

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

AGENDA

THURSDAY, OCTOBER 8, 2015 – 10 a.m.
Supervisors Chambers, County Courthouse, Bridgeport

*Videoconference: Town/County Conference Room, Minaret Village Mall, Mammoth Lakes

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 September 10, 2015
4. **PUBLIC HEARING**
10:10 A.M.
A. **FIRST ONE-YEAR EXTENSION OF TENTATIVE TRACT MAP (TTM) 37-46/White Mountain Estates.** *Staff: Gerry Le Francois, principal planner*
5. **WORKSHOPS**
10:30 A.M.
A. **REVIEW OF CH. 13, MONO COUNTY CODE: STREET NAMING.** *Staff: Steve Connett, GIS technician*
6. **REPORTS:**
A. **DIRECTOR**
B. **COMMISSIONERS**
7. **INFORMATIONAL:** No items.
8. **ADJOURN** to November 12, 2015

***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.

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

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. 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

SPECIAL MEETING DRAFT MINUTES

SEPTEMBER 10, 2015

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

STAFF: Scott Burns, CDD director; Gerry Le Francois, principal planner; Courtney Weiche, associate planner; Stacey Simon, assistant county counsel; C.D. Ritter, commission secretary

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE: Vice-Chair Chris Lizza called the meeting to order at 10:07 a.m. in the board chambers at the Town/County Conference Room, Minaret Village Mall, Mammoth Lakes, and attendees recited the pledge of allegiance.

2. PUBLIC COMMENT: None

3. MEETING MINUTES:

MOTION: Adopt minutes of July 9, 2015 (no August meeting) as submitted. (*Pipersky/Bush. Ayes: 4. Absent: Thompson.*)

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*

Courtney Weiche presented background. Stacey Simon clarified that the well was already approved; now looking at noise variance. Approval would allow noise and time variance from limitations. Noticing was outlined, and a packet of comment letters was distributed. No drilling after 5 p.m. or Sundays, echoing along canyon. Discretion over impacts is limited.

OPEN PUBLIC COMMENT:

Matthew Lehman, developer of Rock Creek Ranch, wants fair and equitable treatment in the area. Appears utility was held to different standard than he was. His wells are farther away, on challenged topography. He was not given a variance, not allowed to drill 24/7 though he would have preferred it. Impacts are still same with different project, not addressed. Mono failed to bring up other potential issues. Archaeological site nearby, grinding bowls there. Same people opposed noise of his project. Quoted similar time and rate, but went from six months to 1.5 year, from \$200,000 to \$1.2 million. Drilling impacts his wells, taking water. Found more contaminated water at deeper depths. Asking that his investments with partners be treated with same respect and concerns as Lower Rock Creek Mutual. Inconsistencies. If variance is granted, capricious decision. Didn't get same treatment for 15-yr project.

Jim Moyer, president of board of water board, decreased well production indicates no water. Lizza: Prior water source? Moyer: Surface water.

Mike O'Sullivan, resident of Paradise Estates, supported most of Lehman's comments. Water system grandfathered in, health/human safety concern for community. Existing community dates back to 1960s, creek rights to 1920s. Need potable water. Supported variance.

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

Steve Frederickson, on water board, Nov. 10 start date is not current. Significant El Nino, so start ASAP if variance approved. Maybe by Oct. 7. Complete before snow flies.

Evan Russell, newer resident at Rock Creek Canyon, agreed Lehman should be treated fairly. Farthest house up canyon on trail, on it five to seven days/week, sees who's there, what's going on. Understand consequences if well would fail, so get done quickly, put up with noise.

Michael House, fire chief, water best to deal with fire. Hydrant system in Paradise enabled firefighting efforts on day of Swall Meadows fire. Stressed importance of reliable water supply to community residents.

Lehman: Doesn't deny need for firefighting, drinking water. Comply with same measures as he complied with, mitigate impacts. If fire is a concern, would pump water from his site. If it's drinking water, could be provided so he could protect his asset.

Barbara Schneider did not address perceived grievances of objector. Lives on ridge, definitely impacted, sees need, supports wholeheartedly.

Mark Daniel, assistant fire chief but speaking as resident, read his comment letter into record. Drill ASAP to avoid catastrophic failure.

Denyse Racine, 27-yr resident. Mono general Noise Ordinance addresses neighborhood impacts. Homeowners most affected by noise are in support. Recreationists have alternatives for hiking/biking in canyon or elsewhere. Hiked elsewhere during Rock Creek Road construction. All evidence indicates variance should be granted.

DISCUSSION: Bush: Lehman project? Letters opposing noise? Lehman: Air drilling, plumbing dust, watered down, drilled pits to capture drilling muds. Assume same standard. Noise complaints, police called, ongoing problem. Put hay bales up to stop noise propagation. Denied permission, had to stop/start drilling. No forgiveness granted.

Weiche: 2005 variance denied; 2006 after extended drilling, reapplied for 24 hr weekdays only, 10 days total.

Bush: Driving force? Weiche: CDFG, property owners.

Bush: Condition of Lehman wells, maybe looking at same thing with Lower Rock Creek utility now. Would set precedent for his future drilling. Still fight or make it easier for Lehman?

Lehman: Good neighbor policy would kick into effect. Not now, given easement, access gate. Not reciprocated. Tried to work with them. What would happen to his wells when they drill? Bush: No info now. Lehman: Studies not done on depths.

Racine: Sensitive receptors = residents of Paradise. No corresponding receptors on Lehman's property. Overwhelming support. **CLOSE PUBLIC COMMENT.**

DISCUSSION: Pipersky: Noise at 70 dB if working 24/7? Moyer: Rotary drilling, no hammering. Could carry on conversations near drilling site. Pipersky: Variance includes consistent noise day and night. Lehman: Found air density changes made noise louder at night.

Lizza: Rules maybe different at Lehman's original. Concern about dates on noise.

Roberts: Most difficult decisions on commission have concerned noise. Humans measure noise differently: perceived loudness, duration, quality, own subjective perception. In terms of unfair treatment, staff makes every effort at fairness. Supported variance.

Bush: Only thing to consider is who's being damaged. Same people, but decided could put up with it now, probably sets precedent for future. Well likely would not affect Lehman's well. Lehman: Deeper, more water. Bush: Redundancy well, may replace first well. Supported variance.

Pipersky: Completely different situation. Paradise is an existing community.

Lizza: Evan Russell is most affected, but not complaining.

Bush: Deciding how long put up with noise, not noise v. no noise.

MOTION: Set limit at four weeks to make drillers get it done. If equipment is down, Burns could extend. (Bush/no second.)

NEW MOTION: Make findings in staff report, approve Variance 15-001 authorizing variance from Mono County Noise Ordinance standards for construction activities, for up to 24 hr/day 7 days/wk and at levels in excess of 50 dBA at night and 60 dBA during day, for limited term, to drill new well for Lower Rock Creek Mutual Water Co. (*Pipersky/Roberts. Ayes: 3. No: Bush. Absent: Thompson.*)

5. WORKSHOP

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

Scott Burns noted culmination of a lot of work over years. Funding through LTC. Complied with sustainable communities process. Integrates transportation, housing, land use. Set stage for future streamlining. New GHG requirements set. Included as policy. All planners touched it, went to RPACs, area plans updated/refined. Wendy Sugimura got grant to fund much of update. Really refined policies, plugged gaps, worked with environmental consultant. Setting stage for online General Plan.

Sugimura noted PC has seen topic-specific studies already. Broad overview presented at RPACs.

Land Use: Build-out calculations were done by Brent Calloway, who described mathematical exercise that doesn't mean much. If every piece of land were built out to maximum potential, space for 28,000 units. Currently, 2,500 units with 60% occupied, 40% unoccupied. Looked at land use designations. All reduced build-out removed public land. Planning areas revised. Individual parcels looked at, not just big block. Avalanche areas reduced, area plans on agricultural preservation limit of 40 acres. 16,585 units possible theoretically. Burns: State law requires intensity of development possible (theoretical maximum).

Land Use Maps: Online map replaces 100+ pages. Only Conway Ranch redesignated as Open Space. Links to maps all over, parcel viewer, agency maps. Can overlay items like TROD, Williamson Act, development credits, parking areas, flood hazard areas, avalanche-influence areas, fault areas, or Cal Fire hazard zones. Roads are broken down by ownership.

Area Plans: Sugimura reviewed area plans that RPACs revised. Antelope Valley: Most feisty, especially about trails. Return later. Bridgeport Valley: Back next week, adding Main Street revitalization last two years. Mono Basin: Happy. June Lake: Main concerns = separately published June Lake Area Plan, TROD policy and consistency with Ch. 25 and 26. Fair share: Housing for employees, realistic requirements? Housing Mitigation Ordinance repealed, but June Lake wanted something to require workforce housing if big development came in. Long Valley: OK. Paradise: Next week, all new policies. Other area plans had minor policy changes.

Development Regulations: Calloway noted focus on simpler, easier regulations. Listed among 40 changes: 1) Dual designation: Can't stack on; 2) Towers in all land use designations OK with use permit; 3) Accessory use prior to main requires use permit; 4) Accessory structures not allowed in setbacks; 5) Cargo containers OK in floodplain areas; 6) No RV storage on vacant land; 7) Side/rear-yard fences from 6' to 7' to coincide with building regulations; 8) June Lake required parking spaces now two, not three; 9) Commercial designation needs Director Review like Mixed Use; 10) Cell tower to 80', extra 20'; 11) B-&-B parking requirements added; 12) Flood and fire regulations modified per state law; and 13) Plan of operations is lower level of review than permit.

Circulation Element/RTP: Added appendices on bikes, trails.

Conservation/Open Space: Dr. James Paulus did biological assessment to identify vegetation communities, sensitive species, and biological resources.

Safety & Noise elements: Updated.

Integrated Waste Management Plan: Not part of General Plan.

EIR: Alternatives created. GHG policies.

Comment period: Closes Sept. 29.

6. REPORTS:

A. DIRECTOR: Association of Environmental Professionals conference Sept. 24-26: Simon & Sugimura featured panelists.

B. COMMISSIONERS: Roberts: Oct. 23-24. Ormat issue (litigating attorneys), sensitive species, water issues, solar, D395, GP update/maps, etc. Field trips to Bridgeport Main Street, SNARL, etc.

7. INFORMATIONAL: No items.

8. ADJOURN to October 8, 2015

Prepared by C.D. Ritter, commission secretary

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

Date: October 8, 2015

To: Mono County Planning Commission

From: Gerry Le Francois, principal planner

Re: First one-year extension of Tentative Tract Map (TTM) 37-46/White Mountain Estates

RECOMMENDATIONS

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

- A. In accordance with CEQA Guidelines Section 15182, acknowledge that a Specific Plan was previously approved for the project on Nov. 20, 2007, and thus no EIR or Negative Declaration needed to be prepared at that time for a residential project undertaken pursuant to and in conformity to that Specific Plan.
- B. Recommend approval to the Board of Supervisor a one-year extension of Tentative Tract Map 37-46/White Mountain Estates to Nov. 20, 2016, subject to the previous Conditions of Approval and Mitigation Monitoring Program as contained herein.

BACKGROUND

Tentative Tract Map 37-46, a 45-lot subdivision in Chalfant Valley, was approved by the Mono County Board of Supervisors on Nov.20, 2007. In November 2010, the Board of Supervisors approved amendments to the Specific Plan (SP) and modification of the TTM for relocation of a cattle guard, changed the traffic-calming feature, and allowed payment of in-lieu fee for rehabilitation of 900 feet of White Mountain Estates Road. In December 2012, the Board of Supervisors approved amendments to the SP and modification of TTM to remove the housing mitigation requirement, the traffic-calming feature, and the per-lot recreation fee.

The project proponent is in the process of completing all the requirements for TTM 37-46 and is requesting the first of three possible one-year map extensions.

PROJECT DESCRIPTION

Tentative Tract Map 37-46 would be a subdivision of 70.38 acres (APNs 026-240-009 and -010) into 45 single-family residential lots, one utility lot (0.78 acres) for water and propane tanks, three lots for open space uses (1.46 acres, 3.81 acres, and 9.08 acres), and a remainder parcel (19.23 acres) that allows one single-family residence. The project is being processed pursuant to White Mountain Estates Specific Plan requirements and TTM conditions.

EXPIRATION-EXTENSION OF TIME

Mono County Code Chapter 17.20 Subdivisions – Final Maps, section 020 states:

- B. Upon written application filed with the planning department not later than 45 days prior to the expiration of the approved or conditionally approved tentative map, the time at which the map expires may be extended for a one-year period or successive one-year periods not to exceed a total of three additional years.

- C. Where there has been a timely written application for an extension of a tentative map, the tentative map shall not expire until a decision has been given by the planning commission and any appeals therefrom to the board of supervisors have been decided or the time limits for such appeals have expired. The time for appeal under this section is fifteen days after the planning commission has denied the extension. In all other cases, the expiration of the approved or conditionally approved tentative map shall terminate all further proceedings thereon, and no applications for extensions or modifications shall be considered, and no final map of all or any portion of the real property included within the tentative map shall be filed without first processing a new tentative map.

The project applicant has requested the extension in order to complete all the necessary improvements and to comply with all project conditions. The first one-year extension would move TTM 37-46 expiration date to Nov. 20, 2016. The project proponent has two additional one-year extensions available.

LDTAC REVIEW

The Land Development Technical Advisory Committee met Sept. 8, 2015, to consider the map extension and recommended approval of the one-year map extension.

ATTACHMENTS

- Map extension application
- Board resolutions R07-82, R10-77, and R12-85
- Copy of TTM 37-46/White Mountain Estates

**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

**MAP EXTENSION
APPLICATION**

Check to me

| | |
|------------------------------------|-------------------------------|
| APPLICATION # <u>map Extension</u> | FEE PAID \$ <u>495</u> |
| DATE RECEIVED <u>08/07/07</u> | RECEIVED BY <u>CD</u> |
| RECEIPT # <u>89742</u> | CHECK # <u>3281</u> (NO CASH) |

APPLICANT/AGENT Bob Stark

ADDRESS 332 West Howell CITY/STATE/ZIP Ridgecrest, CA 93555

TELEPHONE (760) 559-6655 E-MAIL tumbleweedmh@aol.com

OWNER, if other than applicant White Mountain Estates, LLC., c/o Stephen Kappos

ADDRESS P.O. Box 3157 CITY/STATE/ZIP Mammoth Lakes, CA 93546

TELEPHONE (760) 934-5515 E-MAIL snkappos@suddenlink.net

Date of Planning Commission approval _____ APN 026-240-009-000
026-240-010-000

Date of Board of Supervisors approval November 20, 2007 Minute Order # _____

Map expiration date November 20, 2015

PREVIOUS EXTENSIONS: Extension approved N/A, automatic Expires _____

Second extension approved _____ Expires _____

REASON FOR REQUEST: Applicant(s) should describe the progress to date and the reasons why an extension is necessary, using additional sheets if necessary.

Applicant has been working continuously to complete improvements needed before a final map can be approved. Presently, almost all infrastructure improvements have been installed, the roadway paved, and application for final map approval is expected in the next several months.

APPLICATION SHALL INCLUDE:

- A. Completed application form.
- B. Project processing deposit: See Development Fee Schedule for Map Extension.
- C. If the environmental document is still valid and does not need modification by staff, no deposit. Otherwise, see Development Fee Schedule for the following Environmental Review deposits (CEQA) that may be required: Categorical Exemption, Negative Declaration, Environmental Impact Review (deposit for initial study only).

More on back...

I CERTIFY UNDER PENALTY OF PERJURY THAT I am: legal owner(s) of the subject property (all individual owners must sign as their names appear on the deed to the land), corporate/LLC. officer(s) empowered to sign for the corporation, or owner's legal agent having Power of Attorney for this action (a notarized "Power of Attorney" document must accompany the application form), AND THAT THE FOREGOING IS TRUE AND CORRECT.

Signature Bob Stark

Signature Robert (Bob) Stark 8/6/15
Date



RESOLUTION NO. 07-82
BOARD OF SUPERVISORS, COUNTY OF MONO

**A RESOLUTION OF THE MONO COUNTY BOARD OF SUPERVISORS
 CERTIFYING AND ADOPTING THE WHITE MOUNTAIN ESTATES FINAL
 ENVIRONMENTAL IMPACT REPORT, APPROVING THE WHITE MOUNTAIN
 ESTATES SPECIFIC PLAN, APPROVING GENERAL PLAN AMENDMENT 06-01,
 APPROVING TENTATIVE TRACT MAP 37-46, AND MAKING CERTAIN FINDINGS
 WITH RESPECT TO EACH OF THOSE ACTIONS**

WHEREAS, the White Mountain Estates Specific Plan project is comprised of the White Mountain Estates Specific Plan Final Environmental Impact Report (FEIR), the White Mountain Estates Specific Plan, General Plan Amendment 06-01, and Tentative Tract Map 37-46; and

WHEREAS, the White Mountain Estates Specific Plan and Tentative Tract Map 37-46 concern the subdivision of Assessor's Parcels # 26-240-09 and # 26-240-10; and

WHEREAS, the White Mountain Estates Specific Plan and General Plan Amendment 06-01 concern the General Plan re-designation of Assessor's Parcel # 26-240-09 and # 26-240-10 from Rural Mobile Home (RMH) to Specific Plan (SP) (Land Use Map Figure 98); and

WHEREAS, Mono County prepared an Environmental Impact Report for the above project, called the White Mountain Estates Specific Plan Final Environmental Impact Report (FEIR); and

WHEREAS, on November 20, 2007, the Mono County Board of Supervisors held a noticed and advertised public hearing to hear all testimony and comment relevant to the White Mountain Estates Specific Plan FEIR, the White Mountain Estates Specific Plan, Tentative Tract Map 37-46, and General Plan Amendment 06-01.

1 **NOW, THEREFORE, BE IT RESOLVED** that the Mono County Board of Supervisors certifies
 2 and adopts the White Mountain Estates Specific Plan FEIR and associated mitigation monitoring
 3 program, finding that:

- 4 1. In compliance with Section 15090(a) of the California Environmental Quality Act
 5 (CEQA) Guidelines:
 - 6 a. The FEIR was been completed in compliance with CEQA;
 - 7 b. The FEIR was presented to this Board as the decision-making body of Mono County,
 8 the lead agency on this project, and that the Board reviewed and considered the
 information contained in the FEIR prior to taking the actions in the Resolution; and
 - 9 c. The FEIR reflects Mono County's independent judgment and analysis.
- 10 2. Based on evidence in the FEIR, all potentially significant impacts of the project
 11 described therein have been reduced to less-than-significant levels through mitigation
 measures.

12 **NOW, THEREFORE, BE IT FURTHER RESOLVED** that the Mono County Board of
 13 Supervisors approves General Plan Amendment 06-01, which re-designates Assessor's Parcel #26-
 14 240-09 and # 26-240-10 from Rural Mobile Home (RMH) to Specific Plan (SP).

15
 16 In approving General Plan Amendment 06-01, the Board of Supervisors finds that:

- 17 1. The change in land use designation is consistent with the text and maps of the General Plan
 18 because:
 19 The change from Rural Mobile Home (RMH) to Specific Plan (SP) is consistent with
 20 General Plan policies that direct the County to utilize the specific plan process for large-
 scale projects.
- 21 2. The change in land use designation is consistent with the goals and policies contained within the
 applicable area plan because:
 22 The change in land use designation is consistent with policies in the Tri-Valley Area Plan
 23 that encourage residential development in areas where the proposed development would
 24 minimize impacts to surrounding agricultural lands and public lands, and that promote the
 25 preservation of agricultural lands and the avoidance of incompatible land uses, such as
 residential uses, in areas adjacent to agricultural lands.
- 26 3. The site of the change in land use designation is suitable for the land uses permitted within that
 land use designation because:
 27 The site is adjacent to existing paved roads and utilities, as well as to existing single-family
 28 residential development, and the site is suitable for the proposed residential uses.

- 1
- 2 4. The change in land use designation is reasonable and beneficial at this time because:
- 3 The change from Rural Mobile Home (RMH) to Specific Plan (SP) would provide sites for
- 4 additional residential development in Chalfant Valley that are reasonable and beneficial at
- 5 this time.
- 6 5. The change in land use designation will not have a substantial adverse effect on surrounding
- 7 properties because:
- 8 As described in the FEIR for the project, and as found by this Board as lead agency, the
- 9 change in land use will not have substantial effects on surrounding properties.

10 **NOW, THEREFORE, BE FURTHER RESOLVED** that, based on the findings made herein, the

11 Mono County Board of Supervisors approves the White Mountain Estates Specific Plan.

12 **NOW, THEREFORE, BE IT FURTHER RESOLVED** that the Mono County Board of

13 Supervisors approves Tentative Tract Map 37-46 subject to the Conditions of Approval/ Mitigation

14 Monitoring Program for the White Mountain Estates Specific Plan/ EIR/ Tract Map, Appendix A in

15 the FEIR. In approving Tentative Tract Map 37-46, the Board of Supervisors finds that:

- 16
- 17 1) The map is consistent with the County General Plan and with the Specific Plan (SP) for the area
- 18 because:
- 19 The subdivision is consistent with the County General Plan Land Use Designation of
- 20 Specific Plan and with policies in the Tri-Valley Area Plan that encourage residential
- 21 development in areas adjacent to existing development consistent with the Specific Plan.
- 22 2) The design of, and the improvements associated with, the proposed subdivision are consistent
- 23 with the existing General Plan because:
- 24 The Specific Plan, which allows for 45 single-family residential lots with an overall project
- 25 density of 1.5 acres per dwelling unit, and accompanying open space and utility parcels,
- 26 complies with minimum health requirements and development standards for lot sizes.
- 27 3) The site is physically suitable for the type of development because:
- 28 (a) The site is adjacent to existing roads and utilities and to the existing development at White
- 29 Mountain Estates, and is suitable for residential development.
- 30 (b) The 70.38 acres is of sufficient size to allow the proposed development.
- 4) The site is physically suitable for the density of the development because:
- The parcel has suitable area and topography for the development of 45 residential lots.

- 1 5) Approval of the Tentative Tract Map 37-46 will aid the county in meeting the housing needs of
2 the region pursuant to Government Code section 66412.3 and adequate public services either
3 already exist to serve the project or, with the mitigation measures required of the project, will
4 not be significantly impacted by approval of the tentative map.
- 5 6) The design of the subdivision and its associated improvements are not likely to cause substantial
6 environmental damage or substantially and avoidably injure fish or wildlife or their habitat
7 because:
8 All potential environmental impacts of the project have been analyzed and mitigation
9 measures will be implemented that will reduce these potential impacts to less-than-
10 significant levels. The implementation of those mitigation measures is required as a
11 condition of project approval.
- 12 7) The design of the subdivision and its associated improvements are not likely to cause serious
13 public health problems because:
14 All potential impacts related to public health have been analyzed and mitigation measures
15 will be implemented to reduce these potential impacts to less-than-significant levels. The
16 implementation of those mitigation measures is required as a condition of project approval.
- 17 8) The design of the subdivision and its associated improvements will not conflict with easements,
18 acquired by the public at large, for access through or use of property within the proposed
19 subdivision because:
20 (a) No evidence was presented at the public hearing for this project indicating that the design of
21 the subdivision or any improvements proposed in conjunction with the approval of the
22 subdivision will have a substantial impact or conflict with easements acquired by the public,
23 for access through or use of the property, within the proposed subdivision.
24 (b) The project is designed to provide paved roads for access to the proposed lots.
25 (c) The project is designed to provide access to surrounding public lands.

26 **BE IT FURTHER RESOLVED** that the Chair of the Board of Supervisors is hereby authorized to
27 sign this Resolution on behalf of this Board.
28
29
30

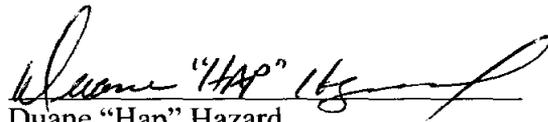
1 **PASSED AND ADOPTED** this 20th day of November, 2007, by the following vote of
2 the Mono County Board of Supervisors:

3 **AYES : Supervisor Bauer, Farnetti, Hazard, Hunt and Reid.**

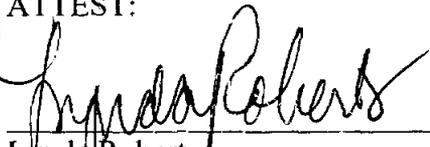
4 **NOES : None.**

5 **ABSENT : None.**

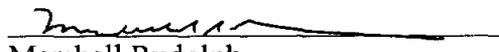
6 **ABSTAIN : None.**

7
8 
9 Duane "Hap" Hazard
10 Chairman

11
12
13 **ATTEST:**

14 
15 Lynda Roberts
16 Clerk of the Board

17
18
19 **APPROVED AS TO FORM:**

20 
21 Marshall Rudolph
22 County Counsel



RESOLUTION R10-77

**A RESOLUTION OF THE MONO COUNTY BOARD OF SUPERVISORS
ADOPTING AN ADDENDUM TO THE WHITE MOUNTAIN ESTATES FINAL EIR, AMENDING
THE WHITE MOUNTAIN ESTATES SPECIFIC PLAN AND
MODIFYING TENTATIVE TRACT MAP 37-46**

WHEREAS, the White Mountain Estates project includes the White Mountain Estates Specific Plan Final Environmental Impact Report (Final EIR), the White Mountain Estates Specific Plan (SP), and Tentative Tract Map (TTM) 37-46; and

WHEREAS, the White Mountain Estates SP and TTM 37-46 include conditions that must be met before the TTM becomes final; and

WHEREAS, the developer has requested that Specific Plan Program 5-D and TTM Condition #31 be amended to modify traffic-calming road improvement requirements; and

WHEREAS, Mono County certified a Final EIR pursuant to the California Environmental Quality Act (CEQA) for the above project on November 20, 2007, by Resolution R07-82; and

WHEREAS, Mono County has prepared an addendum to the previously-certified White Mountain Estates Final EIR because some changes or additions are necessary but none of the conditions described in CEQA Guidelines § 15162 calling for preparation of a subsequent EIR have occurred, as explained in detail in the Addendum.

NOW, THEREFORE, BE IT RESOLVED by the Mono County Board of Supervisors that:

1. The Board of Supervisors has considered the addendum with the Final EIR prior to recommending a decision on the project.

BE IT FURTHER RESOLVED THAT the Mono County Board of Supervisors, in approving an amendment to the White Mountain Estates SP Program 5-D, as set forth below, finds that, in addition to the findings made in conjunction with the approval of the Specific Plan:

1. The change in Specific Plan text is consistent with the text of the General Plan, the Tri-Valley Area Plan and White Mountain Estates Specific Plan because:

The proposed modification relates to the modification of a traffic-calming measure on White Mountain Estates Road to allow an elongated speed bump in place of an island and the payment of fees in lieu of construction of a 900 foot grind and overlay. If the proposed amendment to the Specific Plan is approved, the modification would also be consistent with the Specific Plan.

No change to the land use designation is proposed, as the proposed modification relates only to Specific Plan Program 5-D.
2. The amendment is consistent with the Land Use Element of the Mono County General Plan because:

1 *Specific Plan Program 5-D relates only to the modification of traffic calming measures and the*
 2 *means of carrying out resurfacing of a 900 foot stretch of White Mountain Estates Road. Neither is*
 3 *specifically required by the Land Use Element of the Mono County General Plan and, therefore,*
 4 *elimination or modification of such measures is not inconsistent with the Land Use Element.*

4 **BE IT FURTHER RESOLVED THAT** the Mono County Board of Supervisors, in approving the
 5 modification to TTM 37-46 Condition #31, set forth below, finds, in addition to the findings made in
 6 conjunction with the approval of TTM 37-46, that:

- 7 1. The proposed modifications are consistent with the county General Plan and with the Specific Plan
 8 for the area because:
 9 *The proposed modification relates to the modification of a traffic-calming measure and the*
 10 *payment of a fee in lieu of constructing improvements to 900 feet of White Mountain Estates Road.*
 11 *With the foregoing amendment to the Specific Plan, the modification of these measures would also*
 12 *be consistent with the Specific Plan*
- 13 2. The design and improvements of the proposed subdivision would continue to be consistent with
 14 the existing General Plan, if the proposed modifications are approved because:
 15 *The installation of any specific traffic calming measure, such as the island required by Condition*
 16 *#31, is not required by the General Plan nor is any particular financing method for the grind and*
 17 *overlay of White Mountain Estates Road. Therefore, the modification of Condition #31 is not*
 18 *inconsistent with the General Plan.*
- 19 3. The site continues, with the proposed modifications, to be physically suitable for the type of
 20 development proposed because:
 21 *The site is adjacent to existing roads and utilities and to the existing development at White*
 22 *Mountain Estates, and is suitable for residential development, and the 70.38 acres is of sufficient*
 23 *size to allow the proposed development. The traffic calming measure proposed to be modified was*
 24 *not identified in the EIR prepared for the Specific Plan and TTM as necessary to reduce impacts*
 25 *associated with the proposed project.*
- 26 4. The site continues to be physically suitable for the proposed density of development because:
 27 *The environmental analysis prepared for the Specific Plan and tentative tract map did not identify*
 28 *a need for traffic calming measures such as that proposed to be modified. Modification of the*
 29 *funding mechanism for the grind and overlay has no impact on physical suitability.*
- 30 5. The design of the subdivision and/or the proposed improvements, including the proposed
 modifications, will minimize environmental damage or substantially reduce impacts to fish or
 wildlife or their habitat because:
Potential environmental impacts have been analyzed and mitigation measures have been proposed
to reduce potential impacts to less-than-significant levels where feasible; and potentially
significant impacts that cannot be fully mitigated have been mitigated to the lowest feasible levels.
The implementation of those mitigation measures is required as a condition of project approval.
Condition #31 was added by agreement of the developer and is not a condition of approval
necessary to mitigate a significant environmental impact or other impact to fish, wildlife, or their
habitat. No traffic-related impacts necessitating the installation of traffic calming measures such
as those proposed to be modified or eliminated were identified in the EIR for the project.

1 6. The design of the subdivision or type of improvements is not likely to cause serious public health
2 problems because:

3 *Potential impacts related to public health have been analyzed and mitigation measures have been*
4 *proposed to reduce potential impacts to less-than-significant levels. The implementation of those*
5 *mitigation measures including, if approved, the proposed modification, would be required as a*
6 *condition of project approval.*

7 7. The proposed modification will not conflict with easements, acquired by the public at large, for
8 access through or use of property within the proposed subdivision because:

9 *The modification relates only to the modification of certain traffic calming measures and the*
10 *funding of road resurfacing and does not affect or conflict with easements acquired by the public*
11 *at large for access through or use of the property within the proposed subdivision.*

12 **BE IT FURTHER RESOLVED THAT** the Mono County Board of Supervisors approves the following
13 amendment to the White Mountain Estates SP Program 5-D and Tentative Tract Map 37-46, Condition #31:

14 The current language of White Mountain Estates Specific Plan Program 5-D and Tentative Tract
15 Map Condition #31 shall be replaced with the following:

16 *The developer shall relocate the existing cattle guard on White Mountain Estates Road to a straight*
17 *section of road and pay in-lieu fees that would allow the County to rehabilitate the easterly 900-foot*
18 *portion of White Mountain Estates Road by grinding and re-compacting existing pavement followed*
19 *by a 0.25-foot overlay with PG64-28PM hot mix asphalt. The developer's 900-foot portion is*
20 *approximately 20% of a larger County rehabilitation project on White Mountain Estates Road. If*
21 *the County constructs the improvements prior to recordation of the final map, then the developer*
22 *shall pay 20% of the County's costs of engineering, pulverization, and the 0.25-foot overlay, based*
23 *on the lowest responsible bid prior to contract award. After the road rehabilitation project is*
24 *completed, and before final approval of the map, the developer shall also pay 20% of the costs of the*
25 *actual quantity of materials, materials testing, and construction management incurred by the County*
26 *in constructing the required improvements, along with any adjustment (upward or downward) in the*
27 *costs of engineering, pulverization, and the 0.25-foot overlay realized during construction. If the*
28 *developer records the final map prior to the construction of the required improvements by the*
29 *County, then the developer shall pay to the County 100% of all estimated costs associated with the*
30 *developer's share of the project and enter into an agreement with the County providing for the*
payment of any additional amounts by the developer (or for offset of amounts overpaid) based on the
developer's share of actual costs, prior to recording of the final map, as determined following
project completion. Estimated costs will be based upon an engineer's estimate prepared by the
County.

The developer shall additionally install, or pay in-lieu fees to County in the amount of County's
costs to design, plan, and install, as a traffic calming measure, a "tabletop speed hump" on White
Mountain Estates Road west of Sequoia Street. Installation (or payment of the in-lieu fees) must
occur prior to recording of the final map, unless the developer enters into a subdivision
improvement agreement (including bonding) with the County which provides for the installation of
the tabletop speed hump no later than following the sale of five lots in the subdivision. In lieu fees
shall be based on a cost estimate prepared by a licensed engineer. Developer shall additionally
enter into an agreement with the County providing for the payment of any additional amounts by the

1 *developer (or for offset of amounts overpaid) based on the actual costs of designing, planning, and*
2 *installing the improvement. The hump shall be constructed in conformance with drawing number R-*
3 *403A of the Standard Details for Public Works Construction, Reno section.*

3 **PASSED AND ADOPTED** this 9 day of November, 2010, by the following vote of the Board of
4 Supervisors, County of Mono:

5 **AYES : Supervisors Bauer, Farnetti, Hunt, Peters and Hazard.**

6 **NOES : None.**

7 **ABSENT : None.**

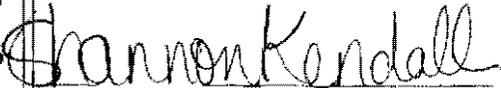
8 **ABSTAIN : None.**

9
10 

11 **Byng Hunt**
12 **Chair**

14 **ATTEST:**

APPROVED AS TO FORM:

15
16 

17 **Shannon Kendall, Sr. Deputy**
18 **Clerk, Board of Supervisors**

19
20 

21 **Marshall Rudolph**
22 **Mono County Counsel**



RESOLUTION R12- 85

**A RESOLUTION OF THE MONO COUNTY BOARD OF SUPERVISORS
ADOPTING AN ADDENDUM TO THE WHITE MOUNTAIN ESTATES FINAL EIR, AMENDING
THE WHITE MOUNTAIN ESTATES SPECIFIC PLAN AND
MODIFYING TENTATIVE TRACT MAP 37-46**

WHEREAS, the White Mountain Estates project includes the White Mountain Estates Specific Plan Final Environmental Impact Report (Final EIR), the White Mountain Estates Specific Plan (SP), and Tentative Tract Map (TTM) 37-46; and

WHEREAS, the White Mountain Estates SP and TTM 37-46 include conditions that must be met before the TTM becomes final; and

WHEREAS, due to the current recession and poor economic climate, and in recognition of previous county actions repealing impact fees, the developer has requested that Specific Plan be amended to remove Policy 2B, Program 2B (housing mitigation); Program 5-D (tabletop speed bump); and Policy 17A and Program 17A (per lot recreation fee); and

WHEREAS, the developer also has requested removal of TTM condition # 2 (per lot recreation fee) and the last paragraph of TTM condition # 31 (tabletop speed bump); and

WHEREAS, Mono County certified a Final EIR pursuant to the California Environmental Quality Act (CEQA) for the above project on November 20, 2007, by Resolution R07-82; and

WHEREAS, an Addendum to the previously certified White Mountain Estates Final EIR has been prepared because some project changes or additions are necessary but none of the conditions described in CEQA Guidelines § 15162 calling for preparation of a subsequent EIR have occurred, and

WHEREAS, the Mono County Board of Supervisors has considered the addendum with the Final EIR prior to a decision on the project.

NOW, THEREFORE, BE IT RESOLVED THAT the Mono County Board of Supervisors amends the White Mountain Estates Specific Plan, Policy 2B, Program 2B (housing mitigation); Program 5-D and the last paragraph of condition #31 (tabletop speed bump); and Policy 17A, Program 17A, and condition #2 (per lot recreation fee), finding that the change in Specific Plan text is consistent with the text of the General Plan, the Tri-Valley Area Plan and other provisions of the White Mountain Estates Specific Plan because:

Housing Consistency

Housing Element program 14 states: Review and revise the Housing Mitigation requirements (MCC 15.40) to ensure that they remain effective and equitable in today's housing market.

The Board of Supervisors reviewed this requirement and chose to suspended housing mitigation requirements via Ordinance # 11-07. The proposed elimination of the housing requirement is consistent with the above Board Ordinance # 11-07.

1 *Requirements for two deed-restricted housing units were included in the Specific Plan in order to meet*
 2 *the requirements of the proposed Mono County Housing Ordinance (Mono County Code, Chapter*
 3 *15.40). The Housing Ordinance was adopted in 2006, following approval of the Specific Plan, and was*
 4 *then subsequently amended in 2011 to temporarily suspend all housing mitigation requirements from*
 5 *July 15, 2011, through July 15, 2013 (Ordinance # 11-07). The Ordinance suspending the affordable*
 6 *housing requirements notes that the suspension was in the best interests of the County due to "the cost of*
 7 *housing, and other relevant factors."*

8 Transportation Consistency

9 The project is consistent with Tri-Valley Circulation Element because Action 1.2 states: Work with Caltrans
 10 and the Tri-Valley communities to address highway improvement, safety issues, main street, and
 11 development-related planning issues.

12 *The project was required to provide a northbound deceleration lane at White Mountain Estates Road*
 13 *and US Highway 6, the developer relocated the cattle guard on White Mountain Estates Road, and the*
 14 *developer paid his fare share of the White Mountain Estates road rehabilitation and as required in*
 15 *condition #31. The applicant has requested elimination of the Tabletop speed bump. The FEIR concludes*
 16 *that the project will not create significant impacts related to traffic volume, congestion, level of service,*
 17 *pedestrian and bicycle facilities, or transit services. The project remains the same, with no change to*
 18 *proposed land uses, number of housing units, or population levels. Associated traffic levels also remain*
 19 *the same.*

20 Recreation Consistency

21 The project is consistent with Policy 2, Action 2.3 of the Conservation/Open Space Element that states:
 22 Encourage the formation of a self-supporting park system by employing user fees (where appropriate),
 23 concessionaire revenues, soliciting grants and private contributions, requesting volunteer help, and by other
 24 means that further cost-effective park operations.

25 *The Specific Plan did not identify impacts to recreation as a significant environmental issue. It was one*
 26 *of several impact areas identified as not potentially significant for which mitigation measures were*
 27 *included in the DEIR to reduce impacts to even lower levels.*

28 *In the past, developer impacts have been required in Mono County as required by Board Ordinance*
 29 *R05-093. The Developer Impact Fees were subsequently repealed by the County in July 2011*
 30 *(Ordinance R11-45). The Specific Plan identifies the Chalfant Park as the facility to be funded by the*
 31 *developer impact fees. The County typically seeks grants and similar funding for improvements at county*
 32 *park facilities, rather than relying on developer impact fees.*

33 *The project includes three open-space lots that total 14.35 acres, along with extra-wide roads to allow*
 34 *for pedestrian and bicycle uses along the roads. The project thus provides areas for recreation on site*
 35 *and connects to surrounding off-site recreational areas.*

36 General Policy Consistency

37 The project is consistent with the general policy direction of the General Plan. As an example, this project is
 38 adjacent to the existing 44-lot White Mountain Estates subdivision and shares the same access road, White
 39 Mountain Estates Road. Land Use Element Action 1.1 states: Encourage infill development in existing
 40 communities and subdivision.

41 *This project is adjacent to the existing 44-lot White Mountain Estates subdivision and shares the same*
 42 *access road, White Mountain Estates Road.*

1 **BE IT FURTHER RESOLVED THAT** the Mono County Board of Supervisors modifies TTM 37-46
 2 Conditions # 2 and #31, finding that:

- 3 1. The proposed map is consistent with the county General Plan and with the Specific Plan for the area
 4 because:

5 *The subdivision is consistent with the county General Plan Land Use Designation of Specific Plan
 6 and with policies in the Tri-Valley Area Plan that encourage residential development in areas
 7 adjacent to existing development consistent with the Specific Plan.*

- 8 2. The design and improvements of the proposed subdivision are consistent with the existing General Plan
 9 because:

10 *The Specific Plan, which allows 45 single-family residential lots with an overall project density of
 11 1.5 acres per dwelling unit, and accompanying open space and utility parcels, complies with
 12 minimum health requirements and development standards for lot sizes.*

- 13 3. The site is physically suitable for the type of development proposed because:

14 *The site is adjacent to existing roads and utilities and to the existing development at White Mountain
 15 Estates, and is suitable for residential development, and the 70.38 acres is of sufficient size to allow
 16 the proposed development.*

- 17 4. The site is physically suitable for the proposed density of development because:

18 *The parcel has suitable area and topography for the development of 45 residential lots.*

- 19 5. The design of the subdivision and/or the proposed improvements will minimize environmental damage
 20 or substantially reduce impacts to fish or wildlife or their habitat because:

21 *Potential environmental impacts have been analyzed and mitigation measures have been proposed
 22 to reduce potential impacts to less-than-significant levels. The implementation of these mitigation
 23 measures has been required as a condition of project approval.*

- 24 6. The design of the subdivision or type of improvements is not likely to cause serious public health
 25 problems because:

26 *Potential impacts related to public health have been analyzed and mitigation measures have been
 27 proposed to reduce potential impacts to less-than-significant levels. The implementation of those
 28 mitigation measures is required as a condition of project approval.*

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

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

(b) The project is designed to provide paved roads for access to the proposed lots.

(c) The project is designed to provide access to surrounding public lands.

PASSED AND ADOPTED this 4th day of December, 2012, by the following vote of the Board of
 Supervisors, County of Mono:

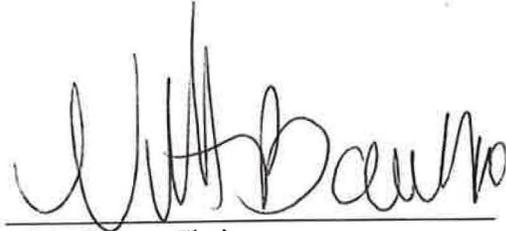
Resolution R12-: 85
 December 4, 2012

1 AYES : Supervisors Bauer, Hansen, Hazard, Hunt and Johnston.

2 NOES : None.

3 ABSENT : None.

4 ABSTAIN : None.



Vikki Bauer, Chair
Mono County Board of Supervisors

5
6
7
8
9
10 ATTEST:

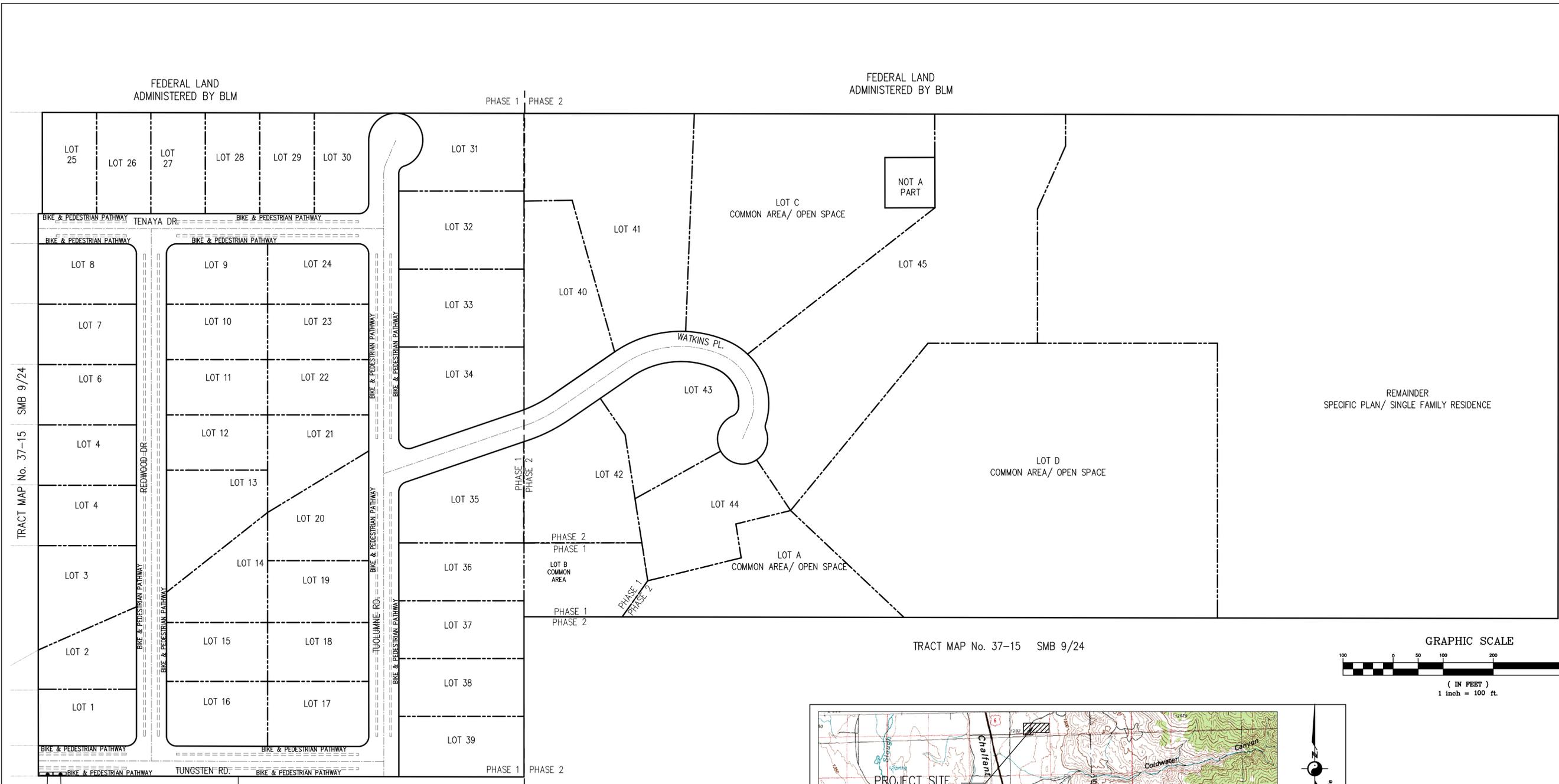


Shannon Kendall, Clerk of the Board
Senior Deputy

APPROVED AS TO FORM:

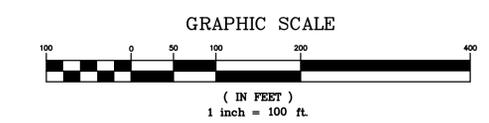


Stacey Simon, Assistant County Counsel



TRACT MAP No. 37-15 SMB 9/24

TRACT MAP No. 37-15 SMB 9/24



CITY OF LOS ANGELES
DEPARTMENT OF WATER AND POWER

WHITE MOUNTAIN ESTATES
TENTATIVE TRACT MAP No. 37-46
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF MONO,
STATE OF CALIFORNIA, BEING A PROPOSED SUBDIVISION
OF A PORTION OF THE REMAINDER AS SHOWN ON TRACT No. 37-15
BOOK 9 OF TRACT MAPS PAGES 24, 24-A, AND 24-B
THE S 1/2 OF THE SE 1/4 AND SE 1/4 OF THE SW 1/4 OF SECTION 22
T.5S., R.33E. M.D.M., MONO COUNTY, CALIFORNIA.

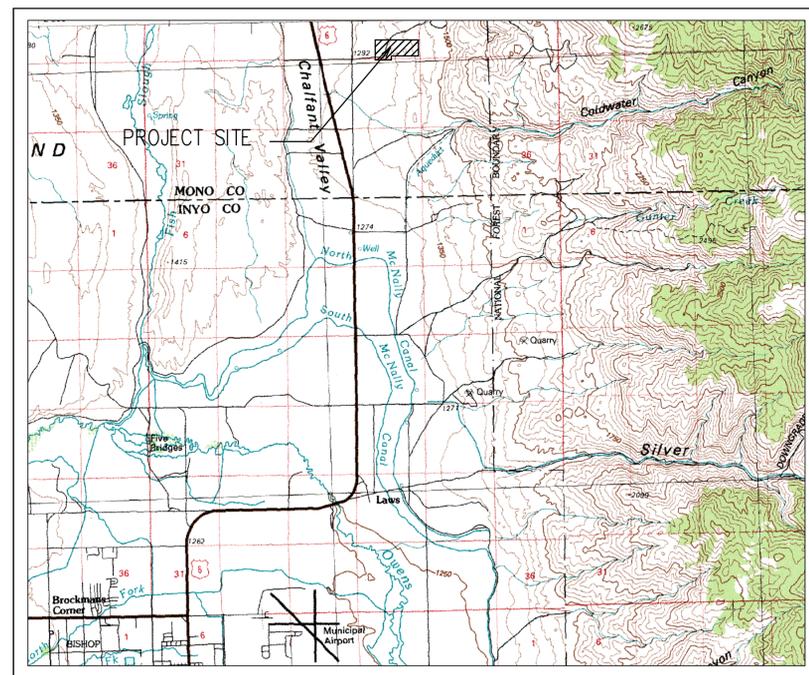
ASSESSOR'S PARCEL NO. 26-240-09,-10
CONTAINS 76.58 ACRES

OWNER:
WHITE MOUNTAIN ESTATES L.L.C.
BOB STARK
332 WEST HOWELL AVENUE
RIDGE CREST, CA 93555
(800) 233-7803

SURVEYOR:
BEAR ENGINEERING, INC.
46 S. SINCLAIR ST., SUITE #3
BRIDGEPORT, CA 93517
(760) 932-7077

DATE: APRIL 1, 2004
REV. DECEMBER 4, 2005
REV. APRIL 1, 2006
REV. APRIL 24, 2006
REV. SEPTEMBER 8, 2006
REV. JANUARY 14, 2007

- NOTES:**
- ELECTRICAL SERVICE IS PROVIDED BY SOUTHERN CALIFORNIA.
 - TELEPHONE SERVICE IS PROVIDED BY VERIZON.
 - FIRE PROTECTION IS PROVIDED BY THE CHALFANT VALLEY FIRE PROTECTION DISTRICT.
 - NO F.E.M.A. FLOOD INSURANCE DESIGNATION MAP WAS MADE FOR THE PROJECT SITE.
 - WATER SOURCE:
PHASE I:
LOTS 1-39 COMMUNITY WATER WELL.
PHASE II:
LOTS 40-44 COMMUNITY WATER WELL.
LOTS 45 COMMUNITY WATER WELL & IRRIGATION WELL.
 - SEWER DISPOSAL: INDIVIDUAL SEPTIC SYSTEMS FOR EACH LOT.
 - LOT AREAS:
PHASE I:
LOTS 1-39: MINIMUM LOT (28)= 0.50 ACRE (21,796 SQ. FT.)
MAXIMUM LOT (34)= 0.96 ACRE (41,693 SQ. FT.)
AVERAGE LOT = 0.61 ACRE (26,570 SQ.FT.)
PHASE II:
LOTS 40-45: MINIMUM LOT (40)= 0.80 ACRES (34,731 SQ. FT.)
MAXIMUM LOT (45)= 4.79 ACRES (208,681 SQ. FT.)
AVERAGE LOT = 1.91 ACRE (83,200 SQ. FT.)
REMAINDER:
19.23 ACRES (837,535 SQ. FT.)
 - EXISTING USE: UNDEVELOPED
 - PROPOSED USE: SINGLE FAMILY RESIDENTIAL.
 - LAND USE CALCULATIONS:
LESS THAN ONE ACRE (LOTS 1 THRU 39) 24.67 ACRES
LESS THAN ONE ACRE (LOT 40) 0.80 ACRES
ONE ACRE OR MORE (5 LOTS) 10.66 ACRES
ROAD RIGHT-OF-WAY = 6.08 ACRES
COMMON AREA/ OPEN SPACE = 14.35 ACRES
COMMON AREA= 0.78 ACRES
SPECIFIC PLAN/ SINGLE FAMILY RESIDENCE= 19.23 ACRES
 - CONSTRUCTION PHASING:
PHASE I: LOTS 1-39
PHASE II: LOTS 40-45
 - EASEMENTS:
1.) WATERLINE EASEMENT PER BOOK 9 OF TRACT MAPS PAGES 24 & 24B
2.) CITY OF LOS ANGELES- RIGHT TO CONVEY WATER UPON AND ACROSS SECTION 22 T.5S, R.33E, M.D.M. BY DEED RECORDED IN BOOK 5, PAGE 156 OF OFFICIAL RECORDS.



VICINITY MAP

NO SCALE

SHEET INDEX

- SHEET 1 TITLE SHEET
- SHEET 2 PHASE I: LOTS 1 - 39 PLAN, RECORD REFERENCES, NOTES, OFFERS OF DEDICATION, EASEMENTS, LEGEND & ABBREVIATIONS
- SHEET 3 PHASE II: LOTS 40-45, REMAINDER, COMMON AREA PLAN
- SHEET 4 PHASE I & II: ROAD AND LOT IMPROVEMENT PLAN
- SHEET 5 TYPICAL ROADWAY SECTIONS
- SHEET 6 TYPICAL ROADWAY SECTIONS



BEAR Engineering
Civil Engineering & Surveying

(760) 932-7077
P.O. BOX 657
46 SINCLAIR ST.
BRIDGEPORT, CA 93517



**INFORMATION TECHNOLOGY
COUNTY OF MONO**

PO Box 7657 | 437 OLD MAMMOTH ROAD, STE. 228 MAMMOTH LAKES, CA 93546
(760) 924-1819 • FAX (760) 924-1697 • ngreenberg@mono.ca.gov

Steve Connett
Greenberg
GIS Technician

Nate

Information Technology Director

October 8, 2015

To: Mono County Planning Commission

From: Steve Connett, GIS technician
Gerry Le Francois, principal planner

Re: Workshop on Mono County Code Chapter 13.26 – Naming and Renaming of Public Roads

ACTION REQUESTED

Conduct workshop on naming and renaming of public roads and provide any desired direction to staff.

BACKGROUND

In 2006 and 2015, the County Code was amended by the Board of Supervisors to update how roads are named/renamed and property addressing is assigned in the county. The Director of Transportation and IT Director are responsible for the naming or renaming of public roads to avoid confusion and delay in emergency response. In addition, your Commission is responsible for conducting a noticed public hearing on road naming proposals and making a recommendation to the Board of Supervisors.

Since this is the first time the Planning Commission will be holding a future public hearing regarding road names, staff felt it was appropriate to conduct a workshop with your Commission. A PowerPoint presentation by IT will discuss three current road name/addressing issues.

Please contact Steve Connett at 760.924.1684 or sconnett@mono.ca.gov with any questions.

ATTACHMENT

- Mono County Code Chapter 13.35

Chapter 13.35 - NAMING AND RENAMING OF PUBLIC ROADS

Sections:

13.35.010 - Finding by director of transportation.

Whenever the county director of transportation finds that a name should be adopted and applied to any public road in Mono County, or that the existing name of any public road in the county should be changed in order to avoid confusion and delay in emergency response to properties along the road, the director, in collaboration with the IT director, shall develop a proposed name or new name for the road, as the case may be, and request the planning commission to conduct a public hearing to consider the proposed name in order for the commission to make a recommendation thereon to the board of supervisors.

(Ord. 06-09 § 2 (part), 2006.)

(Ord. No. 15-03, § 2, 5-5-2015)

13.35.020 - Planning commission hearing—Notice.

- A. Upon receiving a request of the county director of transportation pursuant to Section 13.35.010, the planning commission shall conduct a public hearing on the director's road-naming proposal.
- B. Notice of the public hearing shall be given by all of the following methods: by posting notice in at least three public places along the road affected by the naming proposal, such posting to be completed at least ten days before the day set for the hearing; by mailing or delivering notice of the hearing at least ten days prior to the hearing to the owners of real property, as shown on the latest equalized assessment roll, along the road affected by the naming proposal; and by publishing notice at least once in a newspaper of general circulation in Mono County at least ten days before the day set for the hearing.

(Ord. 06-09 § 2 (part), 2006.)

13.35.030 - Planning commission hearing—Findings/recommendation.

- A. At the public hearing on the county director of transportation's road-naming proposal, the planning commission shall receive and consider the director's report on the need to name or re-name the public road, the proposed name or new name for the road, and any public testimony, correspondence, or other information presented on those matters.
- B. Following the public hearing, the planning commission shall recommend that the board of supervisors adopt the director's road-naming proposal, as it may be revised by the commission, if it finds:
 1. That the road under consideration is a public road;
 2. That the road either lacks a name or that its existing name is confusing, duplicative, or otherwise undesirable;
 3. That, as a result of the finding under subsection (B)(2) of this section, the lack of name or the confusing, duplicative or otherwise undesirable name has the potential to impede emergency response to the properties along the road; and
 4. The threat to public health and safety posed by the lack of a name for the road or the confusing nature of the road's existing name outweighs any expense or inconvenience that would be incurred by property owners along the road were the road named or renamed.
- C. If the commission is unable to make all four of these findings, it shall reject the director's proposal. In that event, however, the director of transportation may, pursuant to Section 13.35.040(B), request the board of supervisors to consider the road-naming proposal.

(Ord. 06-09 § 2 (part), 2006.)

13.35.040 - Board of supervisors hearing—Notice.

- A. Upon receipt of the planning commission's recommendation made pursuant to Section 13.35.030(B), the board of supervisors shall schedule and then conduct a public hearing on the county director of transportation's road-naming proposal.
- B. Upon receipt of a request by the county director of transportation made pursuant to Section 13.35.030(C), the board of supervisors may schedule and then conduct a public hearing on the director's road-naming proposal.

C. Notice of a public hearing scheduled pursuant to this section shall be given in accordance with Section 13.35.020(B).

(Ord. 06-09 § 2 (part), 2006.)

13.35.050 - Board of supervisors hearing—Findings/action.

At the public hearing, the board of supervisors shall first consider the matters described in Section 13.35.030(A). The board may adopt a name for, or change the name of, the public road under consideration if, following the public hearing, it makes the findings described in Section 13.35.030(B)(1) through (4), inclusive. The board may adopt the name or new name recommended by the county director of transportation, or by the planning commission, if the commission has recommended a name different than that proposed by the director, or the board may adopt a name or new name of its choosing for the road. If the board is unable to make the four findings described in Section 13.35.030(B), it shall reject the director's proposal.

(Ord. 06-09 § 2 (part), 2006.)

13.35.060 - Preparation and recordation of memorializing document.

If, following a public hearing described in Section 13.35.050, the board adopts a name or new name for a road, the road shall thereafter be known by that name. The county director of transportation shall prepare and, following its execution by the chairman of the board of supervisors, shall record a document memorializing the board of supervisor's action with respect to the name of the road. The director shall also provide written notice of the naming or renaming of the road to: the owners of real property, as shown on the latest equalized assessment roll, along the affected road; the sheriff; the California Highway Patrol; the California Department of Transportation; the U.S. Postal Service; and all affected local public agencies, emergency response agencies, school districts, and utility providers.

(Ord. 06-09 § 2 (part), 2006.)

13.35.070 - Preparation and recordation of amending map.

In addition to performing the duties described in Section 13.35.060, if the road name affected by an action of the board of supervisors under this chapter was established via a recorded subdivision map, the county director of transportation shall, in consultation with the director of community development, determine whether it would be advisable and practicable to prepare, process, and record a map modifying the original map in order to reflect the action of the board of supervisors. If the director concludes it would be advisable and practical to do so, the director shall prepare, and the community development department shall process, such a map in accordance with Chapter 17.21 of this code. Nothing herein shall prevent the director from recording such other map or document in order to reflect the board's naming or renaming of a road established and named in a recorded subdivision map.

(Ord. 06-09 § 2 (part), 2006.)

13.35.080 - Road names—Subdivision maps.

The procedure set forth in this chapter is to be used when an existing public road either has no name or has a confusing, duplicative, or otherwise undesirable name that has the potential to impede prompt emergency response to the properties along the road. The proposed names for roads to be established via a subdivision map shall be reviewed, revised, and/or approved by the county director of transportation in accordance with the Subdivision Map Act and Section 17.16.250 of this code.