

# **SIERRA BUSINESS PARK SPECIFIC PLAN**

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

**Minor Modifications by Planning Director 10/20/04, 11/28/05, 12/13/06  
Amendment #1 11/13/07  
Amendment #2 06/17/14**

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## **SIERRA BUSINESS PARK SPECIFIC PLAN**

### **INTRODUCTION**

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

### **PURPOSE AND OBJECTIVES**

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

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

### **SITE PLANS**

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

also provides for a timely sequence of County and public review and input.

### **AUTHORITY**

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

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

### **DEFINITION OF TERMS**

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

### **REGIONAL AND LOCAL SETTING**

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

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

### **PHYSICAL FEATURES OF THE SIERRA BUSINESS PARK SITE**

#### **1. Soils and Elevation**

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

#### **2. Vegetation**

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

#### **3. Viewshed**

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

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

and the White Mountains dominate more distant views to the east.

#### **4. Land Use**

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

### **GENERAL PLAN CONSISTENCY**

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

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<sup>1</sup> Source: Preliminary Soils Report, Feb. 1997.

**Table 1**  
**CONFORMANCE WITH THE GENERAL PLAN**

**VISUAL RESOURCES:**

**Goals and Policies:** “The General Plan emphasizes the importance of the Highway 395 viewshed from Benton Crossing Road to the intersection with SR 203. Significant visual impacts are to be avoided along this designated scenic highway, as demonstrated by visual impact analyses. Mitigation must be provided, via landscaping, screening or other means, to assure compliance with these goals.

*Discussion:* A number of project elements have been suggested by County staff and incorporated by the applicant to minimize visibility from Highway 395. This Specific Plan contains requirements specifically intended to protect the visual integrity of the Highway 395 scenic corridor.

**Goals and Policies:** The General Plan also encourages the concentration of development in or adjacent to existing communities, and supports the transfer of ownership to accomplish this goal.

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

**INDUSTRIAL DEVELOPMENT:**

**Goals and Policies:** The General Plan recognizes a countywide need for additional industrial land uses for the services provided, for economic growth and for job stability. Long Valley is cited as an area identified for some additional industrial land.

*Discussion:* The proposed Sierra Business Park responds to General Plan policies calling for balanced economic growth and employment development, and is directly responsive to the policy that calls for additional light manufacturing in the Long Valley area.

**LAND USE COMPATIBILITY:**

**Goals and Policies:** The General Plan requires that land uses around the airport be limited to those that are compatible with airport operations and include proper notification. Additionally, no use may infringe upon the integrity of the airport safety zone or otherwise impact safe air navigation.

*Discussion:* The proposed Sierra Business Park is compatible with the airport and would offer services that directly support airport operations. The project would neither impact the safety of airport operations nor be significantly impacted by those operations due to the industrial nature of the proposed uses.

**Goals and Policies:** The General Plan identifies resource extraction uses at the project site and recommends the same policy for other existing quarries in the planning area.

***Discussion:** Aggregate resource extraction opportunities at the site have been fully developed and further aggregate extraction is unfeasible. The project application provides for deletion of this General Plan policy as it applies to the project site.*

#### **SPECIFIC PLAN DEVELOPMENTS:**

**Goals and Policies:** The Specific Plan designation applies to developments proposed in areas outside of existing communities, on large parcels of land within or adjacent to existing communities, to provide direction for potentially conflicting land uses, and to plan for future land uses in the vicinity of surface mining operations. The Specific Plan requires that conditions of approval govern key issues such as the use of open space, treatment of scenic easements, and habitat preservation.

***Discussion:** This Specific Plan has been prepared to comply with General Plan requirements governing outlying parcels. Conditions of approval have been an integral element of Specific Plan preparation as well as the environmental impact report. Appendix B of this Final EIR summarizes all mitigation measures that must be implemented and monitored.*

#### **RESOURCE PRESERVATION:**

**Goals and Policies:** The General Plan requires the protection of critical wildlife habitat through the use of development standards, native vegetation in landscaping, and alternatives or mitigation measures where necessary to assure compliance.

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

#### **MINING RECLAMATION:**

**Goals and Policies:** The General Plan limits resource extraction to designated zones, and requires submittal of a Reclamation Plan for sites that have been mined. Conditional Use Permits are required for all mining operations to assure public safety.

***Discussion:** Resource extraction has been discontinued at the site due to the lack of significant additional on-site aggregate materials and the availability of superior resources in other locations. However, batch plant operation would continue. A Reclamation Plan has been submitted as part of project documentation. The Reclamation Plan links reclamation to site development, including access, drainage, landscaping, and other improvements required in a Reclamation Plan.*

#### **WATER RESOURCE PROTECTION POLICIES:**

**Goals and Policies:** The General Plan mandates the protection of local surface and groundwater resources through required studies, standards, and regulations.

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

**DEVELOPMENT STANDARDS:**

**Goals and Policies:** “The General Plan requires that new developments be served by existing utilities where feasible, and contains strict regulations for the control of toxic substances. It also addresses standards for fire safety and grading ordinance compliance. The General Plan requires compliance with all relevant standards for noise and air quality.

**Discussion:** *Although the site is about 4 miles from the Town of Mammoth Lakes, communication with the local water and sewer provider indicates that annexation is not feasible (source: Dennis Erdman, General Manager, MCWD, January 27, 2000). This Specific Plan contains requirements for utilities, for the management of toxic substances, for grading, fire safety, noise controls, and for the control of particulate emissions.*



## **GENERAL PLAN CONSISTENCY**

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

## **REVIEW PROCESS**

### **1. APPROVAL**

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

### **2. CEQA COMPLIANCE**

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

## **SPECIFIC PLAN CONCEPT**

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

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

## **GENERAL REGULATIONS**

### **1. DEFINITION OF TERMS**

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

### **2. CODE CONSISTENCY**

1. The development standards herein shall regulate all development in the Sierra Business Park. In case of a conflict between this Specific Plan and the Mono County General Plan,

this Specific Plan shall prevail. In cases where this Specific Plan is silent on an issue of relevance to the project, the Mono County General Plan shall prevail.

2. Any details or issues not covered by the development guidelines or regulations of this Specific Plan shall be subject to the regulations or standards set forth in applicable sections of the Mono County General Plan, Grading Ordinances, and other adopted ordinances of the County.
3. Construction shall comply with all applicable provisions of the California Building Code and the mechanical, electrical, plumbing and other codes related thereto as administered by Mono County and other agencies with jurisdiction over the project.
4. Grading plans submitted for Sierra Business Park shall be based on the County Grading Code and shall be accompanied by all geological and soils reports required by the Grading Code.

### **3. AIRPORT NOTIFICATION**

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

### **4. SEVERABILITY**

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

### **5. ALTERNATIVE DEVELOPMENT STANDARDS**

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

### **6. DEVELOPMENT FLEXIBILITY**

1. All of the lots on the Sierra Business Park Tentative Tract Map may be platted as much as ten percent (10%) above the acreage or square footage shown. Such variances would be subject to review and approval by the Director of Planning, but no amendment to this Specific Plan shall be required for variances that meet these guidelines.
2. Only general boundary alignments and approximate acreage figures are shown in the Tentative Tract Map, Grading Plan and Landscaping and Berm Treatment Plans herein. Adjustments to land use boundaries resulting from final road alignments, the siting of infrastructure facilities, and/or technical refinements to the Specific Plan would not require an amendment to this Specific Plan.

### **LAND USE PLAN**

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

Zone easement encompasses 4.7 acres. The easements are integrated into the underlying parcel boundaries.

## **DEVELOPMENT STANDARDS**

### **1. USES PERMITTED**

The following uses are permitted within the Sierra Business Park subject to approval by the Land Development Technical Advisory Committee (LDTAC) and any other applicable development permit.

1. Shipping and delivery.
2. Storage, mini-storage and warehousing for boats, recreational vehicles, automobiles, etc.
3. Janitorial services and supplies.
4. Rental agencies for motorized and non-motorized modes of transport, and service in connection therewith.
5. Rental agencies for snow and yard equipment, and service thereof.
6. Rental agencies for industrial and construction equipment, and service thereof.
7. Wholesale lumberyards and wholesale plumbing supplies.
8. Vehicular repair facilities, paint shops and tire recapping facilities.
9. Wholesale nurseries and garden shops.
10. Warehousing, rental, and service outlets for appliances, computers, components, and other similar products.
11. Commercial recreational facilities, equipment storage, rental and repair.
12. Card-lock gas fueling stations.
13. Research laboratories and facilities.
14. Product development and testing facilities.
15. Tooling and small machine shops.
16. Photo-finishing and photographic processing facilities.
17. Blueprinting, reproduction, printing, copying and photoengraving services.
18. Construction industries including general and specialty contractors and their accessory & incidental office uses.
19. Manufacture and storage of building, construction, and plumbing parts and equipment.
20. Motion picture, video, television and recording studios.
21. Firewood storage provided the facilities are screened from view of motorists on Highway 395.
22. No more than six caretaker units may be allowed in the entire specific plan area. Such units shall be allowed by the Community Development Director upon finding that the units are a bona fide part of the associated business operation and that sewage disposal meets requirements of the Mono County Environmental Health.
23. Maintenance structures & buildings.
24. Landscape services and landscaping materials (e.g., storage of vehicles, earth, clay and similar materials) for sale
25. Dog kennels and pet kennels.
26. Accessory structures or uses that are customarily incidental or necessary to the permitted main uses.
27. Any other similar use that is found by the Planning Commission to be compatible with the purpose and objectives of this Specific Plan.
28. Large-dish antennae and other large-dish devices for transmission or reception of signals.
29. The following uses must be incidental to a permitted use or conditionally permitted use, and occupy no greater than 500sf of floor area, consistent with the prior section. No use may be

permitted which, in the judgment of the Director, would have environmental impacts greater than the permitted use.

- a. Sales agencies for motorized and non-motorized transport vehicles
- b. Sales agencies for snow and yard equipment
- c. Sales agencies for industrial and construction equipment
- d. Retail nurseries and garden shops
- e. Sales outlets for appliances, computers, components, etc.
- f. Food services ancillary to the permitted uses.
- g. Sales of building, construction, and plumbing parts and equipment.

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

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

## **3. SITE DEVELOPMENT STANDARDS**

The following site development standards shall apply:

1. Building Lot Area and Site Coverage: No minimum lot area or site coverage. The maximum site area is the net usable area as indicated in the Land Use Concept, Section M. Site coverage shall not exceed eighty percent (80%) of any building lot.
2. Building Lot Width and Depth: No minimum, and no maximum. However, no lot may be subdivided without an amendment to this Specific Plan.
3. Building Height Limit: No minimum. The maximum building height limit of all flat-roof structures shall be twenty-five (25'). The maximum height of pitched-roof structures on lot 1, and lots 24 through 30 (including the ridge of the roof and all appurtenant structures, unless otherwise required by code) shall be twenty five (25'). On the remaining lots, the maximum height of pitched roof structures shall be thirty (30').

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

4. Building Setbacks:
  - a. Along interior streets, buildings shall be set back a minimum of twenty-feet (20') from the property line, except that unsupported roofs or architectural elements may project five-feet (5') into the required setback area. No maximum setback.
  - b. Adjacent to the exterior property boundary: No buildings or development shall be permitted in the designated PMZ. No maximum setback.
  - c. Rear yard setbacks shall be a minimum of ten-feet (10'), unless next to the PMZ. The width of the PMZ shall govern. No maximum setback.
  - d. Side yard setbacks shall be a minimum of ten-feet (10'), unless next to the PMZ. The width of the PMZ shall govern. No maximum setback.
  - e. The PMZ varies in width from 20-60.' Structures may have a 0' rear yard or side yard setback from the PMZ, but may not enter into the PMZ.
5. Loading Standards: All loading shall be performed within each lot; no on-street loading shall be permitted. Loading platforms and areas shall be screened from all off-site views from Highway 395.
6. Trash Storage Areas: All trash storage containers shall be shielded from view of adjacent lots and interior streets by solid fencing not less than five-feet (5') in height and no more than eight-feet (8') in height, and shall be shielded from all off-site views from Highway 395. Trash storage areas shall be designed and maintained to facilitate County compliance with waste load reduction programs. No trash storage area shall be permitted within the PMZ or the street landscape zone.
7. Mechanical and Electrical Equipment: Exterior components of plumbing, processing, heating, cooling and ventilation systems, and transformers shall not be visible from any abutting lot, street or highway.
8. Antennas: Dishes, transmitters and antennas shall not be placed higher than fifteen-feet (15') above floor elevation, and shall be screened from view by architecturally compatible landscaped berms, plantings, walls, solid fencing, or a combination of these materials.
9. Grading: No grading shall be undertaken prior to the posting of a performance bond in compliance with the County Grading Ordinance.
10. Toxic Material Handling: All toxic materials handling on site, whether by the maintenance association or by individual tenants, shall comply with all relevant laws and regulations governing their use, storage and disposal.
11. Heating Systems: Individual tenants and owners shall be prohibited through deeds of sale or lease agreements from installing wood-burning appliances that do not comply with current standards for control of particulate emissions.
12. Structural Fire Protection: All structures in Sierra Business Park shall comply with current requirements of the Long Valley Fire Protection District for structural fire protection.
13. Site Plan Submittal: Before any building permit is issued for a site in the Sierra Business Park, a Site Plan shall be submitted to and approved by Mono County.

14. Fencing and Screening Requirements:

- a) Interior Street Screening: Solid fencing in the form of an eight foot (8') high "Verti-Crete" ledge stone wall shall be erected along the interior street front property line. A substitute for Verti-Crete may be approved by the Sierra Business Park Association if found to be similar color/texture/appearance. A landscaping plan approved by the Sierra Business Park Owners Association may be considered a substitute for the Verti-Crete requirement.
- b) An eight foot (8') high entrance gate composed of steel, rod iron or wide mesh galvanized chain link with or without dark brown plastic slats shall also be required.
- c) Between Property Screenings: An 8' high, wide-mesh galvanized chain link with dark brown plastic slats shall be erected. An emergency access gate may be required between properties.
- d) Solid fencing, in the form of a wall, may be required at the side and rear property lines, subject to review by the LDTAC and shall be eight-feet (8') high. Storage items taller than eight-feet (8') may be visible above solid fencing provided they do not exceed twelve-feet (12') in height.
- e) Barbed wire shall only be permitted around the Sierra Business Park site perimeter.
- f) No fencing shall be permitted in the ten-foot (10') street landscaping zone or the PMZ (except for the existing barbed wire fencing on the site perimeter).
- g) Storage is anything placed outdoors and outside of a building that is not a private vehicle for employee or customer transportation; cars, trucks, and vehicles that stay onsite after hours, machinery, tools, items for rent, materials and items for sale are examples of storage items.
- h) Storage and associated fencing shall not occur within the PMZ or the Street Landscape area.

15. Drainage: All drainage shall be retained on site. The requirements of this section must be completed prior to any use of property.

- a) Areas devoted to vehicle access, parking and storage of equipment or materials which have potential to discharge oil or other petroleum-based contaminants shall be paved unless otherwise approved by LDTAC.
- b) Drywells shall be required for all uses. A grading permit shall be required from the Mono County Department of Public Works for all drywells and on-site retention shall be engineered for maximum lot coverage.
- c) Oil water separators devices shall be required for all drywells.

**4. LANDSCAPING, SCREENING AND OPEN SPACE STANDARDS**

- 1. Plant Materials: Landscaping is intended to maintain a sense of continuity with the surrounding lands and to minimize the visual intrusion of Sierra Business Park into the state-designated scenic corridor along Highway 395. The open space area of Sierra Business Park shall be known as the Perimeter Maintenance Zone (PMZ), as shown on the Tentative Tract Map.

A different landscaping plant palette shall be provided for the street landscaping zone, which is encouraged to include but is not limited to a variety of native plants. Non-native plants that are water-intensive, maintenance-intensive or invasive may not be included in the street palette.

2. Perimeter Maintenance Zone and Berm:

- a. The Sierra Business Park Specific Plan site shall be enclosed by a PMZ around the entire site, broken only at the entry access from Highway 395.
- b. The PMZ berm shall be constructed of landscaped earthen materials with undulant external contours. Except for the SCE right-of-way, the berm height along the western PMZ shall average 7,122' elevation but not less than 7,120'.
- c. All landscaping within the PMZ shall consist of native plant materials typical of big sagebrush communities and adapted to the region, or as approved by the community development director to achieve adequate screening. Trees shall be included along the northern and western PMZ and along the frontage of lots 1 and 2. Where landscaping is derived from seedlings, the seedlings shall be genetically compatible with local plant stock.
- d. A detailed landscape plan for the PMZ shall be prepared and submitted to the Planning Department for approval consistent with the Reclamation Plan.

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

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

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

**5. DESIGN STANDARDS**

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

**6. BUILDING MATERIALS AND COLORS**

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

1. Exterior Roofing Materials and Colors: All exterior roofing materials shall consist of the following materials and colors. It is anticipated that the application would typically be sloped; if flat, colors shall be coordinated.
  - a. Composition Shingle
    - Brown (Elk Prestique Series –Weatheredwood, or equivalent)
    - Dark Green (Elk Prestique Series -Balsam Forest, or equivalent)
    - Dark Gray (Elk Prestique Series –Sablewood, or equivalent)
  - b. Metal
    - Dark Brown (ASC Building Products - Classic Brown, or equivalent)
    - Chestnut (ASC Building Products - Chestnut Brown, or equivalent)
    - Brown (ASC Building Products -Weathered Copper, or equivalent)
    - Dark Green (ASC Building Products - Forest Green, or equivalent)
    - Dark Gray (ASC Building Products - Slate Gray, or equivalent)
  - c. Other: Paint or finish to coordinate with colors above.
  
2. Exterior Wall Materials and Colors: All exterior walls shall consist of the following materials and primary field colors.
  - a. Concrete
    - Natural Gray
  - b. Split-Face Block
    - Gray (Basalite, Sparks – natural gray)
    - Tan (Basalite, Dixon – D345, no substitutions)
  - c. Rock
    - Any natural rock, shaped or irregular
  - d. Wood Siding
    - Any type with “natural cedar” tint
  - e. Metal Siding
    - Gray (Metal Sales – Ash Gray [25])
    - Taupe (Metal Sales – Taupe [74])
    - Light Bronze (Western Metal – Antique Bronze)
    - Natural Rust (CorTen, aged)
  
3. Exterior Trim and Accents: Exterior trim and accent features shall be permitted on only very limited areas of each building (not to exceed 10% of total exterior area) and shall consist of the following materials and colors:
  - a. Smooth block
    - Any color
  - b. Split-Face Block
    - Any color
  - c. Rock
    - Any natural rock
  - d. Wood
    - Natural logs, any finish
    - Milled wood, clear or solid finish and choice of color
  - e. Metal
    - Any compatible color
  
5. Security Fencing: Open fencing, for security fencing only, shall be limited to the following materials and colors:
  - a. Metal

- Simple chain link

6. Other Provisions:

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

7. **SIGN STANDARDS**

1. Signs: Permitted freestanding signs shall include one main project identification sign and one directory sign. In addition, one lot monument sign shall be permitted on each lot.
  - a. All freestanding signs shall be maintained in good operating condition and appearance.
  - b. The project developer shall be responsible for construction of the main project identification sign and the directory sign.
  - c. Maintenance and repair of the main identification and directory signs shall be the responsibility of an association to be formed pursuant to the CC&Rs for each lot on the site.
2. Main Project Identification Sign: The main project identification sign shall be located within the PMZ, adjacent to the project entry on the northern site boundary and readily visible from Highway 395, as shown on the Tentative Tract Map. The main project identification sign shall be as shown in Exhibits 6 and 7, and shall conform to the following standards:
  - a. Maximum Height: Eight-Feet (8')
  - b. Maximum Width: Eight-Feet (8')
  - c. Maximum Depth: Two-Feet (2') for each side of the V-shaped sign (see Exhibit 7).
  - d. Colors and Materials: As identified in the Design Guidelines.
  - e. Minimum Distance from Highway 395 Right-of-Way: Ten-Feet (10')
  - f. Minimum Distance from the Project Access Road: Ten-Feet (10')
  - g. Illumination of this sign shall be prohibited.
  - h. The main project identification sign shall not be located on the PMZ berm.
3. Project Directory Sign: The directory sign shall be located in the site interior, adjacent to the main access road, as shown on the Tentative Tract Map. The directory sign shall be as shown in Exhibit 8, and shall conform to the following standards:
  - a. Maximum Height: Eight-Feet (8')
  - b. Maximum Width: Three-Feet (3')
  - c. Maximum Depth: One-Foot (1')
  - d. Colors and Materials: As identified in the Design Guidelines.
  - e. Location Relative to Interior Road: Within the Right-of-Way
  - f. Illumination of this sign shall be prohibited.
4. Concrete Lot Monument Signs: One lot monument sign shall be permitted on each lot to identify the business complex thereon. The lot monument signs shall be located by the driveway at the street and shall be uniform in scale, design and color. Lot monument signs shall include a

reflective lot number and a defined area for the attachment of one custom wood building identification sign.

These signs are intended to identify the occupant(s) or building name, and may not be used to list specific services or products. All lot identification signs shall be maintained in good condition and appearance. All lot identification signs shall be as shown in Exhibit 9, and shall conform to the following standards:

- a. Maximum Height: Thirty inches (30")
- b. Maximum Length: Four-Foot (4')
- c. Maximum Depth: Twenty-four inches (24")
- d. Colors and Materials: As identified in the Design Guidelines.
- e. Illumination of this sign shall be prohibited.
- f. Maintenance and repair of the lot identification signs shall be the responsibility of the lot owner.

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

5. Building Identification Signs: Building identification signs shall be allowed as permitted by the IP (Industrial Park) Zoning District, §19.35 of the Mono County Zoning Ordinance, except that no monument or freestanding building identification signs or lighted signs shall be permitted. In addition, signing permitted by the IP Zoning District shall be confined to a signage "envelope" on one building per lot, defined as follows:
  - a. The signage envelope shall face the interior street and may occur on only one side of one building, on each lot.
  - b. The signage envelope shall be a horizontal area four-feet (4') high. The top of the envelope shall be no higher than fourteen-feet (14') above the finished floor elevation and no lower than ten-feet (10') above the finished floor elevation of the building upon which it is located. The envelope may extend the entire width of the building upon which it is located.
  - c. The signage envelope may be interrupted by architectural features.
  - d. Building identification signs shall be mounted on the building within the sign envelope area oriented to the interior street, and complementary in scale, design and color to the building it identifies.
  - e. All building identification signs shall be maintained in good condition and appearance. Maintenance and repair of the building identification signs shall be the responsibility of the lot owner/tenant.
6. Temporary Signs: Temporary outdoor signs shall conform to §19.35 of the Zoning Ordinance (pertaining to the IP Zoning District).
7. Other Signs: All other signage shall be minimized, uniform, concise and subtle and shall be strictly limited to unit numbers, door placards, directional, cautionary and handicap signs at their specific points of use.
8. Signs Prohibited: The following signs shall be prohibited within Sierra Business Park.
  - a. Time/Temperature signs.
  - b. Freestanding signs, except as provided in these standards.
  - c. Temporary or permanent advertising devices or displays.

- d. Rotating, revolving, scintillating, flashing or moving signs.
- e. Signs that project vertically or horizontally from the building face, except as provided herein.
- f. Any banner or device designed to wave, flap, rotate or move with the wind.
- g. Any other signs or components not specifically included in the above descriptions of building identification signs or temporary signs.

**8. LIGHTING STANDARDS**

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

**9. STREET AND PARKING STANDARDS**

1. Primary Interior Street

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

2. Parking Standards

- a. Off-street parking shall be provided pursuant to Land Use Element Chapter 06.
- b. Snow storage shall be provided on site and shall be equal to 25% of the area from which the snow is to be removed (i.e. parking and access/roads areas).

**MAINTENANCE, OPERATION AND ENFORCEMENT**

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

**PROCESSING PROCEDURES**

**1. AMENDMENT**

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

2. Any amendment to the Specific Plan shall be in accordance with California Government Code §§65500-65507, and Mono County Code §19.46.
3. Any amendment to this Specific Plan must comply with requirements of CEQA as appropriate.
4. The Board of Supervisors of Mono County may initiate an amendment to this Specific Plan.
5. Modifications to the subdivision plan after approval of the Tentative Tract Map shall be in accordance with the California Subdivision Map Act and Mono County procedures for implementation of the Map Act.

## **2. MINOR MODIFICATIONS**

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

## **FINANCING**

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

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