

Mono County Community Development Department

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Sent via e-mail August 28, and via US Mail August 30, 2010

August 28, 2010

R. Mark Carney
Liebersbach, Mohun, Carney & Reed
587 Old Mammoth Road, 2nd Floor
Mammoth Lakes, CA 93546-3337

Re : Intrawest Rodeo Grounds Specific Plan Application

Dear Mark,

Thank you for the additional application information provided in your letter dated July 29, 2010. The letter and attachments, together with past application submittals and the requested items noted below, will constitute a complete application and allow for processing. Based upon reviews by the Mono County Land Technical Advisory Committee -- which includes the Community Development, Public Works and Environmental Health departments -- Pacific Municipal Consultants (PMC), and County Counsel staff, the following items are requested.

1. Items needed to complete the application:
 - a. Update application forms to assure accuracy and internal consistency, including the Project Information, Specific Plan Application, and General Plan Amendment forms.
 - b. In the General Plan Amendment Application, list all amendments proposed, including the request for reduced development standards for the Affordable Housing Overlay Zone.
 - i. Please note that Mono County Code section 15.40.80(iii.) specifies "*...the developer must provide substantial evidence that the reductions are necessary to allow the developer to meet or exceed the requirements of this Chapter...*"
 - ii. Also, please note that the alternative housing mitigation proposal in the application must meet the purpose of the Mono County Housing Mitigation Ordinance, and under section 15.40.060 must provide "*... a greater housing benefit to the community than would otherwise be attained through building affordable dwelling units or the payment of fees in accordance with this Chapter.*"
 - c. Update Indemnification Agreement; the agreement form has changed since the August 2007 agreement was signed.

2. The following is a brief summary of clarifications and discussions at the recent LDTAC meeting on August 23, 2010 regarding the application.
 - a. Buildings Q, R and S are to be considered as hotel/lodge units, not condominiums. This clarifies the appropriate calculations for the Housing Mitigation Ordinance requirements.
 - b. The Affordable Housing Overlay Zone has been clarified to include the parking structure area as depicted in Figure 5.0, pg. 33 of 57, and will be clarified in all other applicable figures. Affordable housing, however, is proposed to be permitted throughout the project except for Land Use Designation 4 (light industrial).
 - c. The requested reduced development standards within the AHOZ apply only to affordable units, not market-rate units.
 - d. Once a complete application is received, another environmental scoping meeting will be conducted to update agencies and the public on the status of the project, and initiate early consultation on the environmental effects of the revised proposal.
 - e. The environmental analysis will assume the full build out scenario, to include a secondary unit on all single family residential lots.
 - f. The Project Alternatives section of the EIR will analyze a project which is consistent with all General Plan and Area Plan requirements.
 - g. The project may warrant sizing the drainage system for a 100-year event because of the sensitive water bodies downstream of the project area.
 - h. The applicant agrees to work with the June Lake Trails Committee to pursue needed easements for trails that may be within the project area. This may occur outside the development application process.
 - i. The County's consultant, PMC, has requested additional information/clarification of the following:
 - i. Soil Quantities:

It appears the proposal's intent is to export approx. 21,500 cu. yd. starting in Phase 4. Additional information is needed to clarify if that is the actual amount of soil that will be exported off-site, not used onsite, and to confirm the drive distance of the soil export for the air quality analysis and URBEMIS report. Also, standard mitigation measures will be included in the EIR related to air quality and water quality if the project will stockpile soil.
 - ii. Tree Removal:

Tree removal information could be better clarified for purposes of the Specific Plan and EIR analysis, such as improved notes on size (e.g., 12 dbh) and species information on the trees to be removed.
 - iii. Drainage Information:

Improved diagrams for the Specific Plan and EIR analysis. Use symbols that look different at this scale for retention storage and drainage retention facilities. The exhibits could better define the boundaries between drainage areas.

iv. Development Phasing:

Provide an exhibit with improved color (like attachment 5) for the Specific Plan and EIR analysis. PMC will also include an alternative in the EIR that has a different phasing pattern.

v. Water Plan:

The diagram needs to be clarified in terms of proposed and optional reservoirs and if the USFS reservoir is still proposed as part of the project.

To summarize, the items listed under Item 1 above are necessary to complete the application and allow for processing. Additional items, such as several listed under Item 2, will be addressed as the application is processed, the specific plan is prepared and environmental effects are analyzed.

Your continued efforts to complete this application are appreciated. Please contact Courtney Weiche, project planner, at 760-924-1803 if you have any questions concerning this matter. Questions specific to housing should be directed to Brent Calloway, community development analyst, at 760-924-1809.

Sincerely,

Scott Burns
Community Development Director

cc County Counsel
Department of Public Works
County Administrative Officer
Environmental Health Director
PMC