-term ~~housing~~ rentals. (*Bush/Roberts. Ayes: 5.*)

4. PUBLIC HEARING

10:10 A.M.

USE PERMIT 15-003/Ohanas to allow for operation of a year-round mobile food trailer (8' x 16') on a parcel adjacent to the June Lake Brewery and General Store (APN 015-113-054) to sell retail food and beverages to the public. The project qualifies as a CEQA exemption. *Staff: Courtney Weiche, associate planner*

Commissioner Roberts has leased commissary space to Ohanas 395, so recused himself from the discussion.

Courtney Weiche presented a PowerPoint on the project. A few proposals for mobile food vending have come in, so policies were drafted after research and Commission input. The first Ohanas permit was two years ago in Lee Vining by Shell station for temporary usage June through November. Applicant wanted to relocate to vacant parcel next to June Lake Brewery. Due to success and desire to stay, a use permit would allow operation longer than six months. Long-term operation is sought. Patrons visit by walking path off Main Street. Lot has existing storage shed, but otherwise unimproved and vacant. Signage on food trailer, no outside signage. Parking requires one/employee, no outside seating. Reduction of 40% of parking approved. Installed bike rack with four slots, so parking requirement was eliminated. (*Sounds contradictory.*) Patrons can park on Ohan as 395 parcel. Thirty-three notices were sent to surrounding property owners, PUD and FPD. Julie from FPD was confident of no issues; requested on-site inspection later to identify any potential hazards. Notices sent to requesters also. Total of 54 favorable comments, one negative.

All Environmental Health requirements were met, and an agreement to use nearby facilities was set up. Significant changes would be referred to Planning Commission. Weiche requested approval.

Bush: Originally six months, added another six months. Weiche: Additional cost every time reapply for Director Review. Burns: Once applicant seeks permanence, need Use Permit, not subsequent DRs.

DISTRICT #1
COMMISSIONER
Mary Pipersky

DISTRICT #2
COMMISSIONER
Rodger B. Thompson

DISTRICT #3
COMMISSIONER
Daniel Roberts

DISTRICT #4
COMMISSIONER
Scott Bush

DISTRICT #5
COMMISSIONER
Chris Lizza

Bush: If permanent but does not like site, move truck? Burns: Another site would need another permit. Could need special event permit. Not prohibited from food services elsewhere.

Vallejo: Separate County Code chapter applies to mobile food vendors, must be in compliance. Not in place at all times for duration of Use Permit.

Weiche: Ability to cater elsewhere. Couldn't go back to private property at Shell station.

Lizza: Letter of opposition? Mischaracterizing letter.

Weiche: No problem with operation of food truck. Some items out of purview. Chris Babula does environmental inspections, up to code on everything. Methodically gone through concerns.

OPEN PUBLIC HEARING: Rina McCullough noted supportive outreach. With her passion for cooking, she hopes to stay in business. Her original intention was in Lee Vining, but discovered food truck had to report to and stay overnight at commissary. Moving truck is time-consuming, takes away hours from business – hard on her, crew, and truck. Traffic per hour is not like a city. Needs longer hours, so moving doesn't work for business model. People come to June Lake in winter. Parked on June Lake General Store property.

Justin Walsh, June Lake Brewery co-owner, noted opportunity Commission gave them created something. He cited a synergy between the two businesses: craft beer and high-quality, affordable food. Ohanas provides amazing service to entire county and tourists. Break out TOT numbers over two years to show increased business. Business still thrived during worst snow year. June Lake has only five restaurants, with long waits. Take advantage of beautiful resources; need new ideas, new ways of operating. Everything's changing.

Don Morton, June Lake Accommodations, has heard strong support from patrons. Ability to walk over for lunch. His vacation rental business sees lots of people of different lifestyles. Most all guests visit both entities, no negative comments. June Lake businesses are doing well. Brewery and Ohanas are pivot point for different business climate at June Lake. **CLOSE PUBLIC HEARING.**

DISCUSSION: Lizza: Never seen so many enthusiastic letters of support. Could use landscaping.

Bush: Landscaping plan proposed? Burns: Normally would require, but disturbed area, not typical street frontage, interacting with other businesses. Planning Commission's discretion. Bush: Waive landscaping plan? Burns: Yes. Bush: Ask to waive landscaping plan due to nature of project and its location; not necessary.

Pipersky: Put out some green stuff.

McCullough: Had more planters, painted tires, and cinder block, being sensitive to drought. Gravel and overgrown weeds. Timid due to permit status. OK to have standards on how businesses look.

Bush: File paperwork to apply for landscape plan.

Pipersky: Pop-up? McCullough: Tied down with rock, stayed as shelter from weather. Brewery is kid and dog friendly, as is Ohanas. Mix of seating preferences exists.

MOTION: Find that the project qualifies as a Categorical Exemption under CEQA Guideline section 15303 and instruct staff to: file a Notice of Exemption; make the required findings as contained in the project staff report; and approve Use Permit 15-003 subject to Conditions of Approval.

(Bush/Pipersky. Ayes: 4. Abstain due to recusal: Roberts.)

5. WORKSHOP:

GENERAL PLAN CIRCULATION ELEMENT. Staff: Gerry Le Francois, principal planner, and Wendy Sugimura, analyst – p.59

Gerry Le Francois started on p. 76 of the massive document. Staff is in final stages of releasing General Plan update and EIR by early August. Circulation Element includes Regional Transportation Plan (RTP) for transportation planning agency (Local Transportation Commission, LTC). Since early 2000s, Mono has made them the same. Small county doesn't need two separate documents. State money goes toward update of RTP, but not Circulation Element. RTP is more focused on traditional forms of transportation, whereas Circulation Element has additional items such as County facilities and community services infrastructure. Consistent externally and internally. Financial Element is important, as well as numerous appendices.

- p. 93: Public participation: RPACs, advisory committees at Town. RTP update three years in making.
- p. 98: Every two years get money for State Transportation Improvement Program (STIP) to program projects consistent with RTP. Minor revisions involved.
- p. 99: Needs assessment: Population considerations, land use forecast. Existing transportation network within county: state highway stem is primary.
- p. 168: Regional policy: Apply anywhere in county. Resource efficiency section with greenhouse gas (GHG) component rolled into RTP.
- p. 182: Mono always had non-motorized component; updated to reflect changes in federal legislation. Safe Routes to Schools, bicycle highway funding, etc.
- p. 191: Ch. 4: Town's Mobility Element is to be adopted, so was included in RTP.
- p. 236: Ch. 5: Action Element. Looking at cost-benefit analysis, performance measures.
- p. 241: Declining revenue stream, so fix-it-first philosophy. Major rehabs include bike facilities now. Road's torn up, so improve facility for a little greater cost. Measure to reduce wildlife kills. Undercrossings or overpasses might be prohibitively expensive. District 9 provided info to show wildlife kills. Quantifying might be better for additional funding. Rurals have hard time measuring important items. Working on seasonal closure. Lizza: Closures are based on calendar, not conditions. Le Francois: May get specific ideas from Lizza, who has appeared at commission meetings.
- p. 246: Ch. 6. Funding cycle every two years. In December adopt 2016 RTIP, which becomes STIP. Gone from \$4 million for Town and County. Olanchoa/Cartago project gets money from counties and State. LTC identified Mono's North County Passing Lanes. Increasing maintenance liability, decreasing revenue streams. What if STIP were zero for 2016? Programmed in 2014 cycle \$20 million for projects. Lower gas prices hit hard. Gas tax no longer pays its way. Federal treasury takes general fund dollars to prop up.

Thompson: How interface with Caltrans? Stump wants turn lane on US 6 with truck traffic increase.

Le Francois: Prior to mid-'90s, locals didn't have a say over STIP dollars. Since then, LTC adopts program of projects. Can't dump \$6 million into county projects. Balancing act. Stump looking for other funding source. Chalfant projects could be added.

Thompson: Fatalities on US 6. Couldn't turn left when followed by truckers who wouldn't let him. Caltrans agrees.

Le Francois: Steer RPACs from identifying specific projects, keep broader. "Consider safety improvements to US 6." Large transportation projects take tremendous amount of time. Olanchoa/Cartago around since mid-1990s.

Pipersky: \$20 million in projects for Mono? Le Francois: Close to \$12 million goes to Inyo and Kern counties. Projects get pushed out, or come up with a allocation plan. Better success funding projects on state highway system, not Mono roads.

Le Francois: Some to Olanchoa/Cartago, Freeman Gulch (long, expensive). Broke Freeman into three pieces. Segment 1 fully funded all way to construction. Segment 2 does not have construction funding. Segment 3 has no money from anybody. Kern COG has bigger priorities, so not inclined to put construction money into High Desert when greater need exists in Bakersfield area. Without increasing gas tax, will not do well. Why add capacity if can't take care of what already have? Mono's pushed pedestrian and bike. District 9 and State changing by Complete Streets, multi-modal improvements. Blueprint will be part of RTP. Existing trails plan from 1990s was cleaned up.

Wendy Sugimura addressed communications policies. Regulatory pieces with "shall" statements moved into Ch. 11 in Land Use Element.

Communications: Arose from D-395. Level of competition and market development. Nate Greenberg developed section. Free WiFi in public areas, county facilities. Improving and expanding communication facilities, joint trenching, and partnerships with agencies.

County facilities: Critical space for employees, challenges in prioritizing projects. Shift to maintain what have before building new. Make sure communities get fair share. Developing process for selecting projects, applying resources. Where County has no jurisdiction, cooperate with special districts.

Le Francois: Planning Commission will get slammed with General Plan update soon, so this was broad overview. Schedule: Adopt RTP and Circulation Element by December. Lizza: Update RTP every two years? Le Francois: When adopt Regional Transportation Improvement Program (RTIP), amend RTP at same time. Financial Element drives implementation. Given five years to adopt RTP. Went to four-year cycle to coincide with Housing Element every eight years (harder to adopt at State level at Housing and Community Development (HCD). GPU/EIR to be released in early August; workshops September/October; and Planning Commission recommendation in November. It will be posted on web site, so all can work from same document. Wendy Sugimura, Brent Calloway, and environmental consultant Sandra Bauer are working on it.

6. REPORTS:

A. DIRECTOR: Very progressive, Resource Efficiency Plan already won an award. 1) General Plan: Major focus in next fiscal year. BOS has budget/strategic plan workshops. Another bad budget message. CDD staff is taking furloughs to avoid staff layoffs. Planning Commission budget has little for travel. Another conference of Association of Environmental Professionals at Westin. Also California County Planning Commissions Association Oct. 23. 2) TROD issues: Applicants both withdrew when saw sentiments not changing. Workshop at June Lake CAC with Courtney Weiche and Nick Criss on regulations, philosophy. 3) RPACs: Active on transportation, trails. Grant for Walker trails planning. Antelope Valley is proud of Mountain Gate. Bridgeport Valley is focused on OHVs with high way use; no money now. Mono Basin and June Lake want trails. 4) Agriculture: Brent Calloway and Wendy Sugimura created sustainable agriculture policy for Mono. Separate general funds to keep good staff. Sugimura has ongoing grant with Bi-State sage grouse. Added fire-protection planning with BLM as well. 5) Byway: Courtney Weiche working on ongoing scenic byway grant. Application for EIR on water rights in Walker area. Bad budget year, but grants will help. Lots of inquiries about potential planning projects, but no permits right now.

B. COMMISSIONERS: Roberts: June Lake streets looking good. **Lizza:** Did TROD applicant withdraw? Mono has tools to combat transient rentals under fiction of lease. TRODs are for < 30 days. Applicant might go to 30 days. Other applicant withdrew. Nick Criss is checking on rentals. Since word's gotten out, took one to full conclusion, notice of pendency before selling. Mono will pursue despite staff limitations. Lots of advertising on web pages, number of illegals reduced to only two. Best Mono can do under circumstances.

7. INFORMATIONAL: No items.

8. ADJOURN at 11:57 a.m. to August 13, 2015 (Lizza will not attend).

Mono County Community Development Department

PO Box 347
Mammoth Lakes, CA 93546
760.924.1800, fax 924.1801
commdev@mono.ca.gov

Planning Division

PO Box 8
Bridgeport, CA 93517
760.932.5420, fax 932.5431
www.monocounty.ca.gov

September 10, 2015

To: Mono County Planning Commission

From: Courtney Weiche, Associate Planner

RE: Variance 15-001 for Lower Rock Creek Mutual Water Company (LRCMWC)

RECOMMENDATION

It is recommended that following the public hearing, the Planning Commission take the following action:

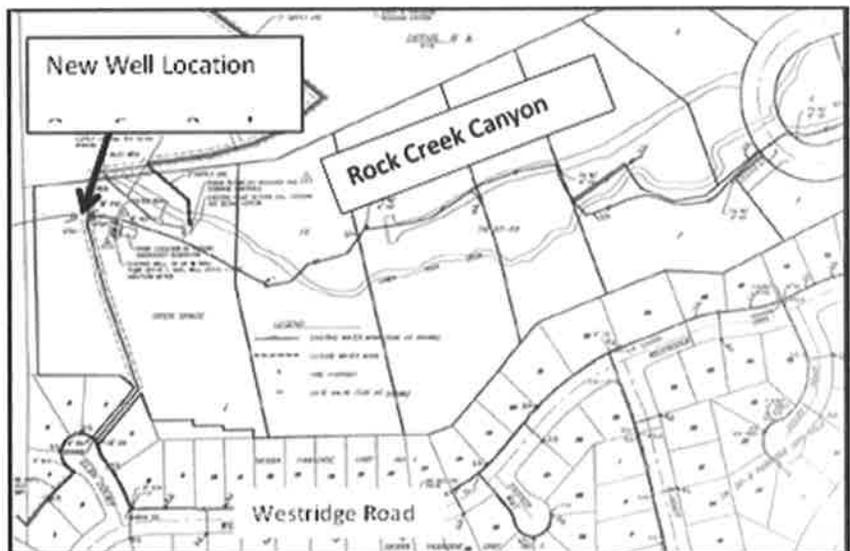
1. Make the Variance Findings contained in the staff report, and approve Variance 15-001 authorizing variance from the Mono County Noise Ordinance standards for construction activities, for up to 24 hours/day 7 days/week and at levels in excess of 50 dBA at night and 60 dBA during the day, for a limited term, to drill a new well for the Lower Rock Creek Mutual Water Company.

I. PROJECT INTRODUCTION

Lower Rock Creek Mutual Water Company (LRCMC) has been assessing shareholders since 1998 to construct a second well, a water storage tank and a standby generator. The existing well was constructed over 22 years ago in 1993. A new pump and motor were installed in 2007. At that time, LRCMWC discovered that the well had lost significant depth and the pipe casings were becoming severely corroded (see Figures 2 and 3). The life expectancy of a well is estimated to range anywhere from 20 to 50 years. The addition of the second well will provide redundancy if the existing well fails and will allow independent maintenance/rehabilitation of both wells as necessary. It will not increase the total amount of water extracted or utilized at buildout of the subdivision.

A. PROJECT SETTING

The proposed project is located within the Rock Creek Canyon (RCC) Specific Plan, on the open space parcel, owned by the Rock Creek Canyon Home Owners Association, (APN 026-330-015) within the community of Sierra Paradise. The property is the farthest north parcel of the RCC Specific Plan. The proposed new well will be located at, or around, 100 feet upstream from the existing well (see Figure 1 for site plan).



B. BACKGROUND

As noted, the existing well was constructed in 1993. In 1996, shareholders adopted the "Poutney Report" as the Business Plan for the LRCMWC. This report called for a number of improvements to be in place by build-out in order to provide adequate water supply to satisfy the community's domestic and fire protection needs; including the need for a second well for a replacement water source and redundancy. In 2009, a biannual assessment was approved by shareholders, to begin a Capital Improvement Fund to pay

for the second well. Currently, this is the water company's first priority. The existing well has lost 70 ft of depth, possibly due to sand sifting through perforations in the casing. The casing perforations can also be restricted by corrosion or clogging. Photos of the black-steel column pipe removed from the well illustrate the presumed condition of the well-casing pipe in 2006 (See Figure 2). The significant decrease in well production and increase in drawdown emphasize need to construct the second well as soon as possible. The addition of a second well would allow the time to properly maintain both wells and provide the necessary redundancy in the event of well/pump failure.

C. PROJECT SPECIFICS

The proposal is to drill a well to a depth of 1,000 feet and install an 8-inch PVC casing with a 30-40 hp pump/motor assembly. If an adequate water supply develops, the intent is to place the new well in service and rehab the existing well. Due to the extended drought, it has been difficult to attract a driller to the area with the unexpected recent high demand for drillers in California. The drilling company, WELSCO, based out of Nevada, is interested in drilling the second well and has provided decibel data to help process the noise variance request. The water company sees the new well as necessary and time-sensitive to avoid a well failure and a corresponding water emergency for the community. A well permit has been issued by Mono County Environmental Health and no further approvals are required for the well itself.

Figure 1

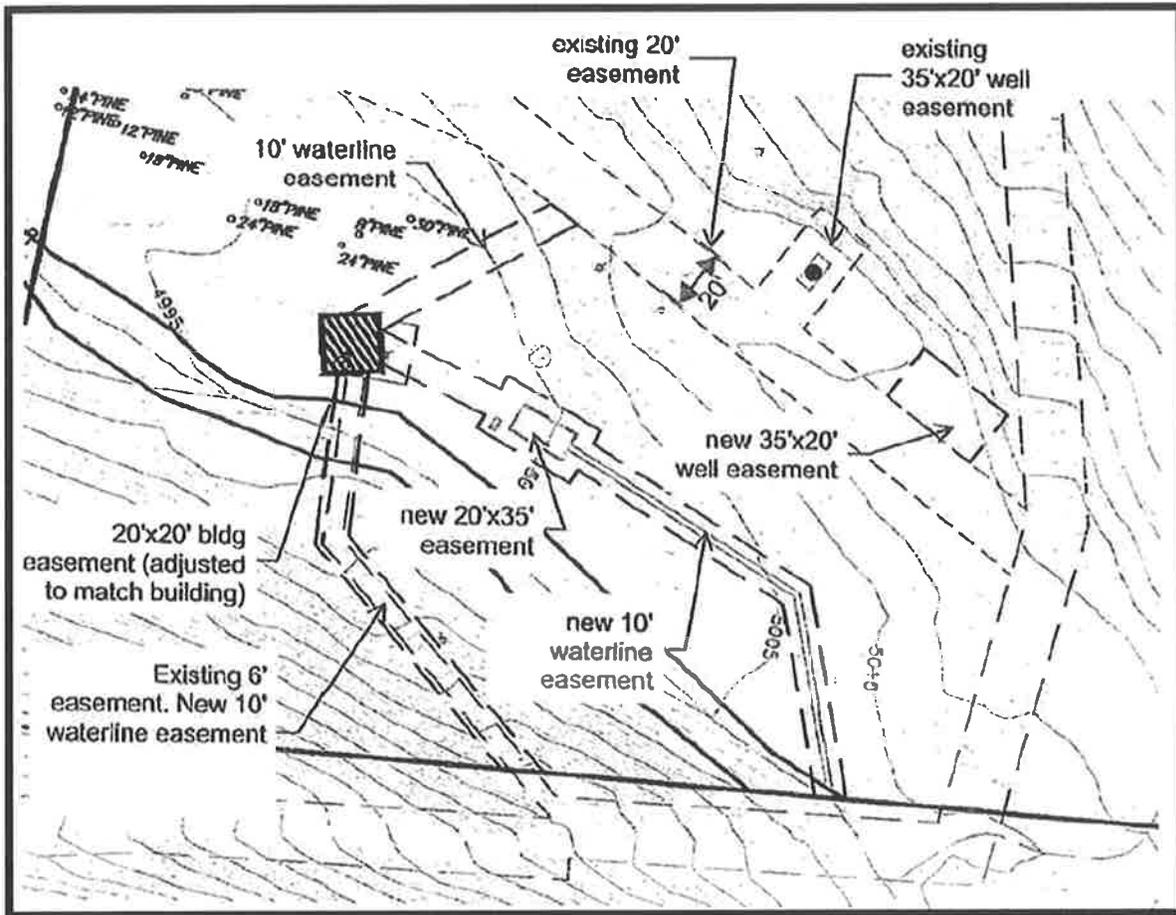


Figure 2



Figure 3



II. DISCUSSION

The following discusses major components of the proposal and their conformity with General Plan requirements:

The well installation itself does not require any planning approval, and a ministerial well permit has already been issued. Accordingly, the only issue before the Commission is whether a variance from noise standards and work hours should be granted.

With the requested variance, the well installation would require three to four weeks to complete and would likely commence on or around November 10, 2015. Due to demand for well driller services, the driller has indicated that they must drill 24 hours a day for 7 days a week, therefore exceeding the maximum noise level, and extending beyond the daily work-hour limitations, for such activities.

The following decibel information is provided by WELSCO (see Attachment B) and consistent with staff research:

The drilling rig noise levels at 50 ft measure 87 decibels, at 100 ft measure 80 decibels, and at 300 ft measure 71 decibels. WELSCO further explains that there is no feasible way to erect an adequate sound wall/barrier at the drilling site due to limited pad space. Furthermore, a wall would have to be quite high and erected on the brim of the canyon between the residences and the drill site. The option for a typical hay bale wall (used for sound mitigation) is not feasible due to the topography of the canyon wall (approximately 100 feet high) and the length of the canyon brim.

A petition was circulated by the water company informing residents of Sierra Paradise Estates and Rock Creek Canyon of the potential noise nuisance that could occur seven days/week for 24 hours/day for multiple weeks (see Attachment A). The notice further explains their signatures indicate their willingness to endure the noise issue for the duration of the project. The petition has over 70 signatures and represents 100% cooperation thus far. Due to a percentage of second homes, rentals, owners on vacation, unoccupied houses for sale, etc., not all property owners have been able to consider the LRCMWC petition. However, a public hearing notice was sent August 24 to all property owners in the Paradise community. With the exception of a late comment letter, to date no other comments or concerns have been received from those owners.

Based on the proposed construction schedule, a variance is required to deviate from Mono County Code Chapter 10.16 Noise Regulation standards to allow the proposed project to exceed the maximum noise levels for day and nighttime construction activities. The below text and Table 10.16.090 of the Mono County Code Noise Ordinance indicate noise levels cannot exceed 70 dBA during the daytime and 60 dBA during the nighttime. The project, as proposed, exceeds the "Short-Term Operation" time frame (less than 10 days) that would have allowed a maximum of 85 dBA during the daytime and 70 dBA during the nighttime.

10.16.090(B)(6) Prohibited Acts

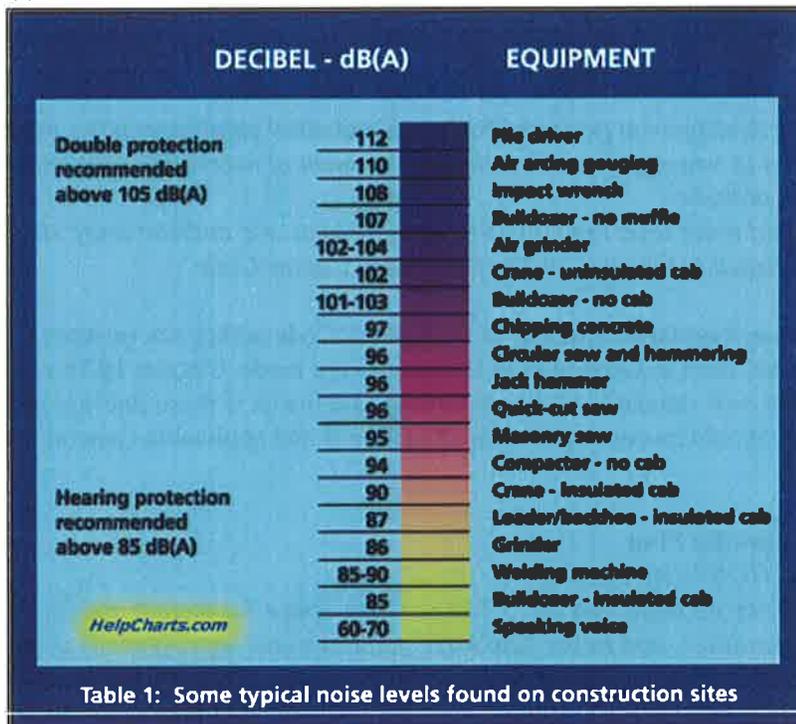
Operating or causing the operation of any tools or equipment used in construction, drilling, repair, alteration, or demolition work between weekday hours of seven p.m. and seven a.m., or at any time on Sundays, weekends or holidays, such that the sound therefrom creates a noise disturbance across a residential or commercial real property line, except for emergency work of public service utilities or by variance issued by the planning commission. Where technically and economically feasible, construction activities shall be conducted in such a manner that the maximum noise levels at affected properties will not exceed those listed in the following schedule:

1. At residential properties:
 - a. **Mobile equipment.** Maximum noise levels for nonscheduled, intermittent, short-term operation (less than 10 days) of mobile equipment shall comply with the noise limits in Table 10.16.090 (A).
 - b. **Stationary equipment.** Maximum noise levels for repetitively scheduled and relatively long-term operation (10 days or more) of stationary equipment shall comply with the noise limits in Table 10.16.090 (B).
2. At business properties:
 - a. **Mobile equipment.** Maximum noise levels for nonscheduled, intermittent, short-term operation (less than 10 days) of mobile equipment, daily including Sunday and legal holidays, at all hours, shall be 85 dBA.
 - b. **Stationary equipment.** Maximum noise levels for repetitively scheduled and relatively long-term operation (10 days or more) of stationary equipment, daily including Sunday and legal holidays, at all hours, shall be 75 dBA.
3. All mobile or stationary internal combustion engine-powered equipment or machinery shall be equipped with suitable exhaust and air intake silencers in proper working order.

Table 10.16.090 (C) – Noise Limits for Stationary Construction Equipment
Repetitively Scheduled, Relatively Long-Term Operation

Time Period	Single Family Residential Land Use	Multi-Family Residential Land Use	Mixed Use Residential Commercial
Mon-Sat, 7:00 a.m. – 6:59 p.m.	60 dBA	65 dBA	70 dBA
Mon-Sat, 7:00 p.m. – 6:59 a.m. All Day, Sundays & Legal Holidays	50 dBA	55 dBA	60 dBA

Noise is customarily measured in decibels (dB), units related to the apparent loudness of sound. A-weighted decibels (dBA) represent sound frequencies that are normally heard by the human ear. The anticipated maximum noise level to the nearest receptor is around 70 dBA. As shown below, speech normally occurs between 60 and 70 dBA.



Source: Decibel Range Charts and Hearing Info, <http://www.helpcharts.com/decibel-range-chart-info.html>

The nearest sensitive noise receptors are located approximately 100 feet above and 350 lineal feet from the drilling sit. According to WELSCO the worst case scenario, the loudest decibel level possible to occur would be approximately 87 dBA. Noise levels typically drop 6 decibels every time the distance doubles from the noise origination point. The 6 dBA drop with doubling of distance is the drop in noise due to the energy being dissipated in the air. Noise is also dissipated by objects, walls, hills, buildings, etc. There is also an impact from temperature and wind but the attenuation due to distance is the primary estimator of the drop in noise level in an outdoor setting. The closest distance of 350 feet would therefore have an effected noise level of approximately ~70 dBA.

Distance from noise source (meters)	Noise level at that distance dB(A)
10	110
20	104
40	98
80	92
160	86
320	80
640	74
960	68

Source: <http://members.ozemail.com.au/~eclaus/NoiseEquations.htm>

Short-term increases in noise levels within the immediate project vicinity would result from drilling activities. Extended construction hours and associated noise impacts would be less than significant due to the relatively short-term (3-4 weeks) nature of this noise, the distance to applicable land uses, and due to compliance, to the extent possible, with all requirements of the Mono County Noise Regulations (Mono County Code §10.16).

III. GENERAL PLAN CONSISTENCY

General Plan Noise Element VII.

Objective B

Minimize the impacts of new noise sources on the noise environment.

Policy 1: Future development projects shall avoid potential significant noise impacts or mitigate impacts to a level of non-significance, unless a statement of overriding considerations is made through the EIR process.

Policy 2: The total noise level resulting from new sources and ambient noise shall not exceed the standards established in Chapter 10.16 of the Mono County Code.

Section 10.16.110 of the Noise Regulation Chapter of the County Code authorizes variance from these requirements if the findings set forth in General Plan Chapter 33 are made. Chapter 10.16 authorizes the granting of variances from its own standards if certain findings are made. If those findings are made and the variance granted, the activity would be consistent with Objective B and applicable General Plan Policy and Regulation.

Rock Creek Canyon Specific Plan

3.6.7 CREEK PROTECTION STANDARDS

d. Open Space Lot: Uses permitted on the 5.7-acre Open Space lot include public access, existing LRCMWC facilities, and future LRCMWC facilities and improvements as needed to service the site and community. Any future uses of the open space lot shall comply with

11

*applicable provisions of this Specific Plan including the provisions contained in 3.6.7 (a), (b) and (c) above.*¹

The installation of a well on this lot is specifically envisioned in the Specific Plan and consistent with the above authorized uses.

IV. ENVIRONMENTAL REVIEW

The project qualifies for the following categorical exemptions from the provisions of CEQA:

1. CEQA Guidelines, 15303, Class 2 – Replacement or Reconstruction. A Class 2 exemption consists replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced, including but not limited to:
 - (c) Replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of facility.
2. CEQA Guidelines 15306, CEQA Class 6 – Information Collection. A Class 6 exemption consists of basic data collection, research, experimental management, and resource evaluation activities which do not result in a serious or major disturbance to an environmental resource.

V. VARIANCE FINDINGS

The Planning Commission can approve a variance to the noise regulations based only on the provisions of the General Plan and only when all of the following findings can be made:

1. *Because of special circumstances (other than monetary hardship) applicable to the property, including its size, shape, topography, location or surrounding, the strict application of the provision of this title deprives such property of privileges (not including the privilege of maintaining a nonconforming use or status) enjoyed by other property in the vicinity and in an identical land use designation because:*

This property has been selected, by the very neighbors who will be affected by the requested variance, as the site for a well to serve their community. Yet, it is because of the location of the property (i.e., adjacent to those neighbors) that there would be an exceedance of the limitations in Chapter 10.16. Specifically, if the property were located further from residential properties, then the limitations would not be exceeded, because noise dissipates over distances, and Chapter 10.16's limitations are based on distance from affected noise receptors.

The residents of Sierra Paradise Estates and Rock Creek Canyon would be most directly affected by this project. There are approximately 130 residences within 2000 feet to the

¹ 3.6.7 (a), (b), and (c)

a. No Encroachment: During initial construction and subsequent maintenance and occupancy over the life the project, there shall be no encroachment of ground-disturbing equipment or activities beyond the top of the creek bank nor shall any spillback be permitted beyond the top of the creek bank.

b. Utilities and Site Improvements: Site improvements and utilities to serve all lots (including utility stubs) shall be constructed in locations that do not require an at-grade stream crossing in order to extend service. If a stream crossing is required in order to complete a site improvement or extend service to any lot, these new extensions shall be extended with the use of a trenchless construction technology that meets local code standards and also complies fully with the requirements of Condition 3.6.7(a) above.

c. Riparian Vegetation and Tree Trimming: Under all conditions and for all activities, disturbance of riparian vegetation shall be avoided to the maximum feasible extent. Tree canopies may be trimmed but under no circumstances will bank-stabilizing vegetation be completely removed.

west and south of the project site. A petition was circulated by the water company informing residents of Sierra Paradise Estates and Rock Creek Canyon of the potential noise nuisance. The petition has over 70 signatures and represents 100% cooperation thus far. In addition, a public hearing notice was sent August 24 to all property owners in the Paradise community. To date, no comments or concerns have been received from renters or property owners who reside in the area.² Generally speaking, the community prefers the 24-hr/7 days a week schedule to expedite the construction of the second well and to minimize the short-term noise impacts associated with the drilling.

Additionally, the drought has made it difficult, even in population centers, to acquire the services of well-drilling contractors. This challenge is amplified in the case of the subject property, due to its remote location, and topographic and hydrogeologic circumstances. Other properties in the vicinity are either already served by LRCMWC itself, or installed groundwater wells before the drought began, when well drillers were more available. Because of the difficulty of obtaining a well drilling contractor in this current drought, the distance to the property from population centers, and the length of time required to install the well, LRCMWC would be unable to have this work completed this season without the requested variance. Based on information provided by LRCMWC regarding its multi-year effort to secure a contractor to perform the work, there would be a significant delay in construction if the amount of time to complete the work is not reduced – because drillers are not willing to expend the time necessary to perform the work only on weekdays, nor travel the long distance to the site, mobilize, then leave and return.

Although noise impacts from project construction are unavoidable, the impacts are relatively temporary (less than 30 days) and therefore are considered to be less than significant. Approval of the variance for drilling and noise impacts substantially reduces the construction time period and potential longer term impacts associated with the possible failure of the existing well.

2. *The granting of a variance will not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and in the land use designation in which the property is situated because:*

As noted, a large percentage of the properties in the vicinity receive water from the LRCMWC and would have no need to exceed noise limitations on their property in order to obtain water. Indeed, they are relying on the installation of the subject well. In addition, the only other property in the vicinity with the similar designation of open space is owned by the Los Angeles Department of Water and Power, which is not subject to Mono County regulations on activities related to water development, and thus this variance will not constitute a special privilege.

3. *The granting of a variance will not be detrimental to the public welfare or injurious to property or improvements in the area in which the property is situated because:*

Exceeding noise emission levels and extended work periods are considered temporary (less than 30 days) and are necessary in order to reduce the project construction time, expedite the completion of the second well, and to mitigate the possible failure to the existing well.

² A comment letter was received from an adjacent property owner shortly before this agenda was distributed. Due to the timing of its receipt, a response could not be prepared and included within this staff report. However, staff will be prepared to address the noise-related concerns in detail at your meeting (see attached comment letter).

Again, this option was the preferred option by the community as demonstrated by the circulated petition.

4. *The granting of a variance will not be in conflict with the established map and text of the general and specific plans and policies of the county because:*

a) The project is consistent with Mono County Code Chapter 10.16 Noise Regulations, which allows for a deviation from these standards with approval of a variance by the County.

Section 10.16.090 Prohibited acts. B 6

“Construction/Demolition. Operating or permitting the operation of any tools or equipment used in construction, drilling, repair, alteration, earthmoving, excavating, or demolition work between 7:00 p.m. and 7:00 a.m. on weekdays or at any time on weekends or legal holidays, except for emergency work by public service utilities or road crews or by variance issued by the County.

b) The project is consistent with Mono County General Plan Noise Element Chapter VII: **Objective B**

Minimize the impacts of new noise sources on the noise environment.

Policy 2: The total noise level resulting from new sources and ambient noise shall not exceed the standards established in Chapter 10.16 of the Mono County Code.

Chapter 10.16 authorizes the granting of variances from its own standards if certain findings are made. If those findings are made and the variance granted, the activity would be consistent with Objective B.

c) The project is consistent with the Rock Creek Canyon Specific Plan, which specifically addressed the need to install an additional well:

3.6.7 CREEK PROTECTION STANDARDS

(D.) Open Space Lot: Uses permitted on the Open Space lot include public access, existing LRCMWC facilities, and future LRCMWC facilities and improvements as needed to service the site and community. Any future uses of the open space lot shall comply with applicable provisions of the Specific Plan including the provisions contained in 3.6.7 (a), (b), (C) above.

VI. ATTACHMENTS

- Neighborhood Petition
- WELSCO dBA Memo – August 17, 2015
- Environmental Health Conditions for Well Construction and Approval
- TEAM Engineering Well Location Report
- Roger Smith Water Supply Evaluation Report
- Parcel Plot Plan
- Project Cost Estimate (based on Variance approval)
- Comment Letter

MONO COUNTY

Planning Division

NOTICE OF DECISION / VARIANCE

VARIANCE #: 15-001

APPLICANT: Lower Rock Creek Mutual Water Company

PROJECT TITLE: Variance 15-001/Lower Rock Creek Mutual Water Company

PROJECT LOCATION:

On September 10, 2015, a duly advertised and noticed public hearing was held, and the necessary findings, pursuant to Chapter 33, section 33.010 of the Mono County General Plan, were made by the Mono County Planning Commission. In accordance with those findings, a Notice of Decision is hereby rendered for **Variance 15-001** subject to the following conditions:

CONDITIONS OF APPROVAL

1. Project variance is generally limited to the estimated 30 days for the drilling activities.
2. Minor adjustments to the duration and timing of the construction activities may be authorized by the Community Development Director if found to be in substantial compliance with the intent of Variance 15-001.

DATE OF DECISION: September 10, 2015

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

MONO COUNTY PLANNING COMMISSION

DATED: September 10, 2015

Staff Signature

- cc: Applicant
- _____ Engineer
- _____ Assessor
- _____ Compliance officer

LOWER ROCK CREEK MUTUAL WATER COMPANY**245 UPPER CANYON ROAD****BISHOP, CA 93514**

July 27, 2015

To whom it may concern:

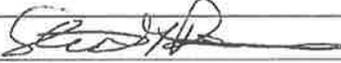
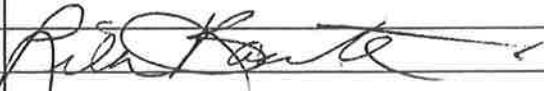
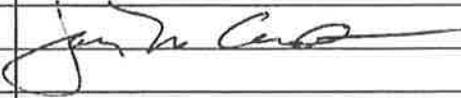
In order to proceed with the construction of a new well located within the Rock Creek Canyon, the attached signatures confirm that the shareholders/residents consent to endure any construction noise levels that may exceed the Mono County Code limitations. The shareholders/residents have been informed that the well construction may commence on or around October of 2015 and will continue until the project is completed (projected 3 – 4 weeks). Construction schedules may vary from 24 hours per day for 7 days per week, to Monday thru Friday between 7 A.M. to 7 P.M. It is difficult to predict which properties will be affected by the project, and to what extent. Houses along the ridge and in the canyon are, however, more likely to be impacted. A limited drilling schedule due to noise restrictions will increase drilling time and expense significantly.

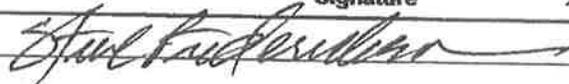
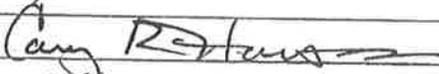
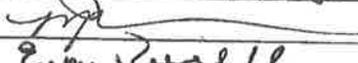
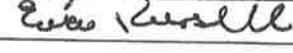
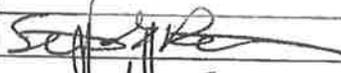
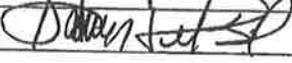
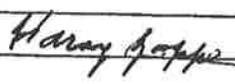
The Lower Rock Creek Mutual Water Company has been assessing shareholders since 1998 to construct a second well, added water storage and a stand-by generator. The existing well was constructed in 1993 making it 22 years old. A new pump and motor was installed in 2007. At that time, the well was sounded for depth and it was discovered that the well had lost 50 feet of its original depth of 920 feet due to sediments settling in the bottom of the casing. The life expectancy of a well is unpredictable, but estimates range from 20 to 50 years. The addition of the second well will provide redundancy if the existing well fails and will allow independent maintenance/rehabilitation of both wells.

Jim Moyer

President, LRCMWC

760-387-0070

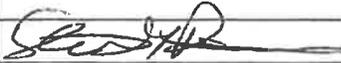
Acct #	Unit	Lot	Address	Name	Signature
5303	RCC	4	75 Lower Canyon	Frederickson, Steve	
5317	RCC	2	145 Lower Canyon Rd	Hooper, John	
5314	RCC	5	25 Lower Canyon Rd	Hansen, Cary & Michele	
5306	RCC	6	15 Lower Canyon	Lewey & Palchak	
5309	RCC	7	7995 Lower Rock Creek Rd	Russell, Evan	
5313	RCC	8	25 Upper Canyon	Hooper, John/Lodge	
5312	RCC	9	55 Upper Canyon	Hooper, John	
5318	RCC	10	125 Upper Canyon Rd	Hooper, John	
5304	RCC	11	175 Upper Canyon	Raffee & Silva	
5311	RCC	13	HOA Upper Canyon	Hooper, John	
1853	4	01	17 Sierra Vista	Peterson, Steven & Lynn	
1854	4	03	40 Sierra Vista	Webber, John	
2012	4	2	35 Sierra Vista Cir	The Sharp Family Trust	
1860	4	05	14 Sierra Vista	Shannon, Casey	
1640	3	01	4802 Alison Lane	Vetter, Dennis	
1650	3	02	4812 Alison Lane	Rodriguez, David	
1660	3	03	4822 Alison Lane	Boone, Chris & Donna	
1670	3	05	4825 Alison Lane	Ellsworth, Todd	Todd Ellsworth
1680	3	06	4821 Alison Lane	Dibble, Robert	
1690	3	07	4817 Alison Lane	Cooley, William	William L. Cooley
1700	3	08	4813 Alison Lane	Thompson, Paul	Paul P. Thompson
1710	3	09	4809 Alison Lane	McGrate, Michael	Michael McGrate
1720	3	11	4801 Alison Lane	Gunsolley, Gary	Pat Gunsolley
2034	3	12	4804 Sherwin Trl	Hooper, John	
2040	3		4834 Sherwin Trl	Buettner, Mark & Patricia	Patricia Buettner
1730	3	16	4844 Sherwin Trail	Stansbarger, Patricia	Pat Stansbarger
1740	3	18	4843 Sherwin Trail	Williams, Craig	Craig Williams
1750	3	20	4823 Sherwin Trail	Ishimaru, Yoshiaki	Yoshiaki Ishimaru
1760	3	23	4806 Deer Peak	Owens, Michael	Michael Owens
1775	3	25	4826 Deer Peak	Okuno, Alice	
1780	3	26	4838 Deer Peak	Mack, Louis	
1472	3	28	4856 Deer Peak	Picher & Kanouff	
1800	3	29	4866 Deer Peak	Bauter, Lila	
1810	3	31	134 Eagle Vista	Brown-Berry, Robert	
2046	3	35	87 Eagle Vista	Vogl, Sigi	Toni Sevilla
1830	3	36	36 Eagle Vista	Rudolph, Tim	
5300	3	37	125 Eagle Vista	McConachie, Jonathan	
1300	2	01	109 Summit	Zappe, Harry	
1310	2	02	117 Summit	Keating, James	
1320	2	03	125 Summit	Lovell, Sam	Sam Lovell

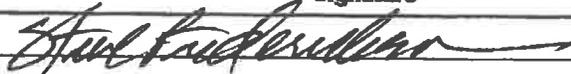
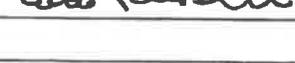
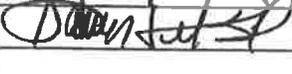
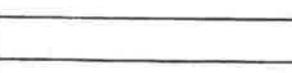
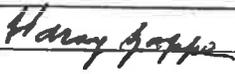
Acct #	Unit	Lot	Address	Name	Signature
5303	RCC	4	75 Lower Canyon	Frederickson, Steve	
5317	RCC	2	145 Lower Canyon Rd	Hooper, John	
5314	RCC	5	25 Lower Canyon Rd	Hansen, Cary & Michele	
5306	RCC	6	15 Lower Canyon	Lewey & Palchak	
5309	RCC	7	7995 Lower Rock Creek Rd	Russell, Evan	
5313	RCC	8	25 Upper Canyon	Hooper, John/Lodge	
5312	RCC	9	55 Upper Canyon	Hooper, John	
5318	RCC	10	125 Upper Canyon Rd	Hooper, John	
5304	RCC	11	175 Upper Canyon	Raffee & Silva	
5311	RCC	13	HOA Upper Canyon	Hooper, John	
1853	4	01	17 Sierra Vista	Peterson, Steven & Lynn	
1854	4	03	40 Sierra Vista	Webber, John	
2012	4	2	35 Sierra Vista Cir	The Sharp Family Trust	
1860	4	05	14 Sierra Vista	Shannon, Casey	
1640	3	01	4802 Alison Lane	Vetter, Dennis	
1650	3	02	4812 Alison Lane	Rodriguez, David	
1660	3	03	4822 Alison Lane	Boone, Chris & Donna	
1670	3	05	4825 Alison Lane	Ellsworth, Todd	
1680	3	06	4821 Alison Lane	Dibble, Robert	
1690	3	07	4817 Alison Lane	Cooley, William	
1700	3	08	4813 Alison Lane	Thompson, Paul	
1710	3	09	4809 Alison Lane	McGrate, Michael	
1720	3	11	4801 Alison Lane	Gunsolley, Gary	
2034	3	12	4804 Sherwin Trl	Hooper, John	
2040	3		4834 Sherwin Trl	Buetner, Mark & Patricia	
1730	3	16	4844 Sherwin Trail	Stansberger, Patricia	
1740	3	18	4843 Sherwin Trail	Williams, Craig	
1750	3	20	4823 Sherwin Trail	Ishimaru, Yoshiaki	
1760	3	23	4806 Deer Peak	Owens, Michael	
1775	3	25	4826 Deer Peak	Okuno, Alice	
1780	3	26	4838 Deer Peak	Mack, Louis	
1472	3	28	4856 Deer Peak	Picher & Kanouff	
1800	3	29	4866 Deer Peak	Bauter, Lita	
1810	3	31	134 Eagle Vista	Brown-Berry, Robert	
2046	3	35	87 Eagle Vista	Vogl, Sigi	
1830	3	36	36 Eagle Vista	Rudolph, Tim	
5300	3	37	125 Eagle Vista	McConachie, Jonathan	
1300	2	01	109 Summit	Zappe, Harry	
1310	2	02	117 Summit	Keating, James	
1320	2	03	125 Summit	Lovell, Sam	

Acct #	Unit	Lot	Address	Name	Signature
1330	2	04	133 Summit	O'Sullivan, Michael	
2039	2	6	147 Summit	Fenton, Patrick	
1340	2	07	159 Summit	Gilbert, Travis & Cathy	
1350	2	08	165 Summit	Brockman, Margaret	<i>Margaret Brockman</i>
1360	2	09	173 Summit	Hoffman, John	<i>John Hoffman</i>
1370	2	10	196 Summit	Willis, John ANNE	<i>Anne Willis</i>
1380	2	12	180 Summit	Hays, Gail	<i>Gail Hays</i>
1390	2	13	172 Summit	House, Michael	<i>Michael House</i>
1695	2	14	164 Summit	Conklin, Sam	
1410	2	16	148 Summit	Dodson, Jim	<i>Sherry Dodson</i>
1420	2	17	4975 Lower Rock Creek	Knauss, Mark	
5310	2	19	132 Summit	Vallejo, John & Shannon	<i>John Vallejo</i>
1440	2	20	124 Summit	Castellano, Louis	<i>Louis Castellano</i>
1450	2	21	116 Summit	Chevoya, Roger	<i>Roger Chevoya</i>
1460	2	23	4987 Westridge	McDavid, Kevin	
1470	2	24	4973 Westridge	Case, Steven	<i>Steve Case</i>
1480	2	25	113 Scott Rd.	Marten, Eugene	<i>Judith Marten</i>
1490	2	26	123 Scott Rd.	Sulimoff, Daniel	
1500	2	27	137 Scott Rd.	Moyer, James	<i>Jim Moyer</i>
1510	2	28	149 Scott Rd.	Campbell, Deanna	
5305	2	29	154 Scott Rd.	Richman, Seth WD	<i>Seth Richman</i>
1520	2	31	130 Scott Rd.	Wong, Darrell	<i>Darrell Wong</i>
1530	2	32	118 Scott Rd.	St. Clair, John	<i>Judith St. Clair</i>
1540	2	33	106 Scott Rd.	St. Clair, John	<i>Judith St. Clair</i>
5316	2	34	4917 Westridge	Smith, Roger	<i>Roger Smith</i>
1560	2	35	4701 Westridge	Wright, Dolores	RENTER
1570	2	36	110 Paradise Pt.	Deering, Stephen	PART TIME
1580	2	40	117 Paradise Pt.	Powers, Bill	<i>Bill Powers</i>
1590	2	41	4916 Westridge	Martin, John Edward	PART TIME
1600	2	42	4930 Westridge	Bedore, Robert	
5323	2	43	4944 Westridge	Behrens, Lacey	<i>John R. Behrens</i>
2042	2	44	4958 Westridge	Sharp, William	
2033	2	45	4972 Westridge	Campbell, Victoria	<i>Victoria Campbell</i>
1095	2	46	4986 Westridge	Miller, Larry E	
5315	2	47	129 Paradise Pt.	Plummer, Jared	PART TIME
1010	1	01	5206 Westridge	Rhodes, Jack	
1020	1	02	5204 Westridge	Rich, Martha	
2044	1	8	102 Glen Ct.	Zatorski, Jerry	
5307	1	03	103 Glen Court	Delmas, Robert	
1040	1	04	105 Glen Court	Pena, Richard	

Acct #	Unit	Lot	Address	Name	Signature
1330	2	04	133 Summit	O'Sullivan, Michael	
2039	2	6	147 Summit	Fenton, Patrick	
1340	2	07	159 Summit	Gilbert, Travis & Cathy	
1350	2	08	165 Summit	Brockman, Margaret	
1360	2	09	173 Summit	Hoffman, John	
1370	2	10	196 Summit	Willis, John	
1380	2	12	180 Summit	Hays, Gail	
1390	2	13	172 Summit	House, Michael	
1695	2	14	164 Summit	Conklin, Sam	
1410	2	16	148 Summit	Dodson, Jim	
1420	2	17	4975 Lower Rock Creek	Knauss, Mark	<i>Mark</i>
5310	2	19	132 Summit	Vallejo, John & Shannon	
1440	2	20	124 Summit	Castellano, Louis	
1450	2	21	116 Summit	Chevoya, Roger	
1460	2	23	4987 Westridge	McDavid, Kevin	
1470	2	24	4973 Westridge	Case, Steven	
1480	2	25	113 Scott Rd.	Marten, Eugene	
1490	2	26	123 Scott Rd.	Sullimoff, Daniel	
1500	2	27	137 Scott Rd.	Moyer, James	
1510	2	28	149 Scott Rd.	Campbell, Deanna	
5305	2	29	154 Scott Rd.	Richman, Seth WD	
1520	2	31	130 Scott Rd.	Wong, Darrell	
1530	2	32	118 Scott Rd.	St. Clair, John	
1540	2	33	106 Scott Rd.	St. Clair, John	
5316	2	34	4917 Westridge	Smith, Roger	
1560	2	35	4701 Westridge	Wright, Dolores	
1570	2	36	110 Paradise Pt.	Deering, Stephen	
1580	2	40	117 Paradise Pt.	Powers, Bill	
1590	2	41	4916 Westridge	Martin, John Edward	
1600	2	42	4930 Westridge	Bedore, Robert	
5323	2	43	4944 Westridge	Behrens, Lacey	
2042	2	44	4958 Westridge	Sharp, William	
2033	2	45	4972 Westridge	Campbell, Victoria	
1095	2	46	4986 Westridge	Miller, Larry E	
5315	2	47	129 Paradise Pt.	Plummer, Jared	
1010	1	01	5206 Westridge	Rhodes, Jack	<i>Jack Rhodes</i>
1020	1	02	5204 Westridge	Rich, Martha	<i>Martha Rich</i>
2044	1	8	102 Glen Ct.	Zatorski, Jerry	<i>Jerry Zatorski</i>
5307	1	03	103 Glen Court	Delmas, Robert	
1040	1	04	105 Glen Court	Pena, Richard	<i>Richard Pena</i>

Acct #	Unit	Lot	Address	Name	Signature
1050	1	06	106 Glen Court	Siebert, Jack	
1060	1	07	104 Glen Court	Shoshone, Daniel	<i>Don S...</i>
1070	1	12	5160 Westridge	McGurke, John	
1080	1	14	5146 Westridge	Weidner, Allan	<i>RENEA Weidner</i>
1090	1	17	5100 Westridge	Bustamante, Kriste	
1100	1	20	5068 Westridge	Struckman, Robert	
1110	1	21	5046 Westridge	Schneider, Barbara	
1120	1	23	5000 Westridge	Bernacchi, Bernard	<i>Bernard D Bernacchi</i>
1130	1	24	5001 Westridge	Napoles, Joe	
1140	1	25	5023 Westridge	Bohannan, William	
1150	1	27	5079 Westridge	Racine, Denyse	<i>Denyse Racine</i>
5302	1	13	5158 Westridge	Mooney, Martina	
1160	1	28	102 Dennis Way	Winterburn, Robert	
1170	1	29	104 Dennis Way	Grotzki, Lothar	<i>Michael Grotzki</i>
1180	1	30	105 Dennis Way	Kinney & Pascale	<i>Russell Kinney</i>
1190	1	31	103 Dennis Way	Racine, Denyse	<i>Denyse Racine</i>
1200	1	32	101 Dennis Way	Goede, Charles	<i>Charles Goede</i>
1210	1	33	5101 Westridge	McConachie, Jim & Wendy	<i>Jim McConachie</i>
1220	1	35	5145 Westridge	Medove, William	<i>William Medove</i>
1230	1	36	5157 Westridge	Holland, Elaine	<i>E.M. Holland</i>
1825	1	37	5169 Westridge	Brandt, Andrew	
5308	1		5173 Westridge	Melkonian, Mike & Rayni	
1250	1	39	5177 Westridge	Humberstone, Frank R	
1260	1	40	5189 Westridge	Barnett, Michael	<i>Michael Barnett</i>
1270	1	41	5195 Westridge	Slovacek, Joseph	<i>Joseph Slovacek</i>
1280	1	42	5201 Westridge	Klinefelter, Kevin	<i>Kevin Klinefelter</i>
1290	1	43	5213 Westridge	Kaiser, Kenneth	

Acct #	Unit	Lot	Address	Name	Signature
5303	RCC	4	75 Lower Canyon	Frederickson, Steve	
5317	RCC	2	145 Lower Canyon Rd	Hooper, John	
5314	RCC	5	25 Lower Canyon Rd	Hansen, Cary & Michele	
5306	RCC	6	15 Lower Canyon	Lewey & Palchak	
5309	RCC	7	7995 Lower Rock Creek Rd	Russell, Evan	
5313	RCC	8	25 Upper Canyon	Hooper, John/Lodge	
5312	RCC	9	55 Upper Canyon	Hooper, John	
5318	RCC	10	125 Upper Canyon Rd	Hooper, John	
5304	RCC	11	175 Upper Canyon	Raffee & Silva	
5311	RCC	13	HOA Upper Canyon	Hooper, John	
1853	4	01	17 Sierra Vista	Peterson, Steven & Lynn	
1854	4	03	40 Sierra Vista	Webber, John	
2012	4	2	35 Sierra Vista Cir	The Sharp Family Trust	
1860	4	05	14 Sierra Vista	Shannon, Casey	
1640	3	01	4802 Alison Lane	Vetter, Dennis	
1650	3	02	4812 Alison Lane	Rodriguez, David	
1660	3	03	4822 Alison Lane	Boone, Chris & Donna	
1670	3	05	4825 Alison Lane	Ellsworth, Todd	Todd Ellsworth
1680	3	06	4821 Alison Lane	Dibble, Robert	
1690	3	07	4817 Alison Lane	Cooley, William	William L. Cooley
1700	3	08	4813 Alison Lane	Thompson, Paul	Paul P. Thompson
1710	3	09	4809 Alison Lane	McGrath, Michael	Michael McGrath
1720	3	11	4801 Alison Lane	Gunsolley, Gary	Gary Gunsolley
2034	3	12	4804 Sherwin Trl	Hooper, John	
2040	3		4834 Sherwin Trl	Buetner, Mark & Patricia	Patricia Buetner
1730	3	16	4844 Sherwin Trail	Stansberger, Patricia	Pat Stansberger
1740	3	18	4843 Sherwin Trail	Williams, Craig	Craig Williams
1750	3	20	4823 Sherwin Trail	Ishimaru, Yoshiaki	Yoshiaki Ishimaru
1760	3	23	4806 Deer Peak	Owens, Michael	Michael Owens
1775	3	25	4826 Deer Peak	Okuno, Alice	
1780	3	26	4838 Deer Peak	Mack, Louis	
1472	3	28	4856 Deer Peak	Picher & Kanouff	
1800	3	29	4866 Deer Peak	Bauter, Lila	
1810	3	31	134 Eagle Vista	Brown-Berry, Robert	
2046	3	35	87 Eagle Vista	Vogl, Sigi	Toni Sevilla
1830	3	36	36 Eagle Vista	Rudolph, Tim	
5300	3	37	125 Eagle Vista	McConachie, Jonathan	Jonathan McConachie
1300	2	01	109 Summit	Zappe, Harry	
1310	2	02	117 Summit	Keating, James	
1320	2	03	125 Summit	Lovell, Sam	

Acct #	Unit	Lot	Address	Name	Signature
5303	RCC	4	75 Lower Canyon	Frederickson, Steve	
5317	RCC	2	145 Lower Canyon Rd	Hooper, John	
5314	RCC	5	25 Lower Canyon Rd	Hansen, Cary & Michele	
5306	RCC	6	15 Lower Canyon	Lewey & Palchak	
5309	RCC	7	7995 Lower Rock Creek Rd	Russell, Evan	
5313	RCC	8	25 Upper Canyon	Hooper, John/Lodge	
5312	RCC	9	55 Upper Canyon	Hooper, John	
5318	RCC	10	125 Upper Canyon Rd	Hooper, John	
5304	RCC	11	175 Upper Canyon	Raffie & Silva	
5311	RCC	13	HOA Upper Canyon	Hooper, John	
1853	4	01	17 Sierra Vista	Peterson, Steven & Lynn	
1854	4	03	40 Sierra Vista	Webber, John	
2012	4	2	35 Sierra Vista Cir	The Sharp Family Trust	
1860	4	05	14 Sierra Vista	Shannon, Casey	
1640	3	01	4802 Alison Lane	Vetler, Dennis	
1650	3	02	4812 Alison Lane	Rodriguez, David	
1660	3	03	4822 Alison Lane	Boone, Chris & Donna	
1670	3	05	4825 Alison Lane	Ellsworth, Todd	
1680	3	06	4821 Alison Lane	Dibble, Robert	
1690	3	07	4817 Alison Lane	Cooley, William	
1700	3	08	4813 Alison Lane	Thompson, Paul	
1710	3	09	4809 Alison Lane	McGrate, Michael	
1720	3	11	4801 Alison Lane	Gunsolley, Gary	
2034	3	12	4804 Sherwin Trl	Hooper, John	
2040	3		4834 Sherwin Trl	Buetner, Mark & Patricia	
1730	3	16	4844 Sherwin Trail	Stansberger, Patricia	
1740	3	18	4843 Sherwin Trail	Williams, Craig	
1750	3	20	4823 Sherwin Trail	Ishimaru, Yoshiaki	
1760	3	23	4806 Deer Peak	Owens, Michael	
1775	3	25	4826 Deer Peak	Okuno, Alice	
1780	3	26	4838 Deer Peak	Mack, Louis	
1472	3	28	4856 Deer Peak	Picher & Kanouff	
1800	3	29	4866 Deer Peak	Bauter, Lila	
1810	3	31	134 Eagle Vista	Brown-Berry, Robert	
2046	3	35	87 Eagle Vista	Vogl, Sigi	
1830	3	36	36 Eagle Vista	Rudolph, Tim	
5300	3	37	125 Eagle Vista	McConachie, Jonathan	
1300	2	01	109 Summit	Zappe, Harry	
1310	2	02	117 Summit	Keating, James	
1320	2	03	125 Summit	Lovell, Sam	

Acct #	Unit	Lot	Address	Name	Signature
1330	2	04	133 Summit	O'Sullivan, Michael	
2039	2	6	147 Summit	Fenton, Patrick	
1340	2	07	159 Summit	Gilbert, Travis & Cathy	
1350	2	08	165 Summit	Brockman, Margaret	Margaret Brockman
1360	2	09	173 Summit	Hoffman, John	John Hoffman
1370	2	10	196 Summit	Willis, John ANNE	Anne Willis
1380	2	12	180 Summit	Hays, Gail	Gail Hays
1390	2	13	172 Summit	House, Michael	Michael House
1695	2	14	164 Summit	Conklin, Sam	
1410	2	16	148 Summit	Dodson, Jim	Sherry Dodson
1420	2	17	4975 Lower Rock Creek	Knauss, Mark	
5310	2	19	132 Summit	Vallejo, John & Shannon	
1440	2	20	124 Summit	Castellano, Louis	Louis Castellano
1450	2	21	116 Summit	Chevoys, Roger	Roger Chevoys
1460	2	23	4987 Westridge	McDavid, Kevin	
1470	2	24	4973 Westridge	Case, Steven	Steve Case
1480	2	25	113 Scott Rd.	Marten, Eugene	Judith Marten
1490	2	26	123 Scott Rd.	Sullimoff, Daniel	
1500	2	27	137 Scott Rd.	Moyer, James	Jim Moyer
1510	2	28	149 Scott Rd.	Campbell, Deanna	
5305	2	29	154 Scott Rd.	Richman, Seth WD	Seth Richman
1520	2	31	130 Scott Rd.	Wong, Darrell	
1530	2	32	118 Scott Rd.	St. Clair, John	Judith St. Clair
1540	2	33	106 Scott Rd.	St. Clair, John	Judith St. Clair
5316	2	34	4917 Westridge	Smith, Roger	Roger Smith
1560	2	35	4701 Westridge	Wright, Dolores	RENTER
1570	2	36	110 Paradise Pt.	Deering, Stephen	PART TIME
1580	2	40	117 Paradise Pt.	Powers, Bill	Bill Powers
1590	2	41	4916 Westridge	Martin, John Edward	PART TIME
1600	2	42	4930 Westridge	Bedore, Robert	
5323	2	43	4944 Westridge	Behrens, Lacey	John R. Behrens
2042	2	44	4958 Westridge	Sharp, William	
2033	2	45	4972 Westridge	Campbell, Victoria	Victoria Campbell
1095	2	46	4986 Westridge	Miller, Larry E	
5315	2	47	129 Paradise Pt.	Plummer, Jared	PART TIME
1010	1	01	5206 Westridge	Rhodes, Jack	
1020	1	02	5204 Westridge	Rich, Martha	
2044	1	8	102 Glen Ct.	Zatorski, Jerry	
5307	1	03	103 Glen Court	Delmas, Robert	
1040	1	04	105 Glen Court	Pena, Richard	

Acct #	Unit	Lot	Address	Name	Signature
1330	2	04	133 Summit	O'Sullivan, Michael	
2039	2	6	147 Summit	Fenton, Patrick	
1340	2	07	159 Summit	Gilbert, Travis & Cathy	
1350	2	08	165 Summit	Brockman, Margaret	
1360	2	09	173 Summit	Hoffman, John	
1370	2	10	196 Summit	Wilis, John	
1380	2	12	180 Summit	Hays, Gail	
1390	2	13	172 Summit	House, Michael	
1695	2	14	164 Summit	Conklin, Sam	
1410	2	16	148 Summit	Dodson, Jim	
1420	2	17	4975 Lower Rock Creek	Knauss, Mark	<i>Mark</i>
5310	2	19	132 Summit	Vallejo, John & Shannon	
1440	2	20	124 Summit	Castellano, Louis	
1450	2	21	116 Summit	Chevoya, Roger	
1460	2	23	4987 Westridge	McDavid, Kevin	
1470	2	24	4973 Westridge	Case, Steven	
1480	2	25	113 Scott Rd.	Marten, Eugene	
1490	2	26	123 Scott Rd.	Sulimoff, Daniel	
1500	2	27	137 Scott Rd.	Moyer, James	
1510	2	28	149 Scott Rd.	Campbell, Deanna	
5305	2	29	154 Scott Rd.	Richman, Seth WD	
1520	2	31	130 Scott Rd.	Wong, Darrell	
1530	2	32	118 Scott Rd.	St. Clair, John	
1540	2	33	106 Scott Rd.	St. Clair, John	
5316	2	34	4917 Westridge	Smith, Roger	
1560	2	35	4701 Westridge	Wright, Dolores	
1570	2	36	110 Paradise Pt.	Deering, Stephen	
1580	2	40	117 Paradise Pt.	Powers, Bill	
1590	2	41	4916 Westridge	Martin, John Edward	
1600	2	42	4930 Westridge	Bedore, Robert	
5323	2	43	4944 Westridge	Behrens, Lacey	
2042	2	44	4958 Westridge	Sharp, William	
2033	2	45	4972 Westridge	Campbell, Victoria	
1095	2	46	4986 Westridge	Miller, Larry E	
5315	2	47	129 Paradise Pt.	Plummer, Jared	
1010	1	01	5206 Westridge	Rhodes, Jack	
1020	1	02	5204 Westridge	Rich, Martha	<i>Rentee - Martha Rich</i>
2044	1	8	102 Glen Ct.	Zatorski, Jerry	<i>Jerry Zatorski</i>
5307	1	03	103 Glen Court	Delmas, Robert	
1040	1	04	105 Glen Court	Pena, Richard	<i>Richard Pena</i>

Acct #	Unit	Lot	Address	Name	Signature
1050	1	06	106 Glen Court	Siebert, Jack	
1060	1	07	104 Glen Court	Shoshone, Daniel	
1070	1	12	5160 Westridge	McGurke, John	
1080	1	14	5146 Westridge	Weidner, Allan	
1090	1	17	5100 Westridge	Bustamante, Krista	
1100	1	20	5068 Westridge	Struckman, Robert	
1110	1	21	5046 Westridge	Schneider, Barbara	<i>Jeanne Schneider</i>
1120	1	23	5000 Westridge	Bernacchi, Bernard	
1130	1	24	5001 Westridge	Napoles, Joe	<i>Joe Napoles</i>
1140	1	25	5023 Westridge	Bohannon, William	<i>William Bohannon</i> <i>Christina Bohannon</i>
1150	1	27	5079 Westridge	Racine, Denyse	
5302	1	13	5158 Westridge	Mooney, Martina	
1160	1	28	102 Dennis Way	Winterburn, Robert	
1170	1	29	104 Dennis Way	Grotzki, Lothar	
1180	1	30	105 Dennis Way	Kinney & Pascale	
1190	1	31	103 Dennis Way	Racine, Denyse	
1200	1	32	101 Dennis Way	Goede, Charles	
1210	1	33	5101 Westridge	McConachie, Jim & Wendy	
1220	1	35	5145 Westridge	Medove, William	
1230	1	36	5157 Westridge	Holland, Elaine	
1825	1	37	5169 Westridge	Brandt, Andrew	
5308	1		5173 Westridge	Melkonian, Mike & Rayni	
1250	1	39	5177 Westridge	Humberstone, Frank R	
1260	1	40	5189 Westridge	Barnett, Michael	
1270	1	41	5195 Westridge	Slovacek, Joseph	
1280	1	42	5201 Westridge	Kinefelter, Kevin	
1290	1	43	5213 Westridge	Kaiser, Kenneth	

Acct #	Unit	Lot	Address	Name	Signature
1050	1	06	106 Glen Court	Siebert, Jack	
1060	1	07	104 Glen Court	Shoshone, Daniel	<i>Don Sllm</i>
1070	1	12	5160 Westridge	McGurke, John	
1080	1	14	5146 Westridge	Weidner, Allan	<i>RENCA</i>
1090	1	17	5100 Westridge	Bustamante, Krista	
1100	1	20	5068 Westridge	Struckman, Robert	
1110	1	21	5046 Westridge	Schneider, Barbara	
1120	1	23	5000 Westridge	Bernacchi, Bernard	
1130	1	24	5001 Westridge	Napoles, Joe	
1140	1	25	5023 Westridge	Bohannon, William	
1150	1	27	5079 Westridge	Racine, Denyse	<i>Denyse Racine</i>
5302	1	13	5158 Westridge	Mooney, Martina	
1160	1	28	102 Dennis Way	Winterburn, Robert	
1170	1	29	104 Dennis Way	Grotzki, Lothar	<i>Michael Grotzki</i>
1180	1	30	105 Dennis Way	Kinney & Pascale	<i>Russell Kinney</i>
1190	1	31	103 Dennis Way	Racine, Denyse	<i>Denyse Racine</i>
1200	1	32	101 Dennis Way	Goede, Charles	<i>Charles Goede</i>
1210	1	33	5101 Westridge	McConachie, Jim & Wendy	<i>Jim McConachie</i>
1220	1	35	5145 Westridge	Medove, William	<i>William Medove</i>
1230	1	36	5157 Westridge	Holland, Elaine	<i>Elaine Holland</i>
1825	1	37	5169 Westridge	Brandt, Andrew	
5308	1		5173 Westridge	Melkonian, Mike & Rayni	
1250	1	39	5177 Westridge	Humberstone, Frank R	
1260	1	40	5189 Westridge	Barnett, Michael	<i>Michael Barnett</i>
1270	1	41	5195 Westridge	Slovacek, Joseph	
1280	1	42	5201 Westridge	Klinefelter, Kevin	
1290	1	43	5213 Westridge	Kaiser, Kenneth	

Acct #	Unit	Lot	Address	Name	Signature
1050	1	06	106 Glen Court	Siebert, Jack	
1060	1	07	104 Glen Court	Shoshone, Daniel	
1070	1	12	5160 Westridge	McGurke, John	
1080	1	14	5146 Westridge	Weidner, Allan	
1090	1	17	5100 Westridge	Bustamante, Kriste	
1100	1	20	5068 Westridge	Struckman, Robert	
1110	1	21	5046 Westridge	Schneider, Barbara	<i>Jeannine Schneider</i>
1120	1	23	5000 Westridge	Bernacchi, Bernard	
1130	1	24	5001 Westridge	Napoles, Joe	<i>Joe Napoles</i>
1140	1	25	5023 Westridge	Bohannon, William	<i>William Bohannon</i> <i>Christina Bohannon</i>
1150	1	27	5079 Westridge	Racine, Denyse	
5302	1	13	5158 Westridge	Mooney, Martina	
1160	1	28	102 Dennis Way	Winterburn, Robert	
1170	1	29	104 Dennis Way	Grotzki, Lothar	
1180	1	30	105 Dennis Way	Kinney & Pascale	
1190	1	31	103 Dennis Way	Racine, Denyse	
1200	1	32	101 Dennis Way	Goede, Charles	
1210	1	33	5101 Westridge	McConachie, Jim & Wendy	
1220	1	35	5145 Westridge	Medove, William	
1230	1	36	5157 Westridge	Holland, Elaine	
1825	1	37	5169 Westridge	Brandt, Andrew	
5308	1		5173 Westridge	Melkonian, Mike & Rayni	
1250	1	39	5177 Westridge	Humberstone, Frank R	
1260	1	40	5189 Westridge	Barnett, Michael	
1270	1	41	5195 Westridge	Slovacek, Joseph	
1280	1	42	5201 Westridge	Klinefelter, Kevin	
1290	1	43	5213 Westridge	Kaiser, Kenneth	

33
 14
 5
 19
 7
 16

 64
 + 2

 66



Jim Moyer
Lower Rock Creek Mutual Water Company

Re: Sound Wall

August 17, 2015

Dear Mr. Moyer,

I am writing today in regards to the sound wall. I think there is one problem that we will not have much luck in amending; space at the well site. There is no way we could hope to erect an adequate sound wall on site as spacing doesn't seem to allow it.

Another thought is the topography of the site. As I recall, any houses were quite a bit of an upgrade from the well site, may be a wall erected on the brim of the hill between housing and well site would be possible. A wall on site would have to be quite high to aid in sound problem abatement.

Rig noise levels

50'---- 87

100'---80

300'---71

Please feel free to contact me with any questions and I will be happy to assist!

Sincerely,

Jim Biffle
President



MONO COUNTY HEALTH DEPARTMENT

Environmental Health

P.O. BOX 476, BRIDGEPORT, CA 93517 PHONE (760) 932-5580 • FAX (760) 932-5284

P.O. BOX 3329, MAMMOTH LAKES, CA 93546 PHONE (760) 924-1830 • FAX (760) 924-1831

Date 10/7/14

Lower Rock Creek Mutual Water Company
125 Summit Rd
Bishop, CA
93514

RE: *Permit Extension* - Well Permit # 26-13-04; APN 026-330-015

Dear, Lower Rock Creek Mutual Water Company

A permit extension is hereby granted and this permit extension is good for one year from the date of this letter. All conditions of the original permit apply to this permit extension. If the water well is not constructed within one year of this date, then a new permit application and associated fees must be submitted to this department. The new permit must be issued to you prior to the commencement of construction of the well.

Should you have any questions regarding this matter, please feel free to call me at (760) 924-4605.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jon Drozd".

Jon Drozd, REHS

Environmental Health Specialist



MONO COUNTY HEALTH DEPARTMENT

Environmental Health

P.O. BOX 476, BRIDGEPORT, CA 93517 PHONE (760) 932-5580 • FAX (760) 932-5284

P.O. BOX 3329, MAMMOTH LAKES, CA 93546 PHONE (760) 924-1830 • FAX (760) 924-1831

CONDITIONS FOR WELL CONSTRUCTION AND APPROVAL

APPLICANT: **Boetsch Well Drilling & Pump Service**
 PROPERTY OWNER: **Lower Rock Creek Mutual Water Company**
 APN: **026-330-015**
 PERMIT NUMBER: **26-13-04**
 APPROVED BY: **Jon Drozd, R.E.H.S.**
 DATE: **10/7/14**

1. The construction, repair, modification or destruction of a water well shall meet the requirements set forth in Chapter II of the California Department of Water Resources Bulletin 74, "Water Well Standards".
2. Maintain a minimum setback of 100 feet from the well to any septic tank or leach field.
3. The well annular space shall be sealed to a minimum depth of fifty (50) feet. Call this office a minimum of 48 hours prior to sealing, for approval and to schedule an inspection.
4. When drilling mud is discharged to a sump, the sump shall have at least two feet of freeboard. The sump must be dried by evaporation or pumping. Drilling mud may remain in the sump only if discharger demonstrates it is inert waste. Sump area shall be restored to preconstruction state within sixty days of completion or abandonment of the well.
5. There shall be installed an elevated concrete apron or base around the well casing. The thickness of the base shall be at least 4 inches and should be approximately 4 feet x 4 feet in dimension, sloping from the well casing. This is the responsibility of the well owner.
6. Before the well is placed into use, the well, storage tank (if applicable) and distribution plumbing shall be adequately disinfected.
7. Following disinfection, a bacteriological analysis of the water from the new well is required. Mono County Environmental Health staff will collect this water sample once the pump is installed and the supply plumbing connection between the well and residence is completed. No additional charge is required. The charge for this water sample is included in the well permit fee.
8. The well driller shall complete the well log and submit a copy to the Mono County Health Department **within 30 days** following completion of the well.

Should you have any questions or need assistance, please call Jon Drozd of the Mono County Health Department, Mammoth Lakes office, at (760) 924-4605.

TEAM

ENGINEERING & MANAGEMENT, INC.

P. O. Box 1265, Bishop, California 93515-1265
760-872-1033 fax 760-872-2131

Mr. James Moyer
Lower Rock Creek Mutual Water Company
4575 Lower Rock Creek Road
Bishop, CA 93514

December 5, 2002

Re: New Well Location and Site Conditions, Paradise, California

Dear Mr. Moyer:

TEAM Engineering & Management, Inc. (TEAM) is pleased to provide the following results of our well-location investigation for the Lower Rock Creek Mutual Water Company (LRCMWC). As part of our investigation, TEAM conducted a site visit, a review of existing data concerning the existing well, and evaluated potential well-interference issues associated with the existing well and a proposed new well.

Background

The site is in the community of Paradise (Mono County), within the northwestern-most portion of the Owens Valley, California. The dominant topographic features in the area are the Sierra Nevada (to the west), the Volcanic Tableland (to the east), and Round Valley (to the south). The site is at an elevation of approximately 5,000 feet above mean sea level in a narrow canyon drained by Rock Creek. This canyon has been eroded into the volcanic rocks of the Bishop Tuff, and the linear nature of the canyon is likely the result of the existing fault/fracture system in the area.

Rock Creek flows from north to south through the area, and stream-flow estimates in the vicinity were not available for this study (nor were they pertinent to the key issues of this report). There is an existing well at the site which was drilled to a depth of 920 feet below ground surface (bgs). During static conditions, the top of the water column in the well is generally about 300 feet above the pump assembly.

According to the logs/diagrams of the existing well, the principal aquifer materials are fractured rock of the Bishop Tuff, and an underlying "sand" unit. According to these documents, the principal water-bearing zone was this underlying "sand" unit. It is unclear if the underlying "sand" unit is an alluvial or glacial deposit, or is simply a granitic-rock unit (due to the size of cuttings from rotary drills, logging a granite as a dense sand is a common error).

Recommended Well Location

Based on our observations at the site, drilling a new well on the northern-most extent of the existing LRCMWC property, along the existing dirt road along the west side of Rock Creek is recommended. Mono County will require a 50-foot setback from Rock Creek. Additionally a pad will need to be constructed with a backhoe to accommodate drilling equipment. Given the proximity of the creek,

and the likelihood of significant purge water from the well during drilling a method of cuttings containment and purge water discharge will need to be developed with input from the Mono County Environmental Health Department.

Anticipated Well Interference

LRCMWC staff has expressed concern over potential well interference issues between the existing well and any new well drilled in its proximity. TEAM evaluated the potential for well interference using the Theis nonequilibrium equation and assumed aquifer parameters based on the results of previous short-term constant discharge tests or specific-capacity tests conducted by the driller and subsequently by the LRCMWC. Specific capacities (discharge per foot of drawdown) have ranged from approximately 0.5 to 2 gallons per minute per foot of drawdown. The higher specific capacities are from more recent tests and may indicate greater development of the well over the years since installation.

The analyses assumed that the existing well would be pumped constantly at 120 gallons per minute for a period of 24 hours before being shut off. An anticipated range of drawdown (based on the range of specific capacity previously measured) was developed for distances of 100, 200 and 300 feet from the existing well. Given the current cyclic, daily well pumping scheme, and the unlikely event that the existing well would need to be operated 24 hours a day at full Paradise build-out (not including development on the bluffs east of the creek), particularly with a second well operational, the 24-hour pumping period was assumed to be conservative for the analysis.

The results of this analysis suggest that under the conditions described above, drawdown caused by the existing well as measured in a new well located approximately 100 feet from the existing well would range from four to 28 feet. Drawdown caused by the existing well as measured in a new well located approximately 200 feet from the existing well would range from less than one foot to 19 feet. Drawdown caused by the existing well as measured in a new well located approximately 300 feet from the existing well would range from zero to 14 feet.

The results should be used with caution as the analysis was based on very short aquifer test durations (a 48-hour is typically recommended). The result is that recharge from Rock Creek might cause a flattening in water levels that suggests an equilibrium condition is reached during a test, which may be more of an aberration rather than indicative of long-term water level trends during constant pumping.

Discussion and Recommendations

Prior to hiring a driller, TEAM recommends that detailed drill specifications be developed that can be provided to multiple drillers for bid. This is particularly advantageous given the significant depths involved and associated substantial drilling costs. The key objective is to eliminate as many unknowns as possible for the driller. The result is a bid as close as possible to the final real cost as opposed to receiving low bids and incurring potentially much higher final drilling costs due to "unanticipated or different conditions" encountered by a driller or other issues resulting in unanticipated costs. The costs for TEAM to develop detailed drill specifications are provided in our

cost estimate submitted to you previously.

Additionally, after the well is installed, a longer-term aquifer test should be conducted on the new well, with water levels monitored in both the new well and the existing well to evaluate with greater confidence well yields and potential well-interference issues. This will likely be a requirement by Mono County and will also allow the LRCMWC to develop an efficient groundwater pumping scheme.

An option for consideration by LRCMWC may be to construct the proposed new well with a larger diameter than the existing well. The potential for substantially increased flow from a larger diameter well may justify the additional cost of drilling the larger diameter well. Groundwater inflow to a well is partially a function of the diameter of the well. This is a logarithmic relationship so as the diameter of the well increases, inflow can increase substantially.

TEAM appreciates the opportunity to work with the LRCMWC and looks forward to continuing to provide you with technical support on this important project. Should you have any questions or comments, please call us at 760-872-1033.

Sincerely,



Andrew Zdon, RG, CEG, CHG
Senior Hydrogeologist

ROGER W. SMITH
Consulting Geologist
4917 Westridge Road
Bishop, CA 93514
(760) 387-9121

June 16, 2010

James Moyer
Lower Rock Creek Mutual Water Company
Paradise Estates
P.O. Box 9
Bishop, CA 93515

Water Supply Evaluation and Production Well Cost Estimate. Phase 1

Dear Mr. Moyer,

The following are the results of my Phase 1, Water Supply Evaluation and Cost Estimate for an additional water supply well for the Lower Rock Creek Mutual Water Company (LRCMWC). It is my understanding that this new well is now a requirement by the California State Water Board as a backup community water source and to provide additional water for fire protection and the anticipated build-out of the existing lots in the Paradise development.

Locations

There are effectively four areas where a new water supply well could be sited where there would be little or no hydraulic interference between the new well and the existing water supply wells in the Paradise Estates area. The areas are effectively on the north, south, east and west sides of the Paradise Estates Community (Figure 1). Two of these sites, the south and west sides, have issues with nearby septic leach fields. A water supply well placed anywhere along the southern boundary of the Community would be susceptible to sewage contamination from existing and future septic leach lines.

While the western location near the borrow pit adjacent to the old highway is preferred for potentially improved aquifer conditions (proximity to a recharge source and coarser water bearing sediments derived from the Wheeler Crest) and the potential for septic infiltration is minimal, there exists several potential problems with locating a water supply well here. The lack of sufficient land for a well facility to attain the required setback from the old highway and nearby leach fields, potential location in a drainage channel and distance from available 440-volt three phase electrical power all contribute. The aquifer in this area is also untested by nearby wells and the subsurface geologic conditions are

inferred from the regional geology and existing wells in and east of Rock Creek gorge. A water supply well situated in this location would require additional testing of the aquifer to determine potential productivity of the aquifer prior to designing the final size and depth of the completed well.

The northern edge of the Paradise Estates Community is potentially an ideal site for a water supply well. It is close to the necessary power source, is up gradient of all the septic leach lines and is very close to the existing water main. There remains the fact that the aquifer is untested in this area and could potentially be unsatisfactory for the LRCMWC's future needs. As with the western site, if this area is chosen as the new well site, it should be tested with a small diameter boring to investigate the geology and determine availability of water at this location. This site also has the potential of requiring a 150-foot deeper borehole to reach the water bearing formation of old alluvial sands beneath the Bishop Tuff as compared to a site in the Rock Creek gorge. If the productivity of the aquifer is unacceptable at either of these sites, the pilot boring will have to be abandoned and a new well site chosen. Interference with the existing well should be minimal due to the distance between the wells, 520 feet to 750 feet and this site's location opposite one or two faults which are potential barriers to aquifer transmissivity (Figure 1).

The remaining favorable site for a water supply well is located in Rock Creek gorge near the north end of the old Paradise Lodge cabins. The only place where there is enough room to provide at least 100 feet of set back from Rock Creek and 20 feet of setback from the power lines that follow the canyon on the east side is located on the east side of the gorge and access road between 770 feet and 1,000 feet south of the existing LRCMWC water supply well and 1,480 feet to 1,720 feet northwest of Lower Rock Creek Ranch Well #2. This site has a slight risk of hydraulic interference with the aforementioned wells, but should access the same proven aquifer as the other two wells. It is very close to the required power supply and existing pipeline. Road access is excellent and there are no leach lines known by the author to exist nearby. The only other detriment might be the proposed location of the sewer treatment plant for Lower Rock Creek Ranch. If there were a leak in that system or treatment pond, it might percolate through the fractures in the Bishop Tuff and possibly expose the new well to contamination. However, it is more likely that the contamination would percolate out of the canyon wall well above the well seal and also head down gradient toward the Lower Rock Creek Ranch Well #2. A deep well seal should mitigate this potential issue.

If a water supply well were sited in the area near the existing LRCMWC well, the two wells would definitely have some form of impact upon each other and depending upon distance apart, the interference from the respective cones of depression could reduce pumping water levels in the two wells from a few feet to over one

hundred feet in depth. This could potentially reduce the production capabilities of each well by a significant amount. If it becomes necessary to place the new water supply well in the vicinity of the existing well, then the existing well will have to be shut down for the duration of the drilling, construction and development of the new well. This should be done as a precaution to prevent the existing well from pulling drilling fluids into its sphere of influence, potentially plugging or damaging the aquifer and contaminating the water supply for the community.

Production Capacity and Recommendations

If this new water supply well is to be used as a replacement well, then the minimum capacity that LRCMWC should attempt to attain according to the supplied engineering reports by Pinyon Engineering of Bishop, California and Pountney Associates of San Diego, California, is 250 gallons per minute (gpm) due to build out and fire-flow requirements. Additionally pumping rates may diminish over time due to wear on the pump, biofilm in the well or lower water levels due to drought. A higher capacity well and pump, and the resultant increased pumping rate will also better accommodate operations during reduced electrical rate hours by shortening pump run time and reduce the need for additional reservoir capacity during higher system demands. If the existing water supply well is to be used as a supplemental source or backup to the new well, then 250 gpm could be sufficient for the Communities needs.

An 8-inch inside diameter (ID) well casing should allow the LRCMWC to pump up to 200 to 250 gpm. To achieve a pumping rate in excess of 200 to 250 gpm up to 450 gpm, the well will need to be constructed of 10-inch ID casing, assuming the aquifer will sustain this production capacity. This casing diameter is sufficient to accommodate a pump with a large enough capacity to raise that volume the necessary 500 to 600 feet from the anticipated new well's pumping level. If more water production is required by LRCMWC, a 12-inch ID cased well will allow a production rate of over 500 gpm, again depending upon the transmissivity of the aquifer. It is good practice in deeper wells and recommended, especially when difficult drilling conditions are present, that the LRCMWC install a 12-inch ID well casing as it will give the LRCMWC more water production latitude and allow room for a large enough pump if the well borehole is crooked.

Recommended well depth is at least 1,250 feet below ground surface (bgs), which will put the bottom of the new well approximately 550 feet below the base of the Bishop Tuff. It is recommended that the pilot hole be drilled to 1,450 feet bgs or deeper to determine if additional favorable water bearing strata can be developed by the new well. The Lower Rock Creek Ranch Well #2 is constructed to 1,700 feet bgs and is capable of sustained production of over 250 gpm. The water quality from this well has a very slightly elevated

overall radiation count but the radioactive elements are non-detect (ND) in water quality testing. The elevated radiation may also appear on the e-log in well-defined alluvial beds or layers below the 1,200-foot depth. There are insufficient data to be able to determine the cause, but it may be due to the granitic-derived sediments and concentrations of radioactive heavy metals within select bedding of the alluvial formation. It also may be due to trapped radon gas below the Bishop Tuff which may dissipate over time. If the determination is made to construct the well below the 1,200-foot bgs depth due to favorable aquifer conditions, these potential elevated radiation zones can be blanked off to reduce their influence, if any, on the final well product.

Traces of hydrogen sulfide (H₂S) were detected during geologic logging and in the discharge water during the aquifer pumping tests of the Lower Rock Creek Ranch Well #2. The H₂S was first detected by the geologist in drill cuttings below 1450 feet bgs in a lithologic unit containing minor amounts of organic material. This organic layer may or may not be a source for the H₂S odor. If this organic layer were to occur or H₂S odor is encountered in the new water supply well location, the well should be constructed to exclude this particular zone.

The LRCMWC should be aware that this new water supply well will produce whatever the formation is capable of producing. Quality well design and construction will maximize the yield according to the aquifer's capabilities and the longevity of the final product. Poor design, construction missteps and improper cleaning will diminish the well production capabilities.

Fees

My estimated professional service fees for this project will vary from \$40,000 to \$75,000 (360 to 680 hours at \$110 per hour) due to several factors that the LRCMWC will need to decide upon, the quality of the drilling contractor selected and natural variables that exist in drilling water wells in difficult terrain. The LRCMWC will have to decide how much professional oversight and onsite supervision of this project they will require to ensure that, the well is constructed properly and according to design to provide longevity and the maximum production and efficiency over the life of the well. The competence and abilities of the drilling contractor will also play a role in determining professional fees. Finally, the natural drilling conditions and the conditions of the aquifer will dictate the actual time spent drilling, logging, constructing and cleaning of the well and the supervision of those activities. Professional Geologist oversight as required by the California State Water Board and geological assistance during round-the-clock operations will be provided by Dean Dougherty of Sierra Geotechnical Services Inc. of Bishop, California as needed and is included in the above cost estimate. A more accurate

estimate will be generated once the LRCMWC has chosen a drilling contractor, decided upon a preliminary well design and the amount of professional oversight they require.

Proposed tasks are:

- a. Generation of Construction Guidelines for the drilling companies to bid upon and follow. This will ensure that the drilling companies will produce comparable bids and give the LRCMWC recourse in the event that the guidelines are not followed during construction of the well.
- b. Implement best management practices (BMP) to ensure a clean and safe site and reduce the possibility of environmental damage due to spills or leaks of drilling fluids and lubrication products. Also to provide guidelines to rapidly implement and follow in the event of a spill or leak to reduce any potential damage.
- c. Liaison with the drilling company, the LRCMWC and Mono County Health Department during the entire project. Advise the LRCMWC of problems encountered during well drilling and construction that could potentially increase costs and or require design changes.
- d. Log the drill cuttings and create a geologic log of the formations encountered while drilling. This will be used to compare and correlate with the electric log (e-log) for locating the best potential water bearing zones, potential water quality issues, final design of the water supply well and assist in solving drilling problems encountered by the drilling company.
- e. Interpret the e-log for use as above in Section d.
- f. Design the water supply well based upon geologic conditions encountered and the LRCMWC requirements.
- g. Supervise the construction of the well, to include, casing installation, alignment, gravel packing and cement sanitary seal.
- h. Supervise the mechanical development and monitor the pumping development of the new well to ensure that the gravel pack is properly settled and cleaning of the formation and gravel pack of drilling fluids is complete. These steps are critical to obtaining the maximum possible production efficiency and water quality from a new well.
- i. Install pressure transducers and conduct backup water level measurements in the new production well and nearby water wells

during the step test and constant rate pump testing of the new well to evaluate the well's efficiency and any potential impacts on existing nearby water production wells.

- j. Generate a final well construction summary, pumping test and recommendations report.

Water Well Drilling Company Proposals and Estimates

Three well drilling contractors proposals and estimates to drill, construct, develop, clean and test a new domestic water production well for the LRCMWC are enclosed in Appendix A. Significantly variable costs relating to total well drilling and construction depth are marked with an asterisk. A proposal to clean and rehabilitate the existing water supply well is enclosed in Appendix B. Note: Bakersfield Well and Pump Co. did not include the cement sanitary seal in their estimate/proposal. It should be similar to the other companies estimates.

Disclaimer

This report has been written for the Lower Rock Creek Mutual Water Company solely with specific reference to the siting and proposed construction and testing of a new water-supply well for the Paradise Community subdivision. The report has been prepared in accordance with the care and skill generally exercised by reputable professionals, under similar circumstances, in this or similar localities. No other warranty, either express or implied, is made as to the professional advice presented herein.

If you have any questions please call me at the above number or stop by.

Sincerely,

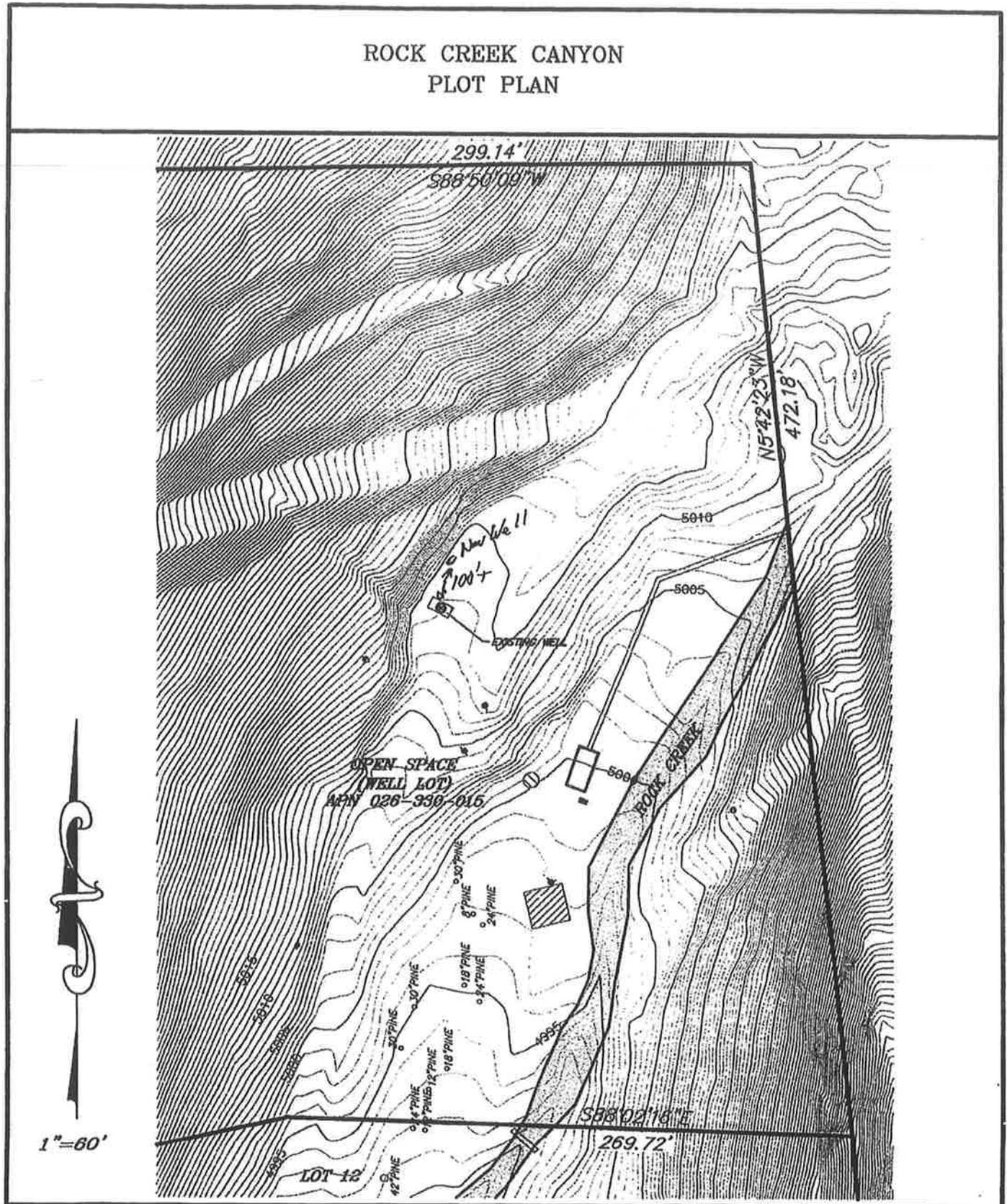


Roger W. Smith



PARADISE COMMUNITY - LRCMWC Water Supply Well Location Photo/Map	
NOT TO SCALE	DATE: June 14, 2010
Blue Shaded Areas are Potential New Well Location Sites Red Lines are Quaternary Faults	FIGURE 1

ROCK CREEK CANYON PLOT PLAN



1"=60'

Project Estimate

Client: Chuck Goede

Item	Quantity	Unit Price	Total price
Mob In, Mob Out, Rig, Pipe Trailer, Water Truck Mud Pit, Pump	2	\$4,750.	\$9,500.
6-1/8 Test Hole	1,000'	\$30.00 p/f	\$30,000.00
Logging	1	\$3000.00	\$3,000.00
12-1/4 Bore hole	1000'	\$100.00 p/f	\$100,000.
8" SDR 17 Blank	500'	\$19.43 p/f	9,715.50
8" SDR 17 Perforated	500'	\$28.35 p/f	\$14,175.00
Gravel Pack & Delivery from SRI	1	\$8,500.00	\$8,500.00
Trimmy for gravel pack	1000'	\$7.00 p/f	\$7,000.00
Gravel pack installation	8 hrs * est.	\$450.00	\$3,600.00
100' Sanitary Seal	1	\$5,000.00	\$5,000.00
Development	24 hrs *est	\$450.00	\$10,800.00
Drilling fluid and solids water development & Haul off	No quote available at this time		
40 HP Motor	1	\$4,380.00	\$4,380.00
40 HP Pump	1	\$5,917.00	\$5,917.00
10x4 Pitless	1	\$1,358.88	\$1,358.88
4" Drop Pipe, Galvanized	600'	\$14.25 p/f	\$8,550.00
#4 Wire	600'	\$5.07 p/f	\$3,042.00
Splice Kit	1	\$15.75	\$15.75
Furnas 40 HP Panel	1	\$1,271.25	\$1,271.25
Subtotal			\$225,825.38

***Note**

Welsco is only able to quote 4" Galvanized pipe because the weight of the column pipe and motor exceeds factory recommendations for PVC drop pipe. Also, as noted above, there is no quote available at this time for drilling fluid and solids, water development and haul off

Scott,

I just received a Notice of Public hearing regarding the second well proposed for the property at Lower Rock Creek Variance 15-001. Lower Rock Creek Mutual Water Company and I would like to express formal concerns with the drilling of this second well.

In the letter circulated to the public there was mention of drilling operations to take place for a period of three to four weeks with possible noise levels exceeding maximum allowable by the County. Noise is only one of many concerns in drilling a new well. I think the letter distributed to the community needs to include a variety of other potential impacts and then re-circulated.

As has been demonstrated with the Rock Creek Ranch project, drilling does in fact exceed maximum noise levels and clearly has an impact on the community; as was vocalized in numerous letters from Paradise and Swall Meadows several years ago. These noise impacts go beyond the impacts of local residents, but should also to those people enjoying hiking, biking in the canyon or living in the Swall Meadows area. I'm requesting the drilling operations of this well be subject to the same scrutiny imposed on the Rock Creek Ranch property without discrimination or prejudice. This would include no drilling after 5:00, no drilling on Sundays, no dust permitted to overflowing on to neighboring properties or causing detriment to existing air quality (if air drilling methods are utilized) , etc. Also because the property is located in the Lower Rock Creek Canyon, there are also echoing effects that will only be amplified off of the steep walls of the canyon.

The proximity of this drilling adjacent to Lower Rock Creek will present a number of challenges such as potential impacts to creek water quality, possible extraction of creek water due to proximity and fractured ground geology. These items should be studied by professionals as was exercised by the Rock Creek Ranch project.

As an owner of the property adjacent to this proposed well, I have serious concerns about how the extraction of water and drilling methods could have a negative impact on the production of my two existing wells and the creek through which my property crosses (near this well). I'm requesting pump tests be performed on my wells prior to the drilling in Lower Rock Creek Canyon and post drilling so that any possible impacts can be studied. This should be performed at the cost of those drilling the well. This would include the same impact tests imposed on Rock Creek Canyon, including and not limited to step tests, 3 day pump tests, and drawdown tests. Because bentonite other materials are often used to drill these wells and to seal fractured rock, I have concerns these methods could cut off or reduce flows to the aquifers from which my property draws water. I'm also requesting water quality tests be performed on my wells before and after to make sure my existing water is not contaminated by intruding water from this new well. Water quality tests should be performed only after all wells have had the opportunity to run for a period of 3 days. Even though this proposed well is in, or adjacent to, an existing well it can still have comparable impacts of a new well. It can open new fractures, allowing new intrusions or contaminations.

As was required by Rock Creek Ranch, all state and federal agencies should be notified of potential impacts and measures should be taken to mitigate possible impacts.

These are just some of the concerns I have at this time. I'm asking that me and my partners be treated with the same respect and diligence that was given to the community of Paradise when the wells were drilled for Rock Creek Ranch.

Matthew T. Lehman

760-822-5845

[View my Mammoth Lakes Real Estate Report – Mid Year August Real Estate Market Report – “In Lehman’s Terms”](#)

Matthew@HomesMammoth.com

www.facebook.com/Matthew.Lehman.Real.Estate



Confidentiality Notice: The information contained in this electronic e-mail and any accompanying attachment(s) is intended only for the use of the intended recipient and may be confidential. If any reader of this communication is not the intended recipient, unauthorized use, disclosure or copying is strictly prohibited, and may be unlawful. If you have received this communication in error, please immediately notify the sender by return e-mail, and delete the original message and all copies from your system.

Mono County Community Development Department

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

Planning Division

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

September 10, 2015

To: Mono County Planning Commission

From: Wendy Sugimura, associate analyst
Brent Calloway, associate analyst
Scott Burns, director

Re: Workshop on Regional Transportation Plan (RTP) / General Plan Update (GPU) and Draft Environmental Impact Report

Action Requested

Conduct workshop on the Draft RTP/GPU and DEIR and provide any desired direction to staff.

Background

The Mono County Regional Transportation Plan (RTP) / General Plan Update (GPU) and Draft Environmental Impact Report (DEIR) was released for public review and comment on July 31, 2015. The DEIR comment period is open for 60 days, the maximum allowable time by state law, and closes on September 29 at 5 pm.

The full project covered by the DEIR includes a comprehensive update of the Mono County General Plan; the Regional Transportation Plan (RTP) which also includes the Blueprint, Bicycle Transportation Plan, and Trails Plan as appendices; three elements of the County Integrated Waste Management Plan (CIWMP); and Noise Ordinance. All the project components cover the unincorporated areas, and the RTP and CIWMP also applies to the town of Mammoth Lakes to varying degrees. RTP language was provided directly by the Town, and the CIWMP was vetted through the Solid Waste Task Force. The General Plan and RTP update continue to focus growth in and adjacent to existing communities to avoid growth in environmentally sensitive areas, and support sustainable, healthy, and livable communities. The project will replace the currently adopted General Plan, RTP and CIWMP.

Over the past five years, the Planning Commission has reviewed various policy segments that have been incorporated into this update, including the following:

- General Plan Development Standards over multiple meetings;
- General Plan Definitions;
- Regional Transportation Plan at two different meetings;
- Circulation Element: Communications & Facilities;
- Resource Efficiency Plan;
- Development Credits;
- Biomass Utilization Study;
- Early Draft of the County Integrated Waste Management Plan;
- Noise Element and Ordinance (in 2013; it has not substantially changed); and
- Landownership Adjustment Project and Blueprint (2010).

The RTP/General Plan Update is being presented at all of the RPACs (Antelope Valley, Bridgeport, Mono Basin, June Lake CAC, Long Valley, Benton/Hammil, Chalfant, and Paradise/Swall Meadows) this month to provide citizens with an opportunity to learn about the project, ask questions, and comment. In addition, this Planning Commission meeting, a Local Transportation Commission meeting on Sept. 14, and a Board of Supervisors workshop on Sept. 15 are being held

in Mammoth Lakes. Outreach meetings in Spanish, advertised through local residents and businesses with Spanish-speaking employees, will be held in Bridgeport, Lee Vining and Mammoth.

The anticipated adoption schedule provides for outreach during September, drafting of the Final EIR (response to comments) in October, a public hearing with the Planning Commission in November to make a recommendation to the Board of Supervisors, and a public hearing with the Board of Supervisors in early December. The Local Transportation Commission must adopt the RTP update before December 15 in order to submit for project funding under the State/Regional Transportation Improvement Program (STIP/RTIP).

Discussion

The purpose of the RTP/General Plan Update is to update old information, address new issues, update area plans, coordinate with land management agencies, and provide streamlining opportunities for future development. A number of planning initiatives that have been conducted over the past five years to address these objectives include the following:

- **Resource Efficiency Plan (REP):** The REP is intended to help residents and businesses save energy and money, reduce County expenses, support local sustainability initiatives in small and rural communities, and serve as a tool to streamline compliance with state legislation for greenhouse gas emissions (GHG). The plan consists of GHG emission inventories, GHG emission forecasts and reduction targets, GHG reduction policies, and a monitoring/reporting tool. The REP also serves as the Greenhouse Gas Emission Reduction Plan required by CEQA Section 15183.5 for tiering by future development projects.
- **Biomass Utilization:** Originally investigating a combined heat-and-power facility, the study concluded the sustainable biomass supply would best support thermal-only projects. The study has resulted in a \$215,000 grant from the Sierra Nevada Conservancy to build a thermal biomass facility at the Bridgeport Road Shop.
- **Main Street Revitalization and Community Design:** A very detailed Main Street Revitalization Community Planning project was held in Bridgeport in 2012, resulting in the re-design of Main Street that recently won a 2015 Excellence in Transportation Award from Caltrans. A community “design idea book” for streetscape and building features was also part of this project, and in 2014 similar design books were developed as part of the Scenic Byway project for Coleville & Walker and June Lake, along with additional design information for Bridgeport.
- **Landownership Adjustment Project (LAP) and Blueprint:** These projects were completed in 2010, and reinforce the policies to consolidate growth within and adjacent to existing communities. The LAP provides the “nuts and bolts” of how and why land exchanges could occur, and is the basis for a Collaborative Planning Team subcommittee that coordinates land ownership and management strategies across agency boundaries. The LAP serves as the “growth model” for the Blueprint, which addresses future growth and transportation scenarios for the unincorporated county and town.
- **Communications Policies:** IT Director Nate Greenberg, as the project manager for D395, crafted a set of communications policies to address broadband distribution and service quality, design and placement of communication infrastructure, and future planning. These policies were incorporated into a new section in the Circulation Element and also provided an update to development standards in Chapter 11 of the Land Use Element.
- **Facilities Policies:** The “County Project Approval Process” flow chart, developed jointly between Public Works and Community Development to structure and organize community-based facility projects, has been incorporated into a new section of the Circulation Element. Additional policies also address service locations, the prioritization of facilities maintenance, and working with special districts.
- **Healthy Communities/Health in All Policies:** In conjunction with the Mono County Public Health Department, policies were crafted to address increased activity and healthy food choices in communities, and support for local food and agriculture. These policies dovetail with existing policies on walkable communities, transit, revitalized main streets, trails and bicycling, and agriculture.
- **Other programs and agency coordination:** Programs/policies of other agencies were also reviewed and coordinated with General Plan policies, such as watershed studies, Caltrans complete streets, resource management issues, etc.

Rather than reviewing these planning initiatives again, the presentation to the Planning Commission will review area plans and delve into more technical details of the RTP/GPU. A brief overview of the Draft Environmental Impact Report will also be provided.

This staff report has been reviewed by the Community Development Director. Please contact Wendy Sugimura at 760.924.1814 or wsugimura@mono.ca.gov with any questions.

Attachments:

- A. Powerpoint presentation: 2015 Regional Transportation Plan/General Plan Update
- B. DEIR Executive Summary



- All County libraries
- County offices in Bridgeport and Mammoth
- Online at <http://monocounty.ca.gov/planning/page/mono-county-general-plan-update>

AVAILABLE AT:



2015 Regional Transportation Plan / General Plan Update

Plus: Environmental Impact Report
Integrated Waste Management Plan
Noise Ordinance

RTP/GPU and EIR Components

- Land Use Element
 - Policies, Area Plans, Maps, Development Regulations
- Circulation Element and Regional Transportation Plan (RTP)
 - Communication & Facilities Policies
 - RTP: Blueprint, Bicycle Transportation Plan, Trails Plan
- Conservation / Open Space Element
- Safety and Noise Elements, and Appendices
- Countywide Integrated Waste Management Plan
- Environmental Impact Report (EIR)



Major Planning Efforts for Policy Development

50

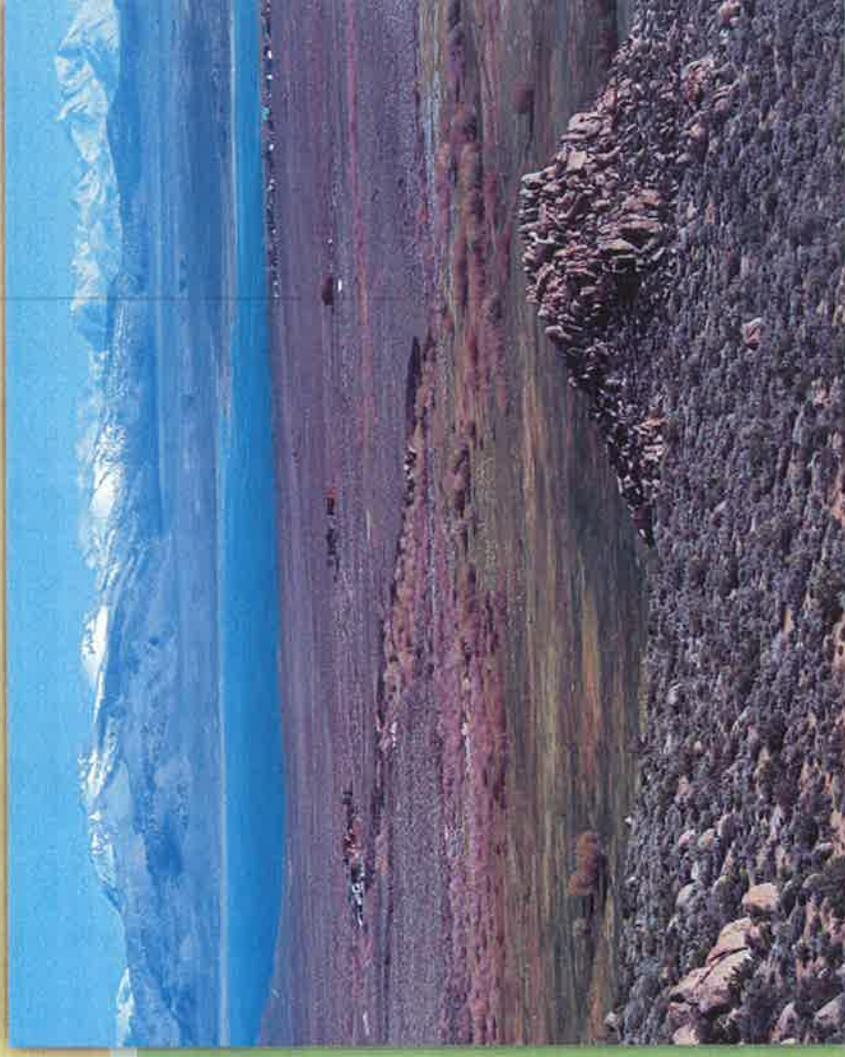
- Resource Efficiency Plan
- Biomass Utilization
- Main Street Revitalization and Community Design
- Landownership Adjustment Project & Blueprint
- Communications Policies
- Facilities Policies
- Healthy Communities/Health in All Policies
- Other programs and agency coordination



Photo Courtesy of Ilene Mandelbaum

Land Use Element

- Buildout Calculations
- Maps – online at <https://monomammoth.maps.arcgis.com/home/>
 - Map Corrections and Replaced Conway Ranch Specific Plan with Open Space Designation
- Area Plans
- Development Regulations



Buildout Calculations

2000

2015

Planning Area	Old Total Buildout	Planning Area	MTB	TRB
Antelope	5,194	Antelope	4,536	2,661
Benton	3,874	Benton	2,510	2,067
Bodie Hills	402	Bodie Hills	318	318
Bridgeport	3,531	Bridgeport	3,158	3,158
Chalfant	661	Chalfant	598	574
Hammil	304	Hammil	285	285
June Lake	3,970	June Lake	3,236	3,019
Long Valley	2,600	Long Valley	2,041	1,972
Mammoth Vicinity	400	Mammoth Vicinity	338	110
Mono Basin	1,601	Mono Basin	933	908
No Planning Area	4,756	No Planning Area	2,457	670
Oasis	na	Oasis	1,667	102
Paradise	na	Paradise	223	154
Sonora	na	Sonora	138	138
Swaugger	9	Swaugger	8	8
Upper Owens	na	Upper Owens	807	52
Wheeler Crest	645	Wheeler Crest	389	389
TOTAL	27,947	TOTAL	23,642	16,585

MTB = Maximum Theoretical Buildout TRB = Theoretical Regulatory Buildout

Land Use Element - Maps

<https://monomammoth.maps.arcgis.com/home/>



Land Use Element: Antelope Valley Area Plan

- Maintain scenic, agricultural and natural resources; add historic values
- Encourage alternative energy sources and conservation easements to protect resources and open space
- New development must demonstrate sufficient water supply
- Heavy equipment storage allowed on parcels >5 acres
- Encourage trail easements with willing buyers and sellers
- Enhance home business/expanded home occupation
- Promote main street revitalization in Walker and Coleville
- Promote tourism and recreation opportunities



Land Use Element: Bridgeport Area Plan

56

- Focused development, and Ag preservation (development credits)
- Increased recreation opportunities & trails and wayfinding
- Specific Issues: Groundwater policies per state law, water leasing, wildfire risk, economic and Main Street revitalization



Land Use Element: Mono Basin Community Plan

- Issues / Opportunities / Constraints, and Goals & Policies included
- Small-town character consist with natural values of Mono Basin
 - Compact, orderly growth
 - Aesthetic architectural design and visual improvements, dark sky protection
 - Green and energy efficient practices
- Protect and enhance natural, historical and recreational values
 - Conway Ranch, upland water management, trails
- Specific Issues: housing supply, light industrial, road shops, ag, parking, main street/complete streets, infrastructure, local services
- Sustainable local economy: diversify, tourism, local businesses
- Sense of Community: connected, engaged, respectful, diverse activities



Land Use Element: June Lake Area Plan

- Update of Land Use Designations: maps & definitions
- Community Design & D395 incorporated into policies
- Emphasis on recreation and tourism
- Conservation/Open Space: emphasis on ecosystem health, habitat, water
 - compliments General Plan well with more detail
- Housing: relies more on General Plan, employee housing requirement formulas eliminated in favor of “fair share” language
- Safety: relies on General Plan, law enforcement services policy retained
- Transportation policies in RTP
- Updated to reflect current conditions, e.g. agency name & state law changes, etc.



Land Use Element: Long Valley Area Plan

- Improve infrastructure for public services & facilities
- Protect and enhance existing community character (primarily residential)
- Convenient and necessary commercial development focused in area near community center and should follow design guidelines, also light industrial uses
- Recreation and open space: emphasis on expanding recreation uses and developing a regional trail system
- Coordination with adjacent public lands: landownership adjustments



Land Use Element: Paradise Area Plan

- Maintain community character (e.g., single family) and health of surrounding natural lands
- Retain quiet, residential character
- Support infrastructure, public safety, and service capacity
- Support safe recreational facilities



Land Use Element: Other Area Plans

- Tri-Valley (no policy changes, recently updated in 2011)
- Upper Owens (minor policy changes, participation of all landowners)
- Benton Hot Springs (minor policy changes, participation of all landowners)
- Oasis (very minor changes, all landowners notified)
- Sonora (minor policy changes (sage grouse), recently updated in 2011)
- Wheeler Crest (minor consistency edits)
- Mammoth Vicinity (minor consistency edits)
- Bodie Hills (minor consistency edits)
- Swauger Creek (minor consistency edits)



Land Use Element – Development Regulations

- Clarification of existing policy
- Modified or eliminated outdated/inconsistent policies
- Streamlined or updated regulations to reflect local circumstances
- Addressed State mandates, such as fire safe regulations



Clarification of Existing Policies

- 1. Clarify that a parcel can have 2 LUDs and remove the requirement for a lot split along the LUD line.
- 2. Clarification that communication towers allowed in all LUDs with Use Permit.
- 3. Clarification that accessory use prior to main use requires a use permit.
- 4. Language added to lot size regulations noting the authority of Lahontan/SWRCB.
- 5. Commercial and industrial height exception not limited to commercial and industrial LUDs.
- 6. Clarification that accessory structures are not allowed in setbacks.

Clarification of Existing Policies

- 7. Clarification that side yard setbacks may be reduced to 5 feet in certain situations.
- 8. Guesthouse size limitations made consistent with Accessory Dwelling Unit size limitations.
- 9. Development Credits policies clarified and moved to dedicated section.
- 10. Resource Extraction standards (rather than LUD)
- 11. Cargo containers allowed in flood areas when in compliance with Ch 21. Flood Regulations.
- 12. Density Bonus information organized into one section.

Outdated or Inconsistent Regulations Modified or Eliminated

- 13. Language allowing mining, drilling (oil/gas), wind farms, hydroelectric facilities in all LUDs with Use Permit removed.
- 14. Line removed exempting RV storage on vacant land.
- 15. Fences allowed to 7 feet height without permit.
- 16. Setback of animal to neighboring home increased from 40 to 50 feet.
- 17. Three residential parking space requirement removed in June Lake.

Streamlined or Innovative Regulation Reform

- 18. In commercial LUD, DR rather than Use Permit required for most uses when using existing structures, and lesser intensity use new structures.
- 19. Minimum lot area requirements for Hotel, motel lodge etc. eliminated.
- 20. Depth to Width regulations changed to guidelines eliminating need for variance in certain situations.
- 21. Accessory buildings over 20 feet allowed by the Director rather than more formal Director Review.
- 22. Cell tower height allowed to 80 feet in certain situations.
- 23. Space between building requirements eliminated.

Streamlined or Innovative Regulation Reform

- 24. Tandem parking prohibition for commercial and multi-family removed, allowed only in certain situations.
- 25. Prohibition of less than 20' wide manufactured home removed, allowed when consistent with design guidelines.
- 26. Manufactured Housing Subdivision regulations made more flexible, allowed in more LUDs and not limited to manufactured homes.
- 27. Use permit and Variance expiration when failure to exercise rights extended from 1 to 2 years or as otherwise stated in permit conditions.
- 28. Non-Conforming Use regulations loosened, allows for modifications including potential expansion to nonconforming structures in certain circumstances and allows exemption for destroyed nonconforming single family homes that were previously permitted.

State Mandates or Department/Procedural Needs

- 29. Composting facilities allowed as a permitted use in Agriculture and Resource Management LUDs.
- 30. Waste processing and recycling uses added to Industrial and Public Facility LUDs.
- 31. Small wind towers language added in to comply with state law.
- 32. Added language about site plan review for building permits within sensitive species habitat.
- 33. Cottage food operation language added to home occupation regulations in compliance with state law.
- 34. Required finding added for Expanded Home Occupation permits.

State Mandates or Department/Procedural Needs

- 35. Requirement for adequate waste management space added in compliance with state law.
- 36. Plan of Operations concept added.
- 37. Mobile Vendor Standards and Guidelines added.
- 38. Bed and Breakfast parking requirements added.
- 39. Many changes to utility section, mostly relating to height, undergrounding, conduit requirements and state law compliance.
- 40. Flood & Fire regulations modified per state law.

Circulation Element and Regional Transportation Plan (RTP)

- Reviewed with Commission in July 2015
- Circulation: Communications, Facilities, RTP
- RTP:
 - Area-specific policies are in addition to Land Use Element Area Plans
 - Blueprint, Bicycle Transportation Plan, Trails Plan in Appendices



Conservation/Open Space Element

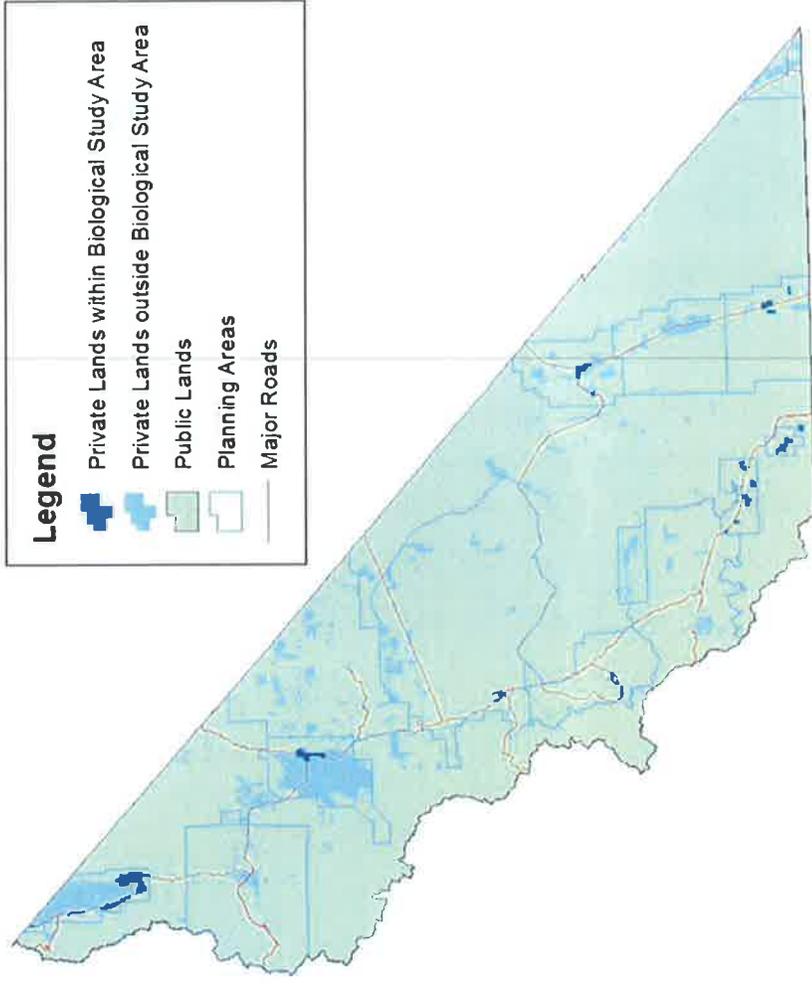
71

- Biological Assessment
- Policy Development & Review



Conservation / Open Space Element

Biological Study Area Overview



Biological Assessment:

- <http://monocounty.ca.gov/planning/page/rtpgpudeir-technical-studies>
- Covers areas within an adjacent to existing communities
- Focuses on species and habitats of conservation concern, including mule deer and Bi-State sage grouse
- Excludes federally-listed species
- Provides basis for streamlining



Biological Assessment: Plant Communities

Holland name and CDFW classification number	Alliance and primary association names	acreage in study area
upland communities		
Big Sagebrush Scrub 35.110.00	Big Sagebrush Shrubland <i>Artemisia tridentata</i> - <i>Atriplex canescens</i>	1.1
Big Sagebrush Scrub 35.110.01	Big Sagebrush Shrubland <i>Artemisia tridentata</i> - <i>Ericameria nauseosa</i>	44
Big Sagebrush Scrub 35.110.13	Big Sagebrush Shrubland <i>Artemisia tridentata</i> - <i>Ephedra nevadensis</i>	492
Rubber Rabbitbrush Scrub 35.310.00	Rubber Rabbitbrush Shrubland <i>Ericameria nauseosa</i> - <i>Artemisia tridentata</i>	64
bottomlands communities		
Willow Riparian Scrub 61.209.00	Sandbar Willow Thicket <i>Salix exigua</i> - <i>Ericameria nauseosa</i>	0.4
Desert Saltbush Scrub 36.370.00	Torrey Saltbush Shrubland <i>Atriplex torreyi</i> - <i>Artemisia tridentata</i>	3.9
Black Greasewood Scrub 36.400.00*	Budsage Shrubland <i>Sarcobatus vermiculatus</i> - <i>Artemisia spinescens</i>	12
Black Greasewood Scrub 36.400.00*	Black Greasewood Shrubland <i>Sarcobatus vermiculatus</i> - <i>Ericameria nauseosa</i>	43
Black Greasewood Scrub 36.400.01	Black Greasewood Shrubland <i>Sarcobatus vermiculatus</i>	64

Biological Assessment: Plant Species

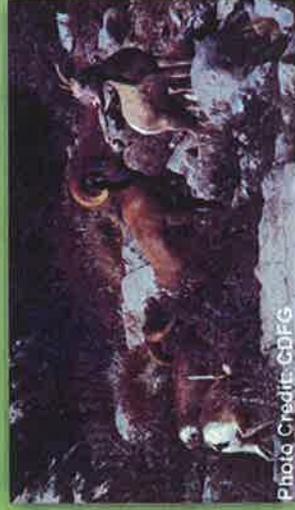
Scientific Name Common Name Life Form	Rank or Status ¹		Flowering Period	Communities Some Potential for Occurrence
	CNPS	CNDDDB		
<i>Orthotrichum shevockii</i> Shevock's bristle moss bryophyte on rocks	1B.3			Big Sagebrush Scrub Rubber Rabbitbrush Scrub Desert Saltbush Scrub Black Greasewood Scrub
<i>Allium atrorubens</i> var. <i>atrarubens</i> Great Basin onion bulbiferous herb	2B.3	S2	May-June	Big Sagebrush Scrub Rubber Rabbitbrush Scrub Desert Saltbush Scrub Willow Riparian Scrub
<i>Boechera badiensis</i> Bodie Hills rockcress herbaceous perennial	1B.3	S2	June-August	Big Sagebrush Scrub Rubber Rabbitbrush Scrub
<i>Boechera dispar</i> pinyon rockcress herbaceous perennial	2B.3	S3	March-June	Big Sagebrush Scrub Rubber Rabbitbrush Scrub
<i>Chaetadelpa wheeleri</i> Wheeler's dune-broom rhizomatous herb	2B.2	S2	April-Sept	Big Sagebrush Scrub Rubber Rabbitbrush Scrub Desert Saltbush Scrub Black Greasewood Scrub
<i>Cryptantha fendleri</i> sand dune cryptantha herbaceous annual	2B.2	S1	June-July	Big Sagebrush Scrub Rubber Rabbitbrush Scrub Desert Saltbush Scrub Willow Riparian Scrub
<i>Cymopterus globosus</i> globeose cymopterus herbaceous perennial	2B.2	S1	March-June	Big Sagebrush Scrub Rubber Rabbitbrush Scrub Black Greasewood Scrub

Biological Assessment: Wildlife Species

species	CDFW	status ¹ State ranking	Commonalities Some Potential for Occurrence
amphibians <i>Lithobates pipiens</i> northern leopard frog	SSC	S2	Willow Riparian Scrub Wild Rose Riparian Scrub Transmontane Alkalline Marsh
reptiles <i>Elgaria panamintina</i> Panamint alligator lizard	SSC	S3	Big Sagebrush Scrub Desert Saltbush Scrub Willow Riparian Scrub Wild Rose Riparian Scrub Transmontane Alkalline Marsh
birds <i>Buteo swainsoni</i> (nesting) Swainson's hawk	Threatened	S3	Big Sagebrush Scrub
mammals <i>Antrozous pallidus</i> pallid bat	SSC	S3	disturbed habitats with buildings
<i>Lepus townsendii townsendii</i> western white-tailed jackrabbit	SSC	S3?	Big Sagebrush Scrub Willow Riparian Scrub Wild Rose Riparian Scrub
<i>Myotis ciliolabrum</i> western small-footed myotis	NL	S3	disturbed habitats with buildings
<i>Taxidea taxus</i> American badger	SSC	S3	Big Sagebrush Scrub Great Basin Mixed Scrub Rubber Rabbitbrush Scrub Desert Saltbush Scrub Shadscale Scrub Black Greasewood Scrub Alkali Sacaton Grassland Wild Rose Riparian Scrub

Biological Assessment

- Determine plant communities, and sensitive communities, plants and wildlife
- Developer options:
 - Determine presence/absence
 - Assume presence and develop project to fully mitigate impacts
- Benefit: Narrows the study scope and provides detailed information to direct resource studies



C/OS Policy Development & Review

- Policy Memo by Dr. James Paulus
- Review of 1989 geothermal Settlement Agreement
- Biological Resources: sage grouse
 - Projects with the potential for significant impacts must adopt a statement of overriding consideration
 - Examples of design measures to reduce impacts
 - Review of ministerial permits to reduce impacts
 - Continued collaboration on the Bi-State Action Plan and with the Local Area Working Group
 - Result: Cooperative
 - Focus on sage grouse and mule deer
 - Federally- and state- listed species: defer to agencies
 - Result: Cooperative grant with BLM for up to \$250,000 over 5 years



C/OS Policy Development & Review

- Biological Resources
 - Detail and additional mitigation measure
 - Mule deer habitat and migration corridors
 - Prevent utilization of non-native plants & encourage removal
- Open Space: Updated policies to focus on maintaining open space
- Hydrology: wetlands, riparian areas, water quality protection
 - Water: Groundwater management, conservation, out-of-area water transfers
 - 30-ft buffer: Best management practices, discourage development
 - No net loss of wetlands at regional scale
 - Stormwater run-off and Low-Impact Development standards



C/OS Policy Development & Review

- Sustainable agricultural policies
- Alternative Energy: transmission and distribution lines, renewable energy generation
- Recreation: removed parks standards, prioritize maintenance, trails
- Resource Efficiency Plan
- Cultural Resources



Safety and Noise Elements

- Legal Mandates Update
- Safety:
 - Local Hazard Mitigation Plan Update
 - Fire Safe & Flood Plain Regulations
- Noise:
 - New data and noise readings
 - Noise generally not an issue
 - Noise Ordinance update



Countywide Integrated Waste Management Plan (CIWMP)

- Updates Countywide Siting Element, Non Disposal Facility Element, and Household Hazardous Waste Element of the CIWMP.
- Elements have been updated to reflect existing waste generation and disposal capacities, as well as identifying future disposal options including out-of-county transfer of waste.
- Identifies need to transition away from landfilling waste at Benton Crossing Landfill.
- Identifies potential Non-Disposal Facilities and the types of infrastructure that will be necessary for future waste management.
- Analyzes County's Household Hazardous Waste programs and identifies future programs.
- For more information, contact Tony Dublino, Solid Waste Supt. 760.932.5453.

Environmental Impact Report

- Provides for tiering and streamlined processing of future projects
- Potentially significant impacts relating to biological resources, geology, cultural resources, hydrology, recreation, aesthetics, and utilities & public services.
- Alternatives
 1. No Project
 2. Compact Development: Increase minimum parcel size outside communities, increase density within communities
 3. Proactive Resource and Biological Policy: More aggressive policies for resource efficiency and biological conservation that were not recommended due to potential infeasibility.
 - EIR recommends vetting through communities
 - Menu structure: Provides ability to pick and choose specific policies for inclusion or vetting

Environmental Impact Report

Public Comment Period: July 31 – September 29, 2015

Submit comments to:

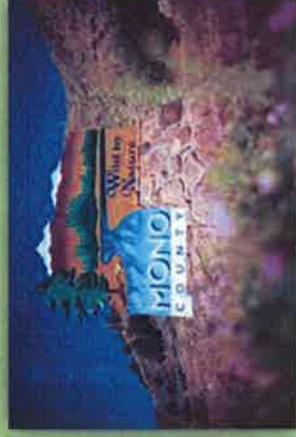
Wendy Sugimura

PO Box 347, Mammoth Lakes, CA 93546

wsugimura@mono.ca.gov

2015 Anticipated Adoption Schedule

- **September:** Community outreach and Planning Commission workshop
- **September 29 at 5 pm:** Close of EIR comment period
- **October:** Drafting of Final EIR and response to comments
- **November:** Planning Commission Public Hearing
- **Early December:** Board of Supervisors Public Hearing to adopt the project and certify the EIR, followed by similar action by Local Transportation Commission



Questions? Comments?

Sign up for email updates at your RPAC website:

<http://monocounty.ca.gov/rpac>

Mono County Community Development Department
760.924.1800 or 760.932.5423

Wendy Sugimura
wsugimura@mono.ca.gov
760.924.1814

Brent Calloway
bcalloway@mono.ca.gov
760.924.1809

Gerry LeFrancois
glefrancois@mono.ca.gov
760.924.1810

Courtney Weiche
cweiche@mono.ca.gov
760.924.1803

Scott Burns, Director
sburns@mono.ca.gov
760.924.1807

MONO COUNTY RTP/GENERAL PLAN UPDATE DRAFT EIR



SECTION 2.0

EXECUTIVE SUMMARY

2.0 PURPOSES OF THIS DRAFT EIR

The County of Mono, as Lead Agency, determined that the 2015 *RTP/General Plan Update* is a 'project' as defined in the CEQA Guidelines, and requires the preparation of an EIR. In compliance with CEQA, this Draft EIR has been prepared to analyze the potential environmental effects associated with implementation of the project. The EIR has been prepared to fully inform decision-makers in the county, responsible and trustee agencies, interested organizations and the general public of the potential environmental consequences associated with approval and implementation of the Draft *RTP/General Plan Update*. A detailed description of the proposed project, including the project setting, project components and characteristics, project objectives, discretionary actions, and how the EIR will be used, is provided in EIR §3.0 (Project Description).

2.1 AREAS OF CONTROVERSY AND ISSUES TO BE RESOLVED

This Draft EIR addresses the full range of potentially significant environmental impacts associated with the proposed *RTP/General Plan Update* that are known to the county, were raised in comments on the Notice of EIR Preparation (NOP) scoping process, or were raised during preparation of the Draft EIR. During the NOP process, three comment letters were received from interested agencies (Lahontan Regional Water Quality Control Board, California Department of Parks and Recreation, and California Department of Transportation). The comments are summarized in EIR §1.0 (Introduction) and provided in EIR Appendix B. Significant effects identified in this EIR include impacts pertaining to biological resources, soils and geology, health and safety hazards, cultural resources, hydrology, recreation, aesthetics, and public services. Although the residents and communities of Mono County hold a wide range of goals for long-range planning (as identified throughout this EIR), the *RTP/General Plan Update* has been a community-based process, and there are no known unresolved issues or areas of controversy at the time of this Draft EIR release for public review.

2.2 ALTERNATIVES TO THE PROPOSED PROJECT

The CEQA Guidelines require that an EIR describe a reasonable range of alternatives to the project or to the location of the project that would reduce or avoid significant impacts, and that could feasibly accomplish the basic objectives of the proposed project. EIR §6 (Alternatives) identifies two alternatives that were rejected from detailed consideration (one pertaining to water reclamation, and one pertaining to transportation) as well as three alternatives that were analyzed and compared to the project as proposed, including:

- **Alternative 1: No Project Alternative.** Under Alternative 1, the County would not adopt the Draft *RTP/General Plan Update*. The existing 2001 Mono County *General Plan* (all elements) and the 2008 RTP (with 2013 updates) would continue to be implemented as at present, and no changes or other planning initiatives would occur until subsequent proposals are formulated, evaluated under CEQA, and considered for approval by the Mono County Board of Supervisors and other responsible and trustee agencies.
- **Alternative 2: Compact Development Alternative.** Both the existing and the proposed *RTP/General Plan Update* reflect a long-standing priority of Mono County to direct growth to existing communities. Opportunities remain

that would enable this goal to be more fully realized. Alternative 2 considers a series of steps that would curtail development outside of community areas through increased minimum acreage requirements for subdivisions, agricultural lands and other similar uses, and through higher development density allocations within defined community boundaries.

- **Alternative 3: Proactive Resource and Biological Policy Alternative.** During the course of the *RTP/General Plan* update, the county considered a wide range of potential policies for each of the General Plan Elements. The County ultimately recommended policies for each *General Plan Element* based on an assessment of their ability to feasibly achieve the stated project objectives. At the same time, it was recognized that some of the excluded policies had substantial merit, and warranted consideration. Alternative 3 presents and describes policies for resource efficiency and biological conservation that were considered and found meritorious but ultimately not recommended due to potential infeasibility.

EIR §6 provides, in Table 6-2, a comparative analysis of the proposed project and each of the three analyzed project alternatives. The comparison uses a numerical scoring system to assess how each alternative compares to the proposed project in terms of meeting project objectives and avoiding or minimizing potentially significant impacts. Scoring provided in Table 6-2 indicates that No Project Alternative would be least effective at meeting project objectives and least effective at avoiding or reducing significant effects. Alternative 2, the 'compact development alternative,' would be environmentally superior to the proposed project. Alternative 3 would also be environmentally superior to the proposed project, though to a lesser degree than Alternative 2. Alternatives 2 and 3 are not recommended at the present time, however, because the underlying concepts were not presented to the community RPACs for discussion during development of the draft General Plan and were not among the land use scenarios developed by the RPACs for consideration in the current update. This EIR recommends that the county present the concepts underlying Alternatives 2 and 3 for future discussion among RPAC and community planning groups. If the discussions indicate that these changes are broadly supported, it is recommended that the County incorporate the revisions in a future General Plan amendment.

2.3 SUMMARY OF IMPACTS AND MITIGATION MEASURES

This EIR focuses on the significant environmental effects of the proposed *RTP/General Plan Update*, in accordance with the CEQA Guidelines. The CEQA Guidelines defines a significant effect as a substantial adverse change in the physical conditions which exist in the area affected by the proposed project. A less than significant effect is one in which there is no long or short-term significant adverse change in environmental conditions. The environmental impacts of the proposed project, the impact level of significance prior to mitigation, the proposed mitigation measures to mitigate an impact, and the impact level of significance after mitigation are summarized in Table 2-1.

TABLE 2-1: Executive Summary of Project Impacts and Mitigation Measures

ENVIRONMENTAL IMPACT	LEVEL OF SIGNIFICANCE WITHOUT MITIGATION	MITIGATION MEASURES	RESULTING LEVEL OF SIGNIFICANCE
§4.1 LAND USE AND PLANNING			
4.1(a) Physically divide an established community	Less than Significant	Mitigated to the greatest feasible extent through RTP/General Plan Policies and Actions. No supplemental mitigation measures are recommended.	Less than Significant
4.1(b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect.	Less than Significant	Mitigated to the greatest feasible extent through RTP/General Plan Policies and Actions. No supplemental mitigation measures are recommended.	Less than Significant
§4.2 REGIONAL TRANSPORTATION PLAN AND CIRCULATION			
4.2(a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation and all relevant components of the circulation system.	Less than Significant	Mitigated to the feasible extent through RTP/General Plan Policies and Actions. No supplemental mitigation measures are recommended.	Less than Significant
4.2(b) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures.	Less than Significant	Mitigated to the feasible extent through RTP/General Plan Policies and Actions. No supplemental mitigation measures are recommended.	Less than Significant
4.2(c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.	No Impact	Mitigated to the feasible extent through RTP/General Plan Policies and Actions. No supplemental mitigation measures are recommended.	No Impact
4.2(d) Result in inadequate emergency access or design hazards.	Less than Significant	Mitigated to the feasible extent through RTP/General Plan Policies and Actions. No supplemental mitigation measures are recommended.	Less than Significant
4.2(e) Conflict with adopted policies, plans, or programs for public transit, bicycle, parking/pedestrian facilities, or decrease safety or performance of such facilities.	No Impact	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.	No Impact

§4.3 AIR QUALITY, CLIMATE CHANGE, GHG EMISSIONS			
4-3(a) Conflicts with or obstructs implementation of the air quality plan or results in a cumulatively considerable net increase of a criteria pollutant for which the region is non-attainment under an applicable federal or state ambient air quality standard.	Less than Significant	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.	Less than Significant
4-3(b) Violates an air quality standard or contributes substantially to an existing or projected air quality violation.	Less than Significant	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.	Less than Significant
4-3(c) Exposes sensitive receptors to substantial pollutant concentrations.	Less than Significant	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.	Less than Significant
4-3(d) Creates objectionable odors affecting a substantial number of people.	Less than Significant	<p>Impacts reduced through RTP/General Plan Policies and Actions. Supplemental recommended mitigations include:</p> <ol style="list-style-type: none"> 1. <i>Among the critical next steps for consideration of a biomass facility at Mammoth Mountain garage, it is recommended that the county work with the biomass team to develop a tight management plan for on-site wood chip storage and handling as a way to avoid serious odor problems and spontaneous wood pile combustion.</i> 2. <i>As one of the critical next steps, it is recommended that the county work with the biomass team to determine the distance and locational relationship between the garage site and nearby residences (or other potentially sensitive uses) with the specific goal of verifying that the distances and conditions (wind, access, noise) are not conducive to future neighborhood complaints about odors.</i> 	Less than Significant
4-3(e) Generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment or conflict with an applicable plan, policy or regulation adopted for the purpose of reducing GHG emissions.	Less than Significant	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.	Less than Significant
§4.4 BIOLOGICAL RESOURCES			
4-4(a) Have a substantial adverse effect, directly or through habitat modifications, on a candidate, sensitive, or special status species as identified in local or regional plans, policies, regulations, or by CDFW or USFWS?	Potentially Significant	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.	Significant and Unavoidable

4-4(b) Have a substantial adverse effect on a riparian habitat or sensitive natural plant community identified in local/regional policies, regulations, by CDFW or USFWS?	Potentially Significant	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.	Significant and Unavoidable
4-4(c) Have a substantial adverse effect on federally protected wetlands as per Clean Water Act §404 (marsh, vernal pool, coastal, etc.) through removal, filling, hydrological interruption, other means?	Potentially Significant	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.	Significant and Unavoidable
4-4(d) Interfere substantially with the movement of a native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede use of native wildlife nurseries?	Potentially Significant	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.	Significant and Unavoidable
4-4(e) Conflict with local policies or ordinances protecting biological resources, such as a tree preservation policy?	Potentially Significant	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.	Significant and Unavoidable
4-4(f) Conflict with provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved habitat conservation plan?	No Impact	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.	No Impact
§4-5. GEOLOGY, SOILS, MINERALS			
4-5(a) Expose people or structures to potential substantial adverse effects involving: i) Rupture of a known Alquist-Prilo earthquake fault as delineated by the State Geologist or based on other substantial evidence? ii) Strong seismic ground shaking? iii) Seismic-related ground failure, including liquefaction? iv) Landslides?	Potentially Significant	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.	Significant and Unavoidable
4-5(b) Result in substantial soil erosion or the loss of topsoil?	Potentially Significant	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.	Significant and Unavoidable
4-5(c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse, or be located on expansive soil creating substantial risks to life or property?	Potentially Significant	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.	Significant and Unavoidable
4-5(d) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	Potentially Significant	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.	Less than Significant

<p>4-5(e) Result in the loss of availability of a known mineral resource or an identified locally important mineral resource that would be of value to the region and to residents of the state of California?</p>	<p>Potentially Significant</p>	<p>Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.</p>	<p>Significant and Unavoidable</p>
<p>§4-5. PUBLIC HEALTH & SAFETY, HAZARDS, HAZARDOUS MATERIALS</p>			
<p>4-6(a) Create a hazard to the public or environment through routine transport, use or disposal of hazardous materials, or release of hazardous materials into the environment, including within 1/4 mile of a school?</p>	<p>Potentially Significant</p>	<p>Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.</p>	<p>Significant and Unavoidable</p>
<p>4-6(b) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to CGC §65962.5 and, as a result, would it create a significant hazard to the public or the environment?</p>	<p>Potentially Significant</p>	<p>Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.</p>	<p>Significant and Unavoidable</p>
<p>4-6(c) Create a safety hazard for people residing or working in an area located in an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport or private airstrip?</p>	<p>Potentially Significant</p>	<p>Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.</p>	<p>Significant and Unavoidable</p>
<p>4-6(d) Impair implementation of or physically interfere with an adopted emergency response or evacuation plan?</p>	<p>Potentially Significant</p>	<p>Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.</p>	<p>Significant and Unavoidable</p>
<p>4-6(e) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?</p>	<p>Potentially Significant</p>	<p>Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.</p>	<p>Significant and Unavoidable</p>
<p>4-6(f) Expose people or structures to significant risk of avalanche, landslides, destructive storms or winds, rockfall or volcanic activity?</p>	<p>Potentially Significant</p>	<p>Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.</p>	<p>Significant and Unavoidable</p>
<p>§4-7. CULTURAL RESOURCES</p>			
<p>4-7(a) Cause a substantial adverse change in the significance of a prehistorical or historical resource?</p>	<p>Potentially Significant</p>	<p>Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.</p>	<p>Significant and Unavoidable</p>
<p>4-7(b) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</p>	<p>Potentially Significant</p>	<p>Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.</p>	<p>Significant and Unavoidable</p>
<p>4-7(c) Disturb any human remains or sacred lands, including those interred outside of formal cemeteries?</p>	<p>Potentially Significant</p>	<p>Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.</p>	<p>Significant and Unavoidable</p>
<p>§4-8. HYDROLOGY, FLOODING, WATER QUALITY, WATER SUPPLY</p>			

4.8(a) Violate any water quality standards?	Potentially Significant	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.	Significant and Unavoidable
4.8(b) Violate wastewater treatment or discharge requirements or require new wastewater treatment facilities?	Potentially Significant	Impacts reduced through RTP/General Plan Policies and Actions. Supplemental recommended mitigation includes: 1. <i>It is recommended that the County formalize policies consistent with LRWQCB recommendations for controlling the problems associated with septic systems including (a) reevaluate and update the adequacy of existing local regulations for installation and maintenance of septic systems, including applicable criteria from Basin Plan Appendix C; (b) continue to limit the use of septic systems on small-lot, higher density developments; (c) encourage alternative waste treatment systems; (d) encourage & support funding for wastewater treatment plants in outlying areas where water quality problems and/or population density require wastewater collection and treatment.</i>	Significant and Unavoidable
4.8(c) Have insufficient groundwater or surface water supplies to sustainably serve General Plan land uses from existing entitlements, facilities and resources?	Potentially Significant	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.	Significant and Unavoidable
4.8(d) Alter existing drainage patterns causing substantial erosion, siltation, flooding, polluted runoff?	Potentially Significant	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.	Significant and Unavoidable
4.8(e) Place housing or structures in a 100-Year flood hazard area as mapped on a Flood Hazard Boundary or Flood Insurance Rate Map or other flood delineation map?	Less than Significant	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.	Less than Significant
4.8(f) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	Less than Significant	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.	Less than Significant
4.8(g) Expose people or structures to inundation by seiche, tsunami, or mudflow?	Less than Significant	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.	Less than Significant
§4.9. RECREATION			
4.9(a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial	Less than Significant	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.	Less than Significant

physical deterioration of the facility would occur or be accelerated?				
4-9(b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	Potentially Significant	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.		Significant and Unavoidable
§4.10. AESTHETICS, LIGHT & GLARE, SCENIC RESOURCES				
4-10(a) Have a substantial adverse effect on a scenic vista or scenic including trees, rock outcroppings, and historic buildings within a state scenic highway?	Potentially Significant	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.		Significant and Unavoidable
4-10(b) Substantially degrade the existing visual character or quality of the site and its surroundings?	Potentially Significant	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.		Significant and Unavoidable
4-10(c) Create a new source of substantial light or glare that would adversely affect day or nighttime views?	Potentially Significant	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.		Significant and Unavoidable
§4.11. AGRICULTURE, FORESTS, CONSERVATION				
4-11(a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to nonagricultural use, or conflict with existing zoning for agricultural use, or a Williamson Act contract?	Less than Significant	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.		Less than Significant
4-11(b) Conflict with existing zoning for, or cause rezoning of, forest land or result in the loss of forest land or conversion of forest land to non-forest use?	Less than Significant	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.		Less than Significant
§4.12. POPULATION AND HOUSING				
4-12(a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	No Impact	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.		No Impact
4-12(b) Displace substantial numbers of people or existing housing, necessitating the construction of replacement housing elsewhere?	No Impact	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.		No Impact
§4.13. PUBLIC SERVICES AND UTILITIES				
4-13(a) Create a need for new or modified governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the	Potentially Significant	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.		Significant and Unavoidable

public services: Police protection, Schools, Other public facilities, services and utilities?				
4.13(b) Result in a wasteful, inefficient, and/or unnecessary consumption of energy?	Less than Significant	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.		Less than Significant
4.13(c) Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs and comply with federal, state, and local statutes and regulations related to solid waste?	Less than Significant	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.		Less than Significant
§4.14. NOISE				
4.14(a) Expose persons to or cause a permanent or temporary significant increase in ambient noise levels or result in noise levels exceeding standards set by the general plan or noise ordinance or other applicable standards.	Less than Significant	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.		Less than Significant
4.14(b) Expose persons to or generate excessive groundborne vibration or groundborne noise levels.	Less than Significant	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.		Less than Significant
4.14(c) Expose people residing or working in the project area to excessive noise levels for a project located in an airport land use plan or (where such a plan has not been adopted) within two miles of a public airport or public use airport or a private airstrip.	Less than Significant	Mitigated to extent feasible through proposed Policies and Actions. No supplemental mitigations recommended.		Less than Significant
OTHER CEQA TOPICS				
Cumulative Impacts on Agriculture associated with Walker River Water Transfer Program	Potentially Significant and Adverse	Will be mitigated to extent feasible through Walker River Water Transfer Project Proposal.		To be determined through future EIR
Cumulative Impacts on Aesthetic and Scenic Values associated with Walker River Water Transfer Program	Potentially Significant and Adverse	Will be mitigated to extent feasible through Walker River Water Transfer Project Proposal.		To be determined through future EIR
Cumulative Impacts on Biological Resources associated with Walker River Water Transfer Program	Potentially Significant and Adverse	Will be mitigated to extent feasible through Walker River Water Transfer Project Proposal.		To be determined through future EIR
Cumulative Impacts on Cultural Resources associated with Walker River Water Transfer Program	Potentially Significant and Adverse	Will be mitigated to extent feasible through Walker River Water Transfer Project Proposal.		To be determined through future EIR

			Walker River Water Transfer Project Proposal.	
Cumulative Impacts on Hydrology and Water Quality associated with Walker River Water Transfer Program	Potentially Significant and Adverse	Walker River Water Transfer Project Proposal.	Will be mitigated to extent feasible through measures proposed in forthcoming EIR for Walker River Water Transfer Project Proposal.	To be determined through future EIR
Cumulative Impacts on Land Use and Planning Associated with Walker River Water Transfer Program	Potentially Significant and Adverse	Walker River Water Transfer Project Proposal.	Will be mitigated to extent feasible through measures proposed in forthcoming EIR for Walker River Water Transfer Project Proposal.	To be determined through future EIR
Cumulative Impacts on Recreation Associated with Walker River Water Transfer Program	Potentially Significant and Adverse	Walker River Water Transfer Project Proposal.	Will be mitigated to extent feasible through measures proposed in forthcoming EIR for Walker River Water Transfer Project Proposal.	To be determined through future EIR
Cumulative Impacts associated with Water Reclamation	Potentially Significant and Adverse	No Water Reclamation projects proposed at this time.	No Water Reclamation projects proposed at this time.	To be determined through CEQA analysis when and if proposed.
Cumulative Impacts associated with Landfill Closure	Potentially Significant and Adverse	Regional Landfill Closure and Replacement Project.	Will be mitigated to extent feasible through measures proposed in EIR for Benton Regional Landfill Closure and Replacement Project.	To be determined through CEQA analysis when replacement site is proposed.

