

MONO COUNTY PLANNING COMMISSION

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AGENDA

November 8, 2012 – 10 a.m.

Supervisors Chambers, County Courthouse, Bridgeport

*Videoconference: BOS Conference Room, third floor, Sierra Center Mall, Mammoth Lakes

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 Special Meeting October 11, 2012 (*available at meeting*)

4. PUBLIC HEARING:

10:10 A.M.

A. USE PERMIT 12-005/Black. The proposal is to allow public access on APNs 015-010-006, 015-010-004, & 016-094-009 for non-commercial cross-country skiing associated with adjacent U.S. Forest Service land for a trial period of one year, with the opportunity to extend based upon monitoring results. The 40+ acre project consisting of three parcels has a land use designation of Natural Habitat Protection (NHP) and Estate Residential (ER) that conditionally allow for such recreational uses. Parking is proposed on the adjacent vacant parcel (APN 016-094-009) subject to Section 04.030(B) findings and a commission determination of the number of parking spaces required. In accordance with the California Environmental Quality Act, an addendum to the June Lake Environmental Impact Report (EIR) is proposed. *Staff: Heather deBethizy, associate planner – p. 1*

10:40 A.M.

B. WHITE MOUNTAIN ESTATES SPECIFIC PLAN AMENDMENT & TENTATIVE TRACT MAP MODIFICATION. The White Mountain Estates Specific Plan and Tentative Tract Map 37-46 subdivided a total of 70.38 acres (APNs 26-240-09 & -10) into 45 single-family residential lots (overall project density of 1.5 acres per dwelling unit), 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, respectively), and a remainder parcel of 19.23 acres that allows one single-family residence. The applicant is requesting to modify the Specific Plan and Tentative Tract Map as follows: 1) eliminate the speed hump on White Mountain Estates Road; 2) eliminate or reduce the per/lot recreation fees imposed on the projects; and 3) eliminate or reduce the housing mitigation requirements on the project. The site is ~10 miles north of Bishop and ~45 miles southeast of Mammoth Lakes. The project site is adjacent to the existing White Mountain Estates subdivision on the east side of US 6 at White Mountain Estates Road. *Staff: Gerry Le Francois, principal planner – p. 20*

5. **WORKSHOP:** None.

6. REPORTS:

A. DIRECTOR

B. COMMISSIONERS

More on back...

DISTRICT #1
COMMISSIONER
Mary Pipersky

DISTRICT #2
COMMISSIONER
Steve Shipley

DISTRICT #3
COMMISSIONER
Daniel Roberts

DISTRICT #4
COMMISSIONER
Scott Bush

DISTRICT #5
COMMISSIONER
Chris Lizza

7. INFORMATIONAL: No items.

8. ADJOURN

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

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

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

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

Mono County Community Development Department

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Planning Division

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November 8, 2012

To: Mono County Planning Commission

From: Heather deBethizy, Associate Planner

Re: Use Permit 12-005 / Black: Silver Lake Meadow Cross Country Ski project

RECOMMENDATION

It is recommended that following consideration of the June Lake Area Plan Environmental Impact Report (EIR) Addendum, the Planning Commission make the required findings as contained in this staff report, and approve Use Permit 12-005 as proposed, subject to the Conditions of Approval.

PROJECT

The proposal is to allow public access on APNs 015-010-006, 015-010-004, & 016-094-009 in the Silver Lake Meadow Area for non-commercial cross country skiing associated with adjacent U.S. Forest Service land for a trial period of one year, with the opportunity to extend. The project parcels are located off Hwy 158 in the community of June Lake and adjacent to Silver Lake. The 40+ acre project parcels have a land use designation of Natural Habitat Protection (NHP) and Estate Residential (ER) that conditionally allow for such recreational uses. Parking is proposed on the vacant ER parcel (APN 016-094-009). The project is accessed via private property located at 5764 Hwy 158 (APN 016-094-008). Currently, the private property owners for all parcels involved in the county's use permit are the same.

PROJECT SETTING

The Silver Lake area is known for its recreational fishing, hiking, boating, snowmobiling, and similar outdoor pursuits. The project parcel is located adjacent to similar open space and recreational uses, and to the Down Canyon and Silver Lake Tract residential area of June Lake (See Figure 1). The areas surrounding the majority of the project parcel have land use designations of Resource Management (RM) and Natural Habitat Protection (NHP), and to the east and south of the project parcel APN 016-094-009, the parcels have land use designations of Estate Residential (ER).

The largest parcel (APN 015-010-006, 39 acres) located directly below Silver Lake will provide a majority of the cross country skiing trails. The parcel consists of potential and identified wetlands, and a limited amount of non-wetland areas suitable

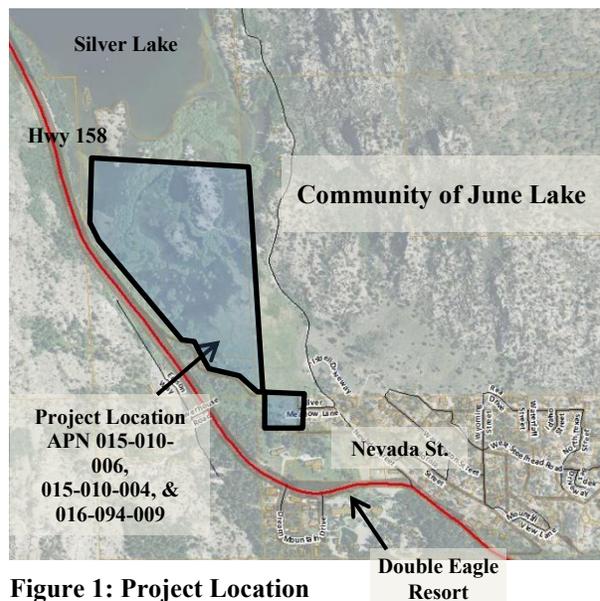


Figure 1: Project Location

for development, with the balance of the land retained in its natural state. The terrain is mostly flat with natural vegetation including pine trees and tall grasses.

The project is also located within the scenic combining district for Highway 158. During the winter, Hwy 158 will close within ½-mile from the project's access point, decreasing traffic typical of when the entire Hwy. 158 loop is open during the summer. Residents also use the road closure area to park for walking, skiing, or for winter play during the winter season.



Figure 2: Access point from Hwy 158

BACKGROUND

The Silver Lake Meadow cross country ski area consists of approximately 44 acres of private land, adjacent to US Forest Service (USFS) meadow land. The USFS is concurrently going through a use permit process for the similar use on public land. This use permit allows use of private land for groomed cross country trail, accommodating approximately 3 to 4 kilometers of groomed trail. If combined with the USFS side of the meadow, the groomed trails may total 5 kilometers.

The trail system would be available to the public free of charge. Hours of operation would be from 8:30am to 4:30pm. Grooming the trail system would be carried out 7:30am to 8:30am and 4:30pm to 6:00pm as needed. This would reduce noise or lights impacts during hours when neighbors might be disturbed. During days of heavy snowfall additional daytime grooming may be required.

Cross-country ski trails will be in compliance with USFS Cross country Ski design parameters (FSH 2309.18, 23.31, Exhibit 01), which outlines the groomed width, surface, grade restrictions and trail design (see Attachment B).

The project will provide required parking for the grooming operation as shown on the site plan. The proposed parking will accommodate approximately 15 cars at the back of the property nearest the meadow. The parking area is screened from view of other homes in the area by a thick hedge of willows. No modifications to the private land are necessary for accommodating parking other than plowing to clear snow from the area in the winter. A layer of snow will be retained in the parking area to protect the underlying vegetation. Cross country skiers and snowshoers will be able to access the parking by driving down the private road and parking on Double Eagle Ranch property.

Signage would indicate the route to the cross country ski parking and trail access through the Double Eagle Ranch private road. Signage on the Double Eagle Ranch property would indicate where to turn onto the private road for cross country skiing and on the private road that show where parking would be allowed.

Signage will be strategically placed intermittently along the trail. Signs would be located at spots that the trail crosses itself also to allow for proper Nordic Skier or snowshoeing usage. Snow stakes will be installed to guide the grooming equipment in periods of limited visibility or heavy snowfall.

The Silver Lake Meadow has been used by snowmobilers for winter riding in the past. The proposed activities would represent a lower overall impact to the environment than the historical usage. The property owners would continue to use snowmobiles occasionally to access their property in the winter.

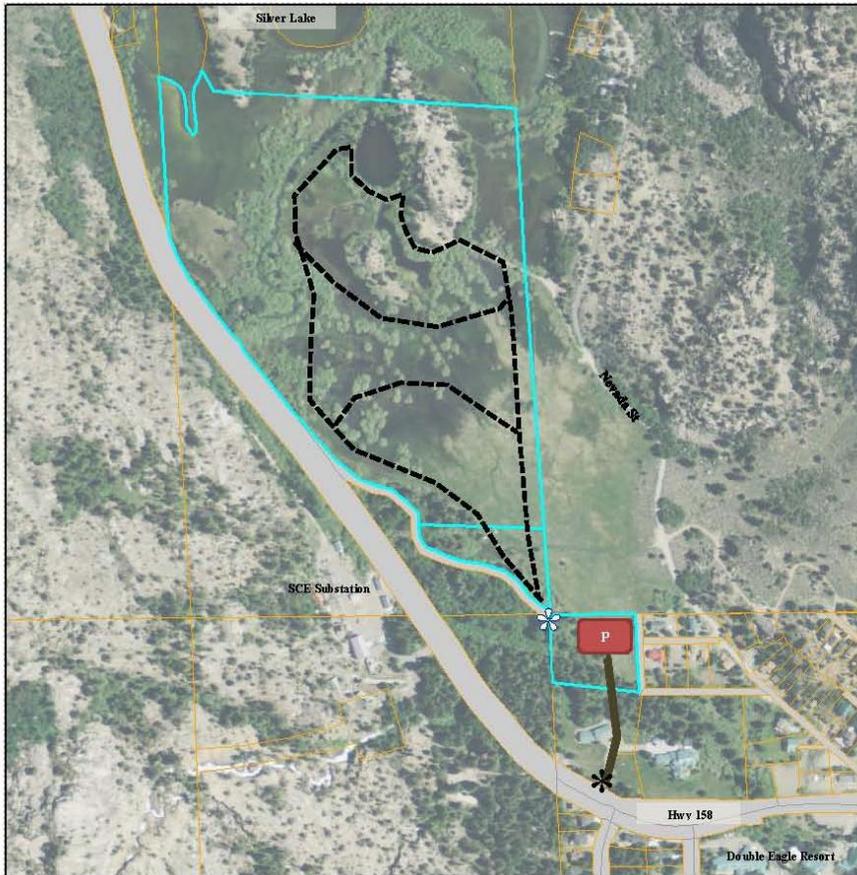
The purpose of the trail system is to provide additional outdoor activities for the winter of 2012-13 to June Lake residents and visitors. The proposal is for a temporary permit that can be evaluated at the end of the first season to determine feasibility for future operations. This would allow Planning Commission to review impact of the plan on the area.



Figure 3: Silver Lake Meadow



Figure 4: Parking area



Silver Lake Meadow Cross-Country Ski Trails Project
Use Permit 12-005/Black

Conceptual Trails Plan

Map Key:

- Project Access Point *
- Driveway 
- Parking Area 
- Cross-Country Ski Trail Start 
- Trail 

Figure 5: Site plan

GENERAL PLAN CONSISTENCY

The following discusses major components of the proposal, reviews their conformity with Mono County's General Plan and Planning Commission requirements, and recommends options for the Commissions consideration.

The following excerpts are various sections of the Mono County General Plan defining and outlining compliance with the permitting of a temporary cross country ski trail:

Mono County Land Use Element, Development Standards

The General Plan Land Use Designation for this project is Natural Habitat Protection (NHP) and Estate Residential (ER). The majority of the project is located on the NHP parcels. According to the Mono County General Plan, the NHP designation is intended to maintain the Silver Lake Meadow area's significant wetland habitat in its natural state; to preserve wildlife habitat; and to protect water quality and scenic resources. The district strives to prevent the degradation of sensitive areas while still allowing for compatible development. Land uses such as commercial lodging, community assembly, educational, residential, recreation and recreation-related retail or sales are permitted, if complementary and compatible with natural habitat areas.

The parcel to be used for parking area and skiing access is designated Estate Residential (ER). ER is intended to permit large-lot, single-family dwelling units with ancillary rural uses in areas adjacent to developed communities. Small-scale agriculture is permitted. Uses permitted subject a use permit for ER include: art galleries, country clubs and golf courses. Cross country skiing trails are similar and not more obnoxious than those permitted subject to a use permit on ER property. Accessory uses such as parking are an allowed use prior to a main use subject to a use permit.

Chapter 06 – Parking Development Standards

The County currently does not have any required parking standards for cross country ski trails or trails in general. Section 06.110 of Parking Development Standards requires for any uses not specifically mentioned in the parking requirements, the commission shall determine the number or amount of parking required. The project is currently proposing 15 parking spaces.

Parking would be on top of adequate snow coverage to avoid disturbing vegetation.

Snow Storage Requirements:

Section II, page 214, **04.300** states:

“Snow-storage areas shall be provided for all future commercial and multi-family (three or more units) development, including condominiums. Snow-storage area(s) shall be equal to a required percentage of the area from which the snow is to be removed (i.e., parking and access/roads areas).”

The project does include the need for some snow removal for the parking area. There is ample snow storage available for any necessary snow removal on the property.

Noise Requirements:

Mono County Code, Chapter 10.16, Noise Regulations states:

Table 10.16.070, EXTERIOR NOISE LIMITS
(Levels Not to Be Exceeded More than Thirty Minutes In Any Hour)

Receiving Land Use Category	Time Period	Noise Level (dBA)
Commercial	10 p.m.—7 a.m.	60
	7 a.m.—10 p.m.	65

Hours of operation for public access will be from 8:30am to 4:30pm. Grooming the trail system would be carried out 7:30am to 8:30am and 4:30pm to 6:00pm as needed. This would eliminate much noise or lights during hours when people might be disturbed. During days of heavy snowfall additional daytime grooming may be required. Project condition #6 limits public access and grooming between November 2012 to May 2013 and daily 7am to 6pm.

June Lake Area Plan 2010 Policies

The proposed project complies with the June Lake Area Plan; i.e.,

Tourism Element Policies

Objective A, Policy 4 Policy 4: Provide full winter-time utilization of the June Lake Loop by providing adequate downhill skiing capacity, expanded cross country ski touring opportunities, ice skating and ice games, snowplay areas, and snowmobile staging areas

Action 4.3: Promote the development of snowmobiling and cross country ski trails in the June Lake Planning Area. Work with the USFS, Caltrans and the community to develop cross country skiing parking and staging facilities along S.R. 158 and U.S. 395

Objective E: Develop multipurpose and multi-seasonal recreational facilities that meet the needs of a wide range of users and promote year-round usage

ENVIRONMENTAL REVIEW

In accordance with the California Environmental Quality Act Guideline 15164, an Addendum to the existing June Lake Area Plan EIR is being utilized. The proposed project embodies the general concepts presented in the 2010 June Lake Area Plan and is consistent with the land use designation and Mono County General Plan development standards. See attached Addendum.

15164. ADDENDUM TO AN EIR OR NEGATIVE DECLARATION

(a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

USE PERMIT FINDINGS

In accordance with Mono County General Plan, Chapter 32, Processing-Use Permits, the Planning Commission may issue a Use Permit after making certain findings.

Section 32.010, Required Findings:

1. *All applicable provisions of the Mono County General Plan are complied with, and the site of the proposed use is adequate in size and shape to accommodate the use and to accommodate all yards, walls and fences, parking, loading, landscaping and other required features because:*
 - a) The three parcels' total lot size, over 40 acres, is adequate for the development of approximately 3 to 4 kilometers of groomed cross country skiing trail and the associated parking lot.
 - b) Parking is sufficient for recreation uses. The Mono County General Plan, Land Use Element, Chapter 6 parking standards allow for Planning Commission to determine the appropriate number of parking spaces. The project is proposing 15 parking spaces for a three to four kilometer groomed cross country ski trail. The project complies with all parking as required under the General Plan.
 - c) Mono County General Plan, Land Use Designations, Natural Resource Protection and Estate Residential, permits the operation of recreation and ancillary uses, including cross country skiing through a Conditional Use Permit.
2. *The site for the proposed use related to streets and highways is adequate in width and type to carry the quantity and kind of traffic generated by the proposed use because:*
 - a) The parcel is accessed by Highway 158 and is adequate for the kind of traffic generated by the proposed use. Due to the seasonal nature of the project, during the operation of the ski trails, Hwy 158 will be closed ½-mile past the project's access point off Hwy 158. This natural will reduce traffic coming from the north junction of Hwy 158 and Hwy 395.
 - b) The project is not expected to generate significant amounts of traffic to alter existing circulation patterns.
3. *The proposed use will not be detrimental to the public welfare or injurious to property or improvements in the area in which the property is located because:*
 - a) The proposed use is not expected to cause significant environmental impacts as analyzed in the June Lake Area Plan EIR and the addendum considered by the Planning Commission.
 - b) The proposed project is a conforming use according to the Mono County General Plan's Land Use Element. The use permit process provides the public the opportunity to comment on the proposal, and no comments have been received in opposition to the project.
 - c) The project proposes no modification to the existing land or vegetation and provides sufficient buffer from the existing residential properties due to topography and distance from the existing residences. Sufficient snow levels are required before grooming of the trails and before vehicles can access the designated parking area to protect the meadow and existing vegetation from disturbance.
 - d) This project is permitted for a temporary seasonal use between November 2012 and May 2013 daily between the hours of 7:00am and 6:00pm.
4. *The proposed use is consistent with the map and text of the Mono County General Plan because:*

- a) Mono County General Plan, Land Use Designations, Natural Resource Protection and Estate Residential, permits the operation of recreation and ancillary uses, including cross country skiing permitted with a Conditional Use Permit. Estate Residential allows for country clubs and golf courses with a use permit. Cross country skiing is a use that is similar to and not more obnoxious than the permitted country club and golf course use. That proposed use is consistent with the general plan and June Lake Area Plan as described below. It is compatible with the intent of the land use designation and is applicable throughout the county. The use of the ER property for cross country ski parking, meets the standards and requirements of that designation in setbacks, lot coverage, and other development standards. The cross country ski trails is similar to and not more obnoxious to the general welfare than the uses listed within the ER designation.
- b) The project is located within the June Lake Planning Area. The June Lake Area Plan encourages providing a wide range of recreational uses for residents and tourists. The project provides for additional cross country ski trails and encourages tourist-based economy by providing a variety of recreation options within the June Lake Loop.
- c) June Lake Area Plan, Tourism Element Policies state the following: Objective A, Policy 4
Policy 4: Provide full winter-time utilization of the June Lake Loop by providing adequate downhill skiing capacity, expanded cross country ski touring opportunities, ice skating and ice games, snowplay areas, and snowmobile staging areas. Action 4.3: Promote the development of snowmobiling and cross country ski trails in the June Lake Planning Area. Work with the USFS, Caltrans and the community to develop cross country skiing parking and staging facilities along SR 158 and US 395. Objective E: Develop multipurpose and multi-seasonal recreational facilities that meet the needs of a wide range of users and promote year-round usage.

MONO COUNTY**Planning Division****DRAFT NOTICE OF DECISION & USE PERMIT****USE PERMIT:** UP 12-005**APPLICANT:** RRKK, Ltd.**ASSESSOR PARCEL NUMBER:** 015-010-006, 015-010-004, & 016-094-009**PROJECT TITLE:** Silver Meadow Cross Country Ski Project**PROJECT LOCATION:** The project is located at 5764 Highway 158, June Lake, CA

On November 8, 2012, a duly advertised and noticed public hearing was held and the necessary findings, pursuant to Chapter 32.010, Land Development Regulations, of the Mono County General Plan Land Use Element, were made by the Mono County Planning Commission. In accordance with those findings, a Notice of Decision is hereby rendered for Use Permit 12-005, Black, subject to the following conditions, at the conclusion of the appeal period.

CONDITIONS OF APPROVAL

See attached Conditions of Approval

ANY AFFECTED PERSON, INCLUDING THE APPLICANT, NOT SATISFIED WITH THE DECISION OF THE COMMISSION, MAY WITHIN TEN (10) DAYS OF THE EFFECTIVE DATE OF THE DECISION, SUBMIT AN APPEAL IN WRITING TO THE MONO COUNTY BOARD OF SUPERVISORS.

THE APPEAL SHALL INCLUDE THE APPELLANT'S INTEREST IN THE SUBJECT PROPERTY, THE DECISION OR ACTION APPEALED, SPECIFIC REASONS WHY THE APPELLANT BELIEVES THE DECISION APPEALED SHOULD NOT BE UPHeld AND SHALL BE ACCOMPANIED BY THE APPROPRIATE FILING FEE.

DATE OF DECISION/USE PERMIT APPROVAL:

November 08, 2012

EFFECTIVE DATE USE PERMIT

November 19, 2012

This Use Permit shall become null and void in the event of failure to exercise the rights of the permit within one (1) year from the date of approval unless an extension is applied for at least 60 days prior to the expiration date.

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

MONO COUNTY PLANNING COMMISSION**DATED:** November 8, 2012

cc: X Applicant
X Public Works
X Building
X Compliance

Conditions of Approval: Use Permit 12-005/Black

- 1) Future development shall meet requirements of the Mono County General Plan, Mono County Code, and project conditions.
- 2) No modifications to the parcel's existing topography or vegetation are permitted. Limited vegetation maintenance is allowed.
- 3) Sufficient snow levels, so as not to disturb the meadow or existing vegetation, are required before grooming of the trails and vehicle access onto the designated parking area.
- 4) All signs shall be in conformance with Chapter 07 of the Mono County General Plan. Temporary trail and parking markers are allowed during the operation of the project. One directional sign is permitted on the private parcel APN 016-094-008 from which the project gains access off Hwy 158. The directional sign provides needed directions to remotely located business and scenic, recreation areas such as pack stations, lodges, resorts and lakes. The directional sign is limited to the name of the business, and direction to its location. The sign cannot exceed 3 sq. ft.
- 5) Project shall include up to 15 parking spaces (as defined in Chapter 6, Parking Standards) on the parcel APN 016-094-009 as shown on Attachment A, Site Plan. Sufficient buffer of willows and snow berms shall be maintained between the parking area and the adjacent residences.
- 6) The project's cross-county ski trails shall be in compliance with USFS Cross country Ski design parameters (FSH 2309.18, 23.31, Exhibit 01), which outlines the groomed width, surface, grade restrictions and trail design (see attachment B).
- 7) The project shall comply with the June Lake Trail Plan Guidelines (see attachment C).
- 8) The operations of this project are permitted from November 2012 to May 2013, daily 7am to 6pm.
- 9) No extension of operations as defined within the Use Permit 12-005; e.g., November 2012 to May 2013, is permitted under this Use Permit 12-005 without further planning review/permits.
- 10) The applicant shall obtain or update encroachment permit from Caltrans for Hwy 158 access, if necessary.
- 11) The project shall operate in compliance with Mono County Code Chapter 10.16 (Noise Regulation).
- 12) The project shall conform to all standards for the Scenic Combining District (S-C district):
 - A. Visually offensive land uses shall be adequately screened through the use of extensive site landscaping, fencing, and/or contour grading.
 - B. Earthwork, grading and vegetative removals shall be minimized.
 - C. All site disturbances shall be revegetated with plants and landscaping in harmony with the surrounding environment (drought-resistant indigenous plants are encouraged). A landscaping plan shall be submitted and approved for all projects.
 - D. Existing access roads shall be utilized whenever possible. Construction of new access roads, frontage roads or driveways shall be avoided except where essential for health and safety.
 - E. The number, type, size, height and design of on-site signs shall be strictly regulated according to the county sign regulations (see Ch. 07).
- 13) No vehicle access or parking for the project is allowed via Nevada Street.
- 14) This permit may be renewed for an additional year following a compliance review of the operation success by the Planning Commission.
- 15) If any of these conditions are violated, this permit and all rights hereunder may be revoked in accordance with Section 32.080 of the Mono County General Plan, Land Development Regulations.

Staff Report Attachments

ATTACHMENTS

- Attachment A: Project Site Plan
- Attachment B: USFS Cross Country Ski design parameters (FSH 2309.18, 23.31, Exhibit 01)
- Attachment C: June Lake Trail Plan Guidelines
- Attachment D: June Lake Area Plan Environmental Impact Report (EIR) Addendum

Silver Lake Meadow Cross-Country Ski Trails Project Use Permit 12-005/Black

Conceptual Trails Plan

Map Key:

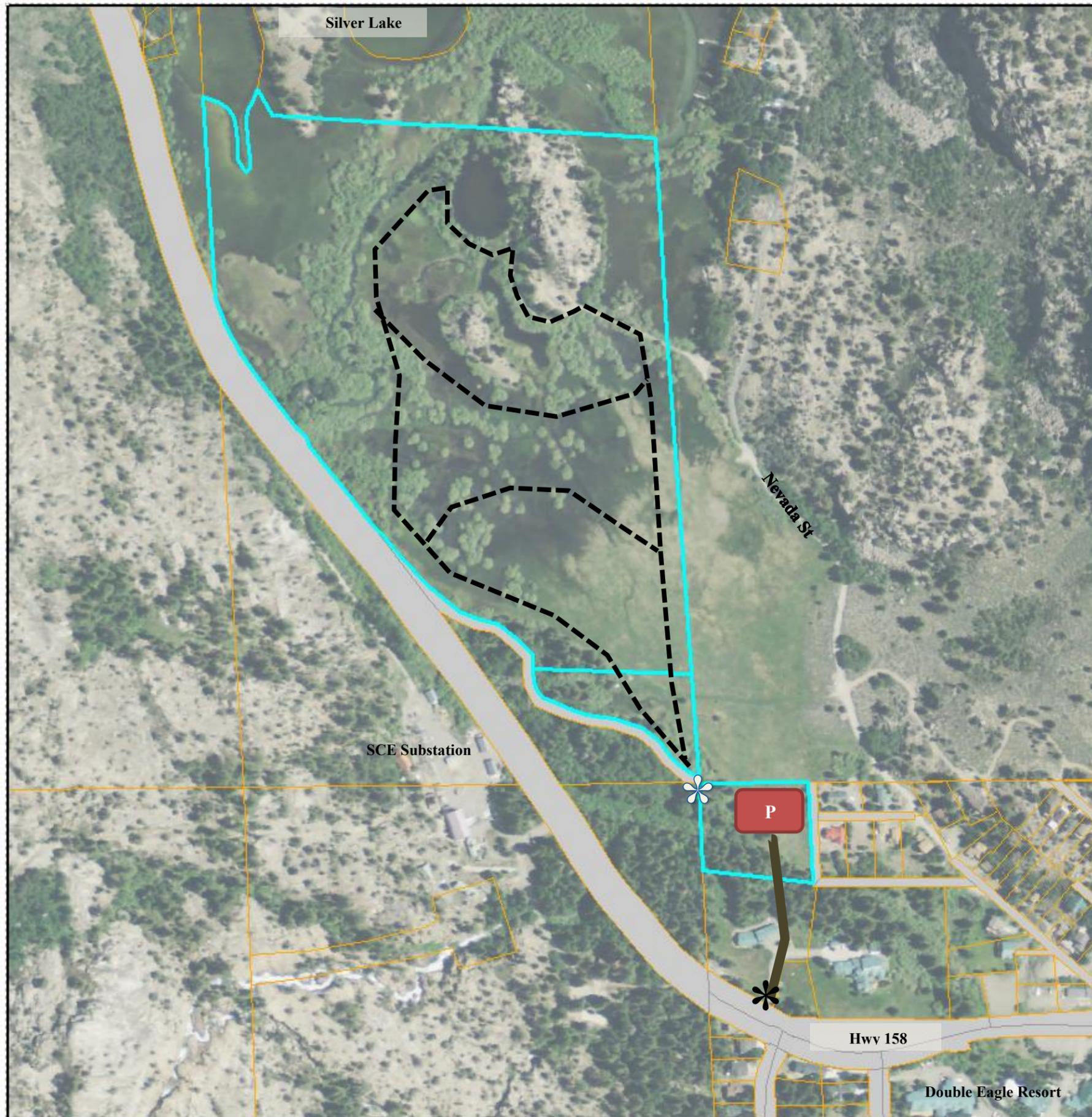
Project Access Point 

Driveway 

Parking Area 

Cross-Country Ski Trail Start 

Trail 





Design Parameters (FSH 2309.18, Section 23.31, Exhibit 01)

Design Parameters are technical guidelines for the survey, design, construction, maintenance, and assessment of National Forest System trails, based on their Designed Use and Trail Class and consistent with their management intent¹. Local deviations from any Design Parameter may be established based on trail-specific conditions, topography, or other factors, provided that the deviations are consistent with the general intent of the applicable Trail Class.

Designed Use CROSS-COUNTRY SKI		Trail Class 1	Trail Class 2	Trail Class 3	Trail Class 4	Trail Class 5
Design Groomed Width	Single Lane	Typically not designed or actively managed for cross-country skiing, allow use may be allowed	2' – 4' Typically not groomed	6' – 8' Or width of grooming equipment	8' – 10" Or width of grooming equipment)	Typically not designed or actively managed for cross-country skiing, allow use may be allowed
	Double Lane		6' – 8'	8' – 12'	12' – 16'	
	Structures (Minimum Width)		36"	36"	36"	
Design Grooming and Surface ²	Type		Generally no machine grooming	May receive occasional machine grooming for snow compaction and track setting	Regular machine grooming for snow compaction and track setting	
	Protrusions		No protrusions	No protrusions	No protrusions	
	Obstacles (Maximum Height)		12" Uncommon	8" Uncommon (no obstacles if machine groomed)	No obstacles	
Design Grade ²	Target Grade	5% – 15%	2% – 10%	0% – 8%		
	Short Pitch Maximum	25%	20%	12%		
	Maximum Pitch Density	10% – 20% of trail	5% – 15% of trail	0% – 10% of trail		
Design Cross Slope	Target Cross Slope	0% – 10%	0% – 5%	0% – 5%		
	Maximum Cross Slope (For up to 50')	20%	15%	10%		

10/16/2008

Designed Use CROSS-COUNTRY SKI		Trail Class 1	Trail Class 2	Trail Class 3	Trail Class 4	Trail Class 5
Design Clearing	Height (Above normal maximum snow level)		6' – 8'	8' Or height of grooming equipment	8' – 10'	
	Width		24" – 60" Light vegetation may encroach into clearing area	72" – 120" Light vegetation may encroach into clearing area	96" – 168" Widen clearing at turns or if increased sight distance needed	
	Shoulder Clearance		0" – 6"	0" – 12"	0" – 24"	
Design Turn	Radius		8' – 10'	15' – 20' Or to accommodate grooming equipment	≥ 25'	

¹ For definitions of Design Parameter attributes (e.g., Design Tread Width and Short Pitch Maximum) see FSH 2309.18, section 05.

² The determination of trail-specific Design Grades, Design Surface, and other Design Parameters should be based upon soils, hydrological conditions, use levels, erosion potential and other factors contributing to surface stability and overall sustainability of the trail.

Attachment C:
June Lake Trail Plan Guidelines

- 1) Trails should be appropriate to their surroundings
 - a) generally unpaved and natural
 - b) disturbance to natural systems minimized
 - c) not overly engineered
 - d) follow existing disturbed areas such as utility corridors where feasible
 - e) intensity of use guided by variation in trail width (trail tread generally 18" wide in light use areas, up to 5' wide in higher use areas)
- 2) Protect the natural environment of forest, wetlands, flora and fauna
 - a) maintain the solitude of fishing areas while preserving accessibility
 - b) take advantage of view opportunities and connect vista points where possible
- 3) Respect private and permittee property
- 4) Safety
 - a) route trails away from vehicular traffic where feasible
 - b) minimize pedestrian/bicycle interaction
 - c) integrate "context-sensitive" road solutions to optimize safe conditions for road bikers on SR 158 and other primary roads
- 5) Comprehensive trail plan
 - a) interconnect trails to provide access to various locations within the June Lake Loop
 - b) assure access to existing trails on public land
 - c) maximize trail connections between existing establishments (e.g., Gull Lake - June Lake; campgrounds – village; commercial areas – future development)
 - d) create trail loops where possible
 - e) connect the entire Loop from the southerly junction of 158/395 to Grant Lake
 - f) integrate local trails with regional trails
- 6) Signage and trail guides
 - a) provide user-friendly signage and trail guides
 - b) publish and distribute a really fun trail guide
- 7) Provide ADA access where practical
- 8) Trail maintenance
 - a) create a comprehensive trail maintenance and operation plan
 - b) encourage a voluntary trail maintenance program
- 9) Trail Funding
 - a) seek trail grant funding and other funding opportunities
 - b) work cooperatively with agencies: Mono County, USFS, BLM, June Lake CAC, homeowner associations
 - c) require developers to include and build trails in their developments that connect to trails on adjacent land

**Addendum
to the
June Lake Area Plan
Final Environmental Impact Report (FEIR)**

SCH # 90020990

November 1, 2012

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Executive Summary

Proposed Project

Use Permit 12-005 would allow the grooming of non-commercial cross country ski trails and an associated parking area on APNs 015-010-006, 015-010-004, & 016-094-009 in the Silver Lake Meadow area for a trial period during the 2012-13 winter season, with the opportunity to extend the project in subsequent years. The project parcels are located off Hwy 158 in the community of June Lake, adjacent to Silver Lake. The project encompasses an area of 40+ acres. Two parcels are designated NHP, which allows for recreational uses. Parking is proposed on the vacant ER parcel (APN 016-094-009). The project is accessed via private property located at 5764 Hwy 158 (APN 016-094-008). Currently, all parcels in the proposed project are owned by the same private property owner.

Applicable Land Use Regulations

The General Plan Land Use Designation (and June Lake Area Plan) designation for the majority of the project site is Natural Habitat Protection (NHP). The remaining parcel is designated Estate Residential (ER). The cross-country ski use would occur on the parcels designated NHP; parking and site access would occur on the parcel designated ER.

The NHP designation is “intended to protect sensitive environmental habitats by minimizing site disturbance and development. Private lands placed in this district contain valuable wildlife habitat, scenic resources, and/or areas subject to natural hazards” (Mono County Land Use Element, Land Use Designations). The NHP conditionally permits “Recreation facilities, such as improved bike, cross country skiing, and pedestrian trails...if found to be compatible with the natural habitat area by the Commission” (Mono County Land Use Element, Land Use Designations).

The intent of the ER designation is to permit large-lot, single-family dwelling units with ancillary rural uses in areas adjacent to developed communities. Small-scale agriculture is permitted. Uses permitted subject a use permit for ER include: art galleries, country clubs and golf courses. Cross country skiing trails are similar and not more obnoxious than those permitted subject to a use permit on ER property. Accessory uses such as parking are an allowed use prior to a main use subject to a use permit.

Addendum Determination

Mono County has determined that an Addendum to the Final Environmental Impact Report is the appropriate level of environmental review under CEQA. An Addendum is appropriate because the analysis below demonstrates that none of the conditions described in CEQA Guidelines Section 15162 have occurred.

CEQA Guidelines Section 15164 (a) provides that “the lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.” None of the conditions described in Section 15162 have occurred.

Section 15162 of the CEQA Guidelines provides for the preparation of a subsequent EIR when:

- (1) Substantial changes are proposed in the project, which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the measure or alternative; or
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment but the project proponent declines to adopt the mitigation measure or alternative.

Review of Findings Under CEQA Guidelines Section 15162

The proposed project is a low-impact seasonal recreational use, which would initially be permitted only for the 2012-13 winter season but could be renewed for additional seasons following analysis of the initial year's use. Parking would occur in a non-environmentally sensitive area, outside the Silver Lake Meadow. Access would be on existing roads; signs would direct recreational users to the access route and parking area. Parking would be restricted to 15 spaces, limiting the number of car trips along Hwy 158. There would be no permanent installation or development. Use Permit conditions require:

- 1) No modifications to the parcel's existing topography or vegetation are permitted. Limited vegetation maintenance is allowed; and
- 2) Sufficient snow levels, so as not to disturb the meadow or existing vegetation, are required before grooming of the trails and vehicle access onto the designated parking area.

The project will comply with General Plan and County Code requirements for noise, scenic highways, and snow storage. The project is the type of complementary recreational land use that was considered and analyzed in the June Lake Plan FEIR for the land designated Natural Habitat Protection in Silver Lake Meadow. There are no substantial changes in the type of land use being considered and therefore the project does not constitute a substantial change.

Similarly, significant environmental effects anticipated in the June Lake FEIR would not change as a result of the project since there is no substantial change in the type of land use being considered and no

new substantial information concerning those impacts. Use permit conditions have been designed to result in a project that avoids significant impacts to the environment.

References

Phone conversation with Scott Burns, Community Development Director, Oct. 30, 2012.

Mono County Community Development Department

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Mammoth Lakes, CA 93546
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commdev@mono.ca.gov

Planning Division

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Bridgeport, CA 93517
(760) 932-5420, fax 932-5431
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November 8, 2012

To: Mono County Planning Commission

From: Gerry Le Francois, Principal Planner

Re: White Mountain Estates Specific Plan Final Environmental Impact Report Addendum
White Mountain Estates Specific Plan Amendment 12-002
Tentative Tract Map 37-46 Modification 12-001

I. RECOMMENDATION

That the Planning Commission approve Resolution R12-06 recommending the Board of Supervisors approve:

Applicant's request to 1) eliminate the housing mitigation requirements on the project; 2) eliminate the tabletop speed bump on White Mountain Estates Road; and 3) eliminate the per-lot recreation fees imposed on the project.

Resolution R12-06 includes the following actions:

- A. Recommend adoption of the attached addendum to the Final EIR for the White Mountain Estates Specific Plan;
- B. Recommend approval of an amendment to the White Mountain Estates Specific Plan, Policy 2B, Program 2B (housing mitigation); Program 5-D (tabletop speed bump); and Policy 17A and Program 17A (per lot recreation fee); and
- C. Recommend modification to Tentative Tract Map 37-46 Mitigation Monitoring Program and Conditions #2, and #31 with supporting findings.

II. BACKGROUND

The White Mountain Estates Specific Plan was approved by the Mono County Board of Supervisors Resolution R07-82 on Nov. 20, 2007, along with approval of General Plan Amendment 06-01, which redesignated the parcels from Rural Mobile Home (RMH) to the Specific Plan land use designations, certification of the final EIR, and adoption of the associated Mitigation Monitoring and Reporting Program. As part of the approvals granted on that date, the Board of Supervisors approved a number of changes to the project Specific Plan and Tentative Tract Map and to the conditions of project approval. Subsequently, the Specific Plan and the Tentative Tract Map Conditions of Approval were amended by Board of Supervisors Resolution R10-77 on Nov. 9, 2010, to change the requirement for traffic calming measures from a traffic circle to a median island with lane narrowing and road realignment to a tabletop speed bump.

The White Mountain Estates project is located on 70.38 acres in the southeast part of Mono County, California, in the Chalfant Valley portion of the Tri-Valley at the base of and on the western slope of the White Mountains, adjacent to the existing White Mountain Estates subdivision on the east side of US

Highway 6. The project site is approximately 10 miles north of Bishop, California, and 45 miles by road southeast of Mammoth Lakes.

The White Mountain Estates Specific Plan governs and regulates development standards and site uses. All future development on the site shall be consistent with requirements of the Specific Plan. The purpose of Specific Plan Amendment 12-002 is to make non-environmentally significant modifications to the approved Specific Plan that are consistent with the recommendations and findings of the Final Environmental Impact Report. Specifically, the proposed amendments would:

- 1) delete the affordable housing requirement;
- 2) delete the requirement for installation of tabletop speed bump; and
- 3) delete the requirement for payment of impact fees for recreational facilities.

III. SPECIFIC PLAN POLICY & TENTATIVE TRACT MAP 37-46 CHANGES

1. Approval of applicant's request to eliminate Policy 2B and Program 2B would delete the following housing requirements:

Policy 2-B Ensure an adequate supply of locally available affordable housing.

Program 2-B The project shall provide two affordable housing units that meet the following criteria:

- 1) The project shall provide one affordable housing unit that meets the following criteria:
 - a) At a minimum, the first unit shall be a two (2) bedroom, 1,200-square foot single-family unit with a two-car garage;
 - b) The first sale of this affordable unit shall be made to buyer(s) qualifying for financing under the Federal Housing Authority (FHA) lending criteria for those having an income no greater than 120 percent of adjusted median income (AMI);
 - c) Any resale of this unit (the second owner, third owner, etc.) shall be made to buyer(s) qualifying for financing under the Federal Housing Authority (FHA) lending criteria for those having an income no greater than 120 percent of adjusted median income (AMI), based on the AMI and FHA criteria at time of resale;
 - d) The restrictions on sales prices listed in subsections b and c shall be listed in the deed for this unit; and
 - e) Additional resale incentives may be offered to the seller of the unit, consistent with resale incentives provided to other like properties within the county, at the discretion of the County.
- 2) The project shall provide a second affordable housing unit that meets the following criteria:
 - a) At a minimum, the second unit shall be a three (3) bedroom, 1,200-square foot single-family unit with a two-car garage;
 - b) The first sale of this affordable unit shall be made to buyer(s) qualifying for financing under the Federal Housing Authority (FHA) lending criteria for those having an income no greater than 100 percent of adjusted median income (AMI);
 - c) Any resale of this unit (the second owner, third owner, etc.) shall be made to buyer(s) qualifying for financing under the Federal Housing Authority (FHA) lending criteria for those having an income no greater than 100 percent of adjusted median income (AMI), based on the AMI and FHA criteria at time of resale;
 - d) The restrictions on sales prices listed in subsections b and c shall be listed in the deed for this unit; and
 - e) Additional resale incentives may be offered to the seller of the unit, consistent with resale incentives provided to other like properties within the County, at the discretion of the County.
- 3) The affordable housing units must be developed and sold during Phase I of the development. The first affordable housing unit shall have a certificate of occupancy at the issuance of a building permit for the 12th unit. The second affordable housing unit shall have a certificate of occupancy at the issuance of a building permit for the 22nd unit.

2. Approval of applicant's request to eliminate the tabletop speed bump would delete the following Specific Plan paragraph of Program 5D and the last paragraph of condition #31 of the Tentative Tract Map:

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 bump" 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 enter into a subdivision improvement agreement (including bonding) with the County which provides for the installation of the tabletop speed bump 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 developer (or for offset of amounts overpaid) based on the actual costs of designing, planning, and installing the improvement. The bump shall be constructed in conformance with drawing number R-403A of the Standard Detail of Public Works Construction, Reno section.

3. Approval of applicant's request to eliminate the per-lot recreation fee would delete the Policy 17A and Program 17A and Mitigation Monitoring Condition #2:

Policy 17-A Ensure that the development provides funding for its fair share of additional recreational facilities and services required as a result of the development.

Program 17-A Prior to recording the final map, the applicant shall pay \$1,000 per lot to offset impacts to recreational facilities and services in Chalfant, as required by the Mono County Department of Public Works.

Mitigation Monitoring Condition #2:

Consistent with recreation objectives identified for the Tri-Valley area in the Land Use Element, the developer shall contribute improvements and/or in-lieu fees for the Chalfant community park or an alternate location agreed upon by the developer and Department of Public Works. The cost for recreation improvements and/or in-lieu fees shall not be less than \$40,000. Any improvements to the Chalfant community park shall be approved by the Department of Public Works and shall be completed concurrent with subdivision improvements.

(EIR Mitigation Measure PS5 and Specific Plan Program 17-A)

- a. Must be satisfied prior to final approval of the tract map.
- b. Department of Public Works
- c. Applicant
- d. Design

IV. LDTAC REVIEW

The Land Development Technical Advisory Committee reviewed this project on Sept. 5, 2012. The LDTAC recommended moving forward with the requested changes.

V. ENVIRONMENTAL REVIEW

The White Mountain Estates Specific Plan Final Environmental Impact Report (EIR) includes the following components:

White Mountain Estates Specific Plan and Environmental Impact Report, Part II, Draft EIR
 White Mountain Estates Specific Plan and Environmental Impact Report, Part III, Appendices
 White Mountain Estates Specific Plan and Environmental Impact Report, Part IV, Final EIR

The Final EIR for the White Mountain Estates Specific Plan was certified by the Board of Supervisors on Nov. 20, 2007, with Resolution R07-82 and amended on Nov. 9, 2010, with Resolution R10-77. The attached addendum has been prepared to a previously prepared EIR.

1. In compliance with CEQA Guidelines § 15164 that:
 - a. Mono County has prepared an addendum to a previously certified EIR and some changes are necessary but none of the conditions described in CEQA Guidelines §Section 15162 calling for preparation of a subsequent EIR have occurred.
 - b. Mono County has considered the addendum with the final EIR prior to a decision on the project.
 - c. The decision not to prepare a subsequent EIR pursuant to CEQA Guidelines §Section 15162 is included in attached addendum.

VI. FINDINGS

SPECIFIC PLAN AMENDMENT FINDINGS

If the Planning Commission decides to recommend approval of Specific Plan Amendment 12-002, the commission should make the findings contained in Resolution R12-06.

TENTATIVE MAP FINDINGS

If the Planning Commission decides to recommend modification of Tentative Tract Map 37-46, the commission should make the findings contained in Resolution R12-06.

Attachments:

- Resolution R12-06
- Addendum to adopted Final EIR
- White Mountain Estates Specific Plan Amendment in legislative format



DRAFT RESOLUTION R12-06

**A RESOLUTION OF THE MONO COUNTY PLANNING COMMISSION RECOMMENDING
ADOPTION OF 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 Planning Commission has considered the addendum with the Final EIR prior to recommending a decision on the project.

NOW, THEREFORE, BE IT RESOLVED THAT the Mono County Planning Commission recommends an amendment to 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 Planning Commission recommends a
 2 modification to TTM 37-46 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 8th day of November, 2012, by the following vote of the Planning
 Commission, County of Mono:

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AYES :

NOES :

ABSENT :

ABSTAIN :

Steve Shipley, Chair
Mono County Planning Commission

ATTEST:

APPROVED AS TO FORM:

C.D. Ritter, Commission Secretary

Stacey Simon, Assistant County Counsel

**Addendum
to the
White Mountain Estates Specific Plan
Final Environmental Impact Report (FEIR)**

SCH # 2005022068

November 2012

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Executive Summary

The White Mountain Estates Specific Plan was approved by the Mono County Board of Supervisors Resolution R07-82 on November 20, 2007, along with approval of General Plan Amendment 06-01, which redesignated the parcels from Rural Mobile Home (RMH) to the Specific Plan land use designations, certification of the final EIR, and adoption of the associated Mitigation Monitoring and Reporting Program. As part of the approvals granted on that date, the Board of Supervisors approved a number of changes to the project Specific Plan and Tentative Tract Map and to the conditions of project approval. Subsequently, the Specific Plan and the Tentative Tract Map Conditions of Approval were amended by Board of Supervisors Resolution R10-77 on November 9, 2010, to change the requirement for traffic calming measures from a traffic circle to a median island with lane narrowing and road realignment to a tabletop speed hump.

The White Mountain Estates project is located on 70.38 acres in the southeast part of Mono County, California, in the Chalfant Valley portion of the Tri-Valley at the base of and on the western slope of the White Mountains, adjacent to the existing White Mountain Estates subdivision on the east side of Highway 6. The project site is approximately 10 miles north of Bishop, California, and 45 miles by road southeast of Mammoth Lakes.

The White Mountain Estates Specific Plan governs and regulates development standards and site uses. All future development on the site shall be consistent with requirements of the Specific Plan. The purpose of Specific Plan Amendment 12-002 is to make non-environmentally significant modifications to the approved Specific Plan which are consistent with the recommendations and findings of the Final Environmental Impact Report. Specifically, the proposed amendments would:

- 1) delete the affordable housing requirement;
- 2) delete the requirement for the installation of tabletop speed hump; and
- 3) delete the requirement for the payment of impact fees for recreational facilities.

Addendum Determination

Mono County has determined that an Addendum to the Final Environmental Impact Report is the appropriate level of environmental review under CEQA. An Addendum is appropriate because the analysis in Table 1 below demonstrates that none of the conditions described in CEQA Guidelines Section 15162 have occurred.

CEQA Guidelines Section 15164 (a) provides that “the lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.” None of the conditions described in Section 15162 have occurred.

Section 15162 of the CEQA Guidelines provides for the preparation of a subsequent EIR when:

- (1) Substantial changes are proposed in the project, which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the measure or alternative; or
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment but the project proponent declines to adopt the mitigation measure or alternative.

Table 1: Review of findings under CEQA Guidelines Section 15162

<p>Summary and Location of the Proposed Specific Plan Change</p>	<p>CEQA Guidelines Section 15162 Analysis</p>
<p>Pages I-15 and 16: HOUSING POLICIES, Policy 2-B and Program 2-B Deletes requirements for the provision of deed-restricted housing in response to the Housing Mitigation Ordinance suspension COUNTY ORDINANCES #06-06 AND #11-07 WORKFORCE HOUSING REQUIREMENTS (Mono County Code Chapter 15.40)</p>	<p>Requirements for two deed-restricted housing units were included in the Specific Plan in order to meet the requirements of the proposed Mono County Housing Ordinance (Mono County Code, Chapter 15.40). The Housing Ordinance was adopted in 2006, following approval of the Specific Plan, and was then subsequently amended in 2011 to temporarily suspend all housing mitigation requirements from July 15, 2011, through July 15, 2013 (Ordinance # 11-07). The Ordinance suspending the affordable housing requirements notes that the suspension was in the best interests of the County due to "...the cost of housing, and other relevant factors."</p> <p>The Specific Plan allows for the development of 46 single-family residences anticipated to cost approximately \$325,000-\$350,000. The proposed houses would be affordable to</p>

	<p>households with above moderate incomes and would fulfill the regional housing need for above moderate income housing in the Tri-Valley. Eliminating the requirement for deed-restricted housing will not change the total number of units available or the price of those units.</p> <p>Therefore, there is no change to the environment, or from the original analysis, because the project will still provide 46 single-family housing units and will still fulfill the regional housing need.</p> <p>The Specific Plan did not identify affordable housing as a significant environmental issue. It was one of several impact areas identified as not potentially significant; for which mitigation measures were included in the DEIR to reduce impacts to even lower levels.</p> <p>This is not a substantial change, does not increase the severity of previously identified significant effects, and is not substantial new information indicating that a previously-identified effect is more severe.</p>
<p>Page I-35: TRANSPORTATION POLICIES/ Circulation System and Page 5 and 29 of Compliance Checklist: Deletes requirements in Program 5-D for the installation of tabletop speed hump, i.e. 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 enter 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 developer (or for offset of amounts overpaid) based on the actual costs of designing, planning, and installing the improvement. The hump shall be constructed in conformance with drawing number R 403A of the Standard Detail of Public Works Construction, Reno section.</p>	<p>The FEIR concludes that the project will not create significant impacts related to traffic volume, congestion, level of service, pedestrian and bicycle facilities, or transit services. The project remains the same, with no change to proposed land uses, number of housing units, or population levels. Associated traffic levels also remain the same.</p> <p>Therefore, there is no change to the environment, or from the original analysis, and removing the tabletop speed hump requirement is not a substantial change, does not increase the severity of previously identified significant effects, and is not substantial new information indicating that a previously-identified effect is more severe.</p>

<p>Page I-43: OTHER SERVICES/Recreational Facilities, Objective 17, Policy 17-A, Program 17-A</p> <ul style="list-style-type: none"> • Deletes requirements for the payment of developer impact fees to pay for recreational facilities 	<p>A requirement to pay developer impact fees for recreational facilities was included in the Specific Plan in order to meet the requirements for Developer Impact Fees For Capital Improvements in the South County Area (Ordinance R05-093), adopted November 8, 2005. The Developer Impact Fees were subsequently repealed by the County in July, 2011 (Ordinance R11-45). The Specific Plan identifies the Chalfant Park as the facility to be funded by the developer impact fees. Without developer impact fees, the County typically seeks grants and similar funding for improvements at County park facilities.</p> <p>The project includes three open space lots that total 14.35 acres, along with extra wide roads to allow for pedestrian and bicycle uses along the roads. The project provides areas for recreation on-site and connects to surrounding recreational areas. The Specific Plan did not identify impacts to recreation as a significant environmental issue. It was one of several impact areas identified as not potentially significant; for which mitigation measures were included in the DEIR to reduce impacts to even lower levels.</p> <p>This is not a substantial change, does not increase the severity of previously identified significant effects, and is not substantial new information indicating that a previously-identified effect is more severe.</p>
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References

Phone conversation with Gerry LeFrancois, Principal Planner, Oct. 24, 2012.

White Mountain Estates Specific Plan and Environmental Impact Report

Part I: Specific Plan

Adopted November 20, 2007

1st amendment November 9, 2010

Proposed 2nd amendment 2012

Note: deletions are shown in ~~red strikethrough~~

Prepared By:

Mono County Community Development Department

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**WHITE MOUNTAIN ESTATES SPECIFIC PLAN
AND
ENVIRONMENTAL IMPACT REPORT**

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COPY OF ADOPTING RESOLUTION

Adoption of the White Mountain Estates Specific Plan and Tentative Tract Map 37-47

See Board of Supervisor's Resolution R07-82 on November 20, 2007. This resolution is attached at the end of this document.

Amendment 1

Board of Supervisor's Resolution R10-077 amending the Specific Plan and Tentative Tract Map on November 9, 2010. This resolution is attached at the end of this document.

SUMMARY - WHITE MOUNTAIN ESTATES SPECIFIC PLAN

PROJECT OBJECTIVE

The overall objective of the proposed project is to increase the amount of single-family housing in the Chalfant Valley in a manner that minimizes impacts to surrounding public lands. Specific project objectives include:

- Increasing residential development opportunities in order to support additional services, such as fire protection, water supply, and schools, and to support an increase in the population.
- Maintaining open space areas and uses on the project site.

The project applicant intends to provide a total of forty-six (46) single-family residential lots; thirty-nine (39) single-family residential lots on the flatter western portion of the site and six (6) single-family residential lots on the steeper eastern portion of the site along with a remainder parcel that allows one single-family residence.

PROJECT COMPONENTS

The White Mountain Estates Specific Plan includes the following components:

1. Subdivision of a total of 70.38 acres (APNs 26-240-09 and 26-240-10) into forty-five (45) single-family residential lots (overall project density of 1.5 acres per dwelling unit), 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. Tract Map Application 37-46 addresses the subdivision of the property.
2. Designation of the project site as Specific Plan (SP). Within the Specific Plan, planned land uses include Single Family Residential with a ½ acre minimum lot size (SFR-½), Open Space (OS), Utility (U), and Specific Plan/Single Family Residential (SP/SFR). An application for a General Plan Amendment (GPA 06-01) addresses the redesignation of the parcels from Rural Mobile Home (RMH) to the Specific Plan land use designations.
3. Development of required infrastructure on-site, including paved two-lane roads, pedestrian paths, a domestic and fire protection water system (wells, water distribution and storage system, fire hydrants), a propane tank area and underground propane distribution system, a storm drainage system, an underground electrical and telephone system, and individual septic systems for all lots. On-site infrastructure improvements would be developed in two phases by White Mountain Estates LLC.
4. White Mountain Estates LLC is proposing to install either factory-built housing or traditional stick-built housing. Any factory-built housing on-site will be installed on an engineered load-

bearing foundation system. Housing materials and colors are intended to blend aesthetically into the surrounding environment. The residential lots would be developed by White Mountain Estates LLC in two consecutive phases.

5. The project, including all associated public infrastructure, would be privately funded.

LOCATION

The project site is located in the southeast part of Mono County, California, in the Chalfant Valley portion of the Tri-Valley. The project site is approximately 10 miles north of Bishop, California, the nearest large incorporated area. It is approximately 45 miles southeast of Mammoth Lakes, by road, the nearest large incorporated area in Mono County. The project site is adjacent to the existing White Mountain Estates subdivision on the east side of Highway 6 at White Mountain Estates Road, approximately 2.4 miles south of the community of Chalfant and approximately 0.8 miles east of Highway 6. It is located in the S ½ of the SE ¼ and SE ¼ of the SW ¼ of Section 22, T 5 S, R 33 E, MDBM.

ACREAGE

The proposed project site includes a total of 70.38 acres on two adjacent parcels; APN 26-240-09 is 29.00 acres and APN 26-240-10 is 41.38 acres. The project would subdivide APN 26-240-09, located adjacent to the existing White Mountain Estates subdivision, into thirty-nine (39) single-family residential lots with a 0.5 acre minimum lot size. APN 26-240-10 would be divided into six (6) single-family residential lots, one (1) utility lot for water and propane tanks, three (3) lots for open space uses, and a remainder parcel that allows one single-family residence. APN 26-240-10 also includes a small lot with an existing water storage tank for the White Mountain Estates Mutual Water Company that is not part of the proposed project.

IDENTIFIED ISSUES

Issues identified for the proposed project through the scoping process and initial study include the following:

1. There are a number of issues relating to water, i.e.:
 - water consumption by the project;
 - impacts on existing wells and the surrounding water table;
 - water pressure/fireflow issues;
 - septic system impacts on water quality; and
 - potential cumulative water quantity and quality impacts in the area.
2. There is a need to avoid disturbance to sensitive plant species on-site and to sensitive plant communities, i.e. the riparian and wetlands areas on-site.
3. There is a need to avoid development in areas impacted by fault hazards.

4. There are concerns about the additional traffic impacts on Highway 6, particularly at the intersection with White Mountain Estates Road.
5. There are aesthetic issues related to the rural character of the area, i.e.:
 - the project should "allow for the continuation of growth in Chalfant in a manner that promotes and protects its rural and agricultural character" (Mono County Land Use Element, Tri-Valley policies, Objective C, Policy 1); and
 - the "look" of the development should remain rural (development layout, building styles).
6. Forty-six additional residences and the resulting increase in population could create impacts to public services (transfer station, schools, phone lines, mail) and emergency services (paramedic, fire protection, sheriff) in the area.

SUMMARY OF PREPARATION PROCESS

The White Mountain Estates Specific Plan and EIR was prepared by a consultant utilizing review of related technical literature and data, evaluation of the project plan documents, review of local plans and policies including the Mono County General Plan and Land Development Regulations, consultation with interested agencies and individuals, comments received during the scoping process, and incorporation of special studies prepared for the Specific Plan (cultural resources, hydrogeology, botanical, wildlife, traffic/circulation, fault hazards, drainage).

SPECIFIC PLAN IMPLEMENTATION & MONITORING

Policies in the Specific Plan will be implemented through the design and conservation standards established in the Plan. Those standards incorporate suggested mitigation measures from the special studies (cultural resources, hydrogeology, botanical, wildlife, traffic/circulation, fault hazards) prepared for the project as well as mitigation from the County's General Plan and Land Development Regulations. The design and conservation standards also incorporate proposed mitigation measures resulting from the analysis in the Draft Environmental Impact Report for the Specific Plan. Implementation of the portions of the Specific Plan will also be achieved through the tract map process and conditions of approval for the tract map.

Implementation and monitoring of the Specific Plan are outlined in detail in Chapter VII, Specific Plan Enforcement.

I. INTRODUCTION

SPECIFIC PLAN PURPOSES

The purpose of the proposed project is to increase the amount of single-family housing in Mono County and in the Chalfant Valley. The proposed project would provide 46 single-family residences.

The proposed project is intended to meet the identified need for additional housing in Mono County. The Mono County Housing Element 2004 Update identifies the Regional Housing Needs for the unincorporated area of the county and for Tri-Valley:

<u>Income Group</u>	<u>Unincorporated Area Need</u>	<u>Tri-Valley Need</u>
Very Low	49	8
Low	48	8
Moderate	39	7
Above Moderate	<u>97</u>	<u>16</u>
Total	233	39

Notes: Tri-Valley need is based on the proportion of the total unincorporated area population living in the Tri-Valley in 2000.
Source: Mono County Housing Element 2004 Update.

Very low income households are those with 50 percent or less of the area's median income; low income households are those with 50 to 80 percent of the median income; moderate income households are those with 80 to 100 percent of the median income; and above moderate income households are those with 100 to 120 percent or more of the median income. The median income for the unincorporated area of Mono County was \$ 54,500 in 2003 (Mono County Housing Element 2004 Update). Housing in the proposed project is anticipated to sell at \$325,000--\$350,000. The proposed houses would be affordable to households with above moderate incomes and would fulfill the regional housing need for above moderate income housing in the Tri-Valley.

PROJECT COMPONENTS

The White Mountain Estates Specific Plan includes the following components:

1. Subdivision of a total of 70.38 acres (APNs 26-240-09 and 26-240-10) into forty-five (45) single-family residential lots (overall project density of 1.5 acres per dwelling unit), 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. Tract Map Application 37-46 addresses the subdivision of the property.

2. Designation of the project site as Specific Plan (SP). Within the Specific Plan, planned land uses include Single Family Residential with a ½ acre minimum lot size (SFR-½), Open Space (OS), Utility (U), and Specific Plan/Single Family Residential (SP/SFR). An application for a General Plan Amendment (GPA 06-01) addresses the redesignation of the parcels from Rural Mobile Home (RMH) to the Specific Plan land use designations.
3. Development of required infrastructure on-site, including paved two-lane roads, pedestrian paths, a domestic and fire protection water system (wells, water distribution and storage system, fire hydrants), a propane tank area and underground propane distribution system, a storm drainage system, an underground electrical and telephone system, and individual septic systems for all lots. On-site infrastructure improvements would be developed in two phases by White Mountain Estates LLC.
4. White Mountain Estates LLC is proposing to install either factory-built housing or traditional stick-built housing. Any factory-built housing on-site will be installed on an engineered load-bearing foundation system. Housing materials and colors are intended to blend aesthetically into the surrounding environment. The residential lots would be developed by White Mountain Estates LLC in two consecutive phases.
5. The project, including all associated public infrastructure, would be privately funded.

PROJECT LOCATION

The project site is located in the southeast part of Mono County, California, in the Chalfant Valley portion of the Tri-Valley at the base of and on the western slope of the White Mountains. Elevations on-site range from 4,295 feet above mean sea level (msl) at the southwest corner of the project site to over 4,600 feet above msl along the eastern property line of the project. The project site is approximately 10 miles north of Bishop, California, the nearest large incorporated area. It is approximately 45 miles by road southeast of Mammoth Lakes, the nearest large incorporated area in Mono County. The project site is adjacent to the existing White Mountain Estates subdivision on the east side of Highway 6 at White Mountain Estates Road, approximately 2.4 miles south of the community of Chalfant and 0.8 miles east of Highway 6. It is located in the S ½ of the SE ¼ and SE ¼ of the SW ¼ of Section 22, T 5 S, R 33 E, MDBM. Figure 1 of the Map Set (see Appendix A) provides a Regional Location Map and a Vicinity Map.

PLANNING AREA SETTING

The Chalfant Valley, which includes the communities of Chalfant and White Mountain Estates, had a population of approximately 465 persons in 2000, approximately 49 percent of the total population in the Tri-Valley (2000 US Census, Summary File 1, Table P1). The predominant land uses in the area are residential, agricultural, and open space utilized primarily for dispersed recreation. In addition to residential development, the community of Chalfant has a small store and community facilities including a community center, park, solid-waste transfer station, and fire station.

Residential property in the Chalfant Valley is a mix of half-acre lots, one-acre lots and larger lots designated Rural Mobile Home (RMH) or Estate Residential (ER). Both designations allow

Mobile Homes to be used as single-family residences, small-scale agriculture for personal use, and animals and pets as allowed by the Mono County Animal Standards (Section 04.270 of the Land Development Regulations). Existing development in White Mountain Estates is half-acre lots designated Rural Mobile Home (RMH).

Development in Chalfant is served by individual wells and septic systems. The Chalfant Valley Fire Protection District provides fire protection services to developed areas in Chalfant. Electricity is provided by Southern California Edison. Individual propane tanks provide additional energy for heating. Telephone service is provided by Verizon.

Highway 6 is the main access route to and through the Tri-Valley. Two-lane paved county-maintained roads provide access to residential development from Highway 6. There are also a number of gravel and dirt non-county maintained roads throughout the Tri-Valley.

Land use outside of community areas in the Chalfant Valley is primarily open space and agriculture. Land on both sides of Highway 6 is owned by the Los Angeles Department of Water and Power (LADWP). That land is designated Open Space (OS) and is maintained as open space by LADWP to protect its water resources. Farther east and west of the community areas, the land is public land managed by the Bureau of Land Management (BLM). Those lands are primarily managed for habitat conservation and dispersed recreation.

Land surrounding the project site includes LADWP lands designated Open Space (OS) to the south, public lands managed by the Bureau of Land Management (BLM) to the south, north, and east, and the existing forty-four (44) lot White Mountain Estates subdivision to the west. The lot immediately south of the eastern portion of the project site is the common lot for the existing White Mountain Estates subdivision. That lot is designated Rural Mobile Home (RMH) and is used for storage by residents of the existing subdivision. The existing subdivision is designated Rural Mobile Home (RMH); the public lands managed by the BLM are designated Resource Management (RM) and Specific Plan (SP). The SP designation indicates land identified for a potential land exchange.

Chalfant is within the boundaries of the Eastern Sierra Unified School District (ESUSD). There are no schools in Chalfant. The ESUSD has an elementary school and a small alternative high school in Benton. Some elementary students in the Tri-Valley utilize the Benton school. Others, particularly those in Chalfant, apply for an interdistrict transfer to attend school in Bishop. The Bishop Union Elementary School District had 22 students from Chalfant during the 2003-2004 school year. Students from Chalfant attending elementary school in Bishop must provide their own transportation.

Most high school students in the Tri-Valley attend high school in Bishop at Bishop Unified High School. Approximately 10-12 students from Chalfant attended high school in Bishop during the 2003-2004 school year. The ESUSD provides a bus to transport high school students from Benton, Hammil, and Chalfant to Bishop. The ESUSD is in the very early stages of acquiring land in Chalfant for a school site. The development of the schools would be a gradual process, timed to coincide with growth in Chalfant and the development of a population base for the schools.

Data from the 2000 US Census indicate that many residents also commute outside of the community and outside of the county for jobs. In 2000, 71 percent of employed persons in the Tri-Valley worked outside of Mono County, probably in Bishop (US Census 2000, Summary File 3,

Table P26). For all employed persons in the Tri-Valley, 7.5 percent worked at home, 54.3 percent commuted less than 30 minutes to work, 18 percent commuted 30 to 44 minutes, 4.4 percent commuted 45 to 59 minutes, and 15.8 percent commuted 60 minutes or longer (US Census 2000, Summary File 3, Tables P31 and P32).

ENVIRONMENTAL SETTING

The Tri-Valley is a north-south trending valley, relatively flat in the middle, bounded to the east by the White Mountains and to the west by the southeast sloping lava flows of the Volcanic Tablelands and the Benton Range. Outside of community areas, most of the land in the Tri-Valley is public land managed by the Bureau of Land Management (BLM). In the Chalfant Valley area, the Los Angeles Department of Water and Power (LADWP) owns large parcels of land. The following discussion provides an overview of the environmental setting in the area; environmental issues are discussed in detail in the DEIR for the project.

WATER RESOURCES

The Tri-Valley is a northern extension of the Owens Valley; runoff from the surrounding mountains drains into the valley and ultimately into the Owens Valley in Inyo County. Streams originating in the White Mountains contribute most of the runoff in this watershed. Ephemeral streams drain the western slopes of the valley. An ephemeral wash from Benton to Laws in Inyo County drains the Tri-Valley and during periods of heavy precipitation, it conveys floodwaters downstream (Mono County MEA, p. 189). Most of the runoff in the basin is either captured as surface water and used for irrigation on local farms or drains into the valley's deep alluvium and is captured as groundwater. The area experiences very little rainfall and most of it is absorbed by the highly permeable soils in the area.

The Hydrogeologic Report prepared for the project notes that groundwater flow in the immediate vicinity of the project site is complex. Groundwater appears to come from a variety of sources including underflow from throughout the Tri-Valley, infiltration of runoff into alluvium from a nearby drainage, and from complex flow systems probably present in the White Mountains. Groundwater flow in the project area generally follows the topography, flowing to the east-southeast in alluvial fan soils and from north to south in the valley alluvium. The fault system that runs along the base of the White Mountains in the eastern portion of the property generally defines the eastern margin of the alluvial groundwater system.

VEGETATION

Vegetation in the Chalfant Valley is primarily desert scrub and sagebrush scrub. Cropland is located southeast of the community of Chalfant and north of the project site. Fish Slough, on the western side of the Chalfant Valley northwest of the project site, includes wetlands and grasslands. There are also scattered areas of riparian scrub located adjacent to springs and seeps at the base of the White Mountains and in drainages.

On the project site, vegetation cover is primarily diverse desert shrubs that form a regularly spaced uniform-appearing scrub (Paulus, 2004). Narrow dense patches of scrubby riparian vegetation dominated by willow are associated with artesian spring flow in gullies on the project site. The botanical study prepared for the project site identifies four plant communities on-site. Shadscale Scrub is the most widespread, occurring over 57.3 acres, approximately 82 percent of the site. The three remaining communities (Big Sagebrush Scrub, Modoc-Great Basin Riparian Scrub, and Transmontane Freshwater Marsh) occur in association with the fault zone's eroding scarp and the springs on-site; together they cover approximately 5.6 acres.

The project site also includes approximately 6.6 acres currently devegetated by disturbance, including an historic ore mining operation, irrigated agriculture (long abandoned), and recent scrapes associated with an existing water tank. The mapping of disturbed areas did not include

numerous existing dirt roads and ATV/motorcycle trails and track on-site. Ongoing disturbance by OHVs is reducing the area of intact desert pavement on-site, which increases the chance for non-native invasive weed species to occur. Non-native weed species occur in the disturbed areas and to a lesser degree throughout the project site.

The plant communities identified on-site are not considered sensitive. Single populations of three sensitive plant species were found on-site during the botanical survey. The three rare plant populations (*Astragalus argophyllus* var. *argophyllus*, *Ivesia kingii* var. *kingii*, and *Eriogonum shockleyi* var. *shockleyi*) were found completely within the Big Sagebrush Scrub habitat area.

WILDLIFE

Wildlife use in the Chalfant area is limited. The Mono County MEA identifies the corridor along Highway 6 as a light use area for mule deer (MEA Figure 20). MEA Figure 32L/M notes that mule deer use occurs primarily to the west and north of the community of Chalfant, not in the vicinity of the project site. No other wildlife species are identified in the MEA as using the area around the project site.

Wildlife observed on-site during the wildlife survey prepared for the project included a small number of birds, black-tailed jackrabbits, lizards, the tracks of coyotes, and evidence of rodent activity (JBR, 2004). California quail and mourning doves occur in the area, as well as ravens and sage sparrows. A Swainson's hawk was observed flying near trees located south of the eastern end of the property but no raptor nests were found on the parcel during the wildlife survey. Mule deer utilize the area in low numbers at least during the winter season and bighorn sheep are known to occur in the White Mountains to the east of the parcel. Several bat species were recorded in the area.

Small bird species also occur on the parcel. The highest diversity of bird species would be expected to occur during spring and summer when neotropical migrants arrive to nest in the area. The greatest diversity of wildlife on the site was noted in the area of the spring and the associated riparian vegetation.

No listed wildlife species were observed in the survey area. Habitats on the parcel appear to be marginal for sage grouse.

VISUAL RESOURCES

Visually, the Tri-Valley is very open, with sweeping vistas of the surrounding mountains. Development and agricultural uses are highly visible since the floor of the valley is relatively flat and there is limited screening vegetation. The Bureau of Land Management (BLM) establishes Visual Resource Management (VRM) classes for the public lands it manages in the area (MEA Figure 12 L/M). BLM lands to the west of Highway 6 are identified as VRM III, Moderate, which states that "Visual contrast caused by a management activity can be evident, but must remain subordinate to the characteristic landscape" (MEA, p. 114). BLM lands to the east of Highway 6, along the base of the White Mountains, are identified as VRM II, High, which states that "Visual contrast is permitted; management activity is seen, but it must not attract attention. Changes in any of the basic elements (form, line, color, texture) caused by the activity must not be visible in the characteristic landscape" (MEA, p. 114).

Highway 6 does not have a scenic highway designation. There are 60-110 kV transmission lines that run roughly parallel to Highway 6 on the west side of the highway, from Bishop to Chalfant.

Large transmission lines (>110 kV lines) run along the west edge of the valley from Bishop to south of Hammil where they shift to the northwest.

TRANSPORTATION/CIRCULATION

Highway 6, from the Inyo County line north of Bishop to the Nevada state-line north of Benton, is the major access to and through the Tri-Valley. It is also a major trucking route. Caltrans has identified the primary purpose of the route as interregional traffic, largely trucks (Mono County Regional Transportation Plan, p. 27). Major traffic concerns along Highway 6 include decreased visibility resulting from periodic dust storms, due to dust from plowed fields and from deposits from flash floods, and speeds throughout community areas, particularly as they affect vehicles entering and exiting the highway. The roadway is flat with few lateral obstructions to slow traffic; as a result, traffic, including the trucks, moves at high speed along Highway 6. Mono County, assisted by staff and resources from Caltrans, is conducting outreach to the community of Chalfant and creating a Community Plan. Along with general community issues, US 6 (including access) is being addressed.

Two-lane paved county maintained roads provide access to residential development from Highway 6. There are also a number of gravel and dirt non-county maintained roads throughout the Tri-Valley.

GEOLOGY AND SOILS

Soils throughout the Tri-Valley are Quaternary Alluvium (MEA Figure 15L/M), a deep and highly porous soil. The MEA identifies the Chalfant area as subject to wind erosion (MEA Figure 18F); the area east of Highway 6 is also subject to stream sheet rill erosion.

The MEA also identifies the area as MRA 2, an area where:

"... adequate information indicates that significant mineral deposits are present or where it is judged that there is a high likelihood for their presence. This area shall be applied to known mineral deposits or where well developed lines of reasoning, based upon economic geologic principles and adequate data, demonstrate that the likelihood for occurrence of significant mineral deposits is high" (MEA Figure 17 L/M).

The project site is located at the base of the White Mountains in an area of alluvial fan deposits derived from erosion of the bedrock located immediately to the east of the project site. The hydrogeology study for the project describes the geology in the area as follows:

"The geology in the vicinity of WME is characterized by alluvial fan deposits that area superimposed over valley fill deposits, both of Quaternary age. The alluvial fan deposits consist of poorly-sorted, unconsolidated gravel, sand, silt and clay. The valley fill deposits are composed of moderately to well-sorted unconsolidated lenses and layers of sand, silty sand and gravelly sand, and layers and lenses or massive beds of silty clay, originating mostly from detritus eroded from the bedrock mountains upslope to the east. Structurally, the WME property is situated within the Bishop Basin, one of two structural basins formed by a narrow, north-south trending steep-sided graben. The eastern side of the graben is delineated by the White Mountain Fault Zone" (Golden State Environmental, p. 3).

NOISE

The ambient noise level in the area is low. Highway 6 is located approximately 0.8 miles west of the project site; noise from traffic on the highway is minimal. Residential uses in the existing White Mountain subdivision immediately adjacent to the western edge of the project site are considered sensitive noise receptors and could be affected by noise impacts from the proposed project.

HAZARDS

The project site is located in an area identified as having a very high fire hazard (MEA, p. 304), as is most of Mono County.

FEMA Maps indicate that the project site is not within a 100-year flood zone (MEA Figure 38 L & M). However, the Drainage Report prepared for the project notes that the proposed project “lies within the path of a potentially dangerous flood zone...the adjacent canyons are capable of producing extremely high runoff flows, which a portion of flow directly through the project site” (Eastern Sierra Engineering, p. 7). These flows have the potential to wash out proposed roadways and/or flood home sites causing severe losses. The conservative drainage system design proposed in the Drainage Report would reduce potential risks with little impact to downstream facilities.

Portions of the project site are located within an Alquist-Priolo Fault Zone. Fault hazard studies prepared for the site revealed no faults on the western portion of the project site, APN 26-240-10, where 39 single-family residences are proposed for development. The eastern portion of the project site, APN 26-240-09, is entirely within an Alquist-Priolo Fault Zone established for the White Mountain Frontal Fault. Five significant active faults and countless subsidiary shears and cracks are known to exist and have been mapped within the boundaries of the project site. Aerial photographs and site reconnaissance indicated evidence of active faulting across the subject site.

Potential secondary hazards associated with a relatively large earthquake include ground rupture, ground lurching, ground shaking, liquefaction, lateral spreading and dynamic settlement, and slope failures and landslides. The fault hazard studies for the project address the potential for each of these hazards and provide methods of avoiding or minimizing the hazard. Habitable and non-habitable areas are delineated on the Site Geologic Map for the project.

DEVELOPMENT AND CONSERVATION ISSUES ADDRESSED IN THE PLAN

The White Mountain Estates Specific Plan addresses the following development and conservation issues:

Environmental Conditions

1. Issues related to water, i.e.:
 - water consumption by the project;
 - impacts on existing wells and the surrounding water table;
 - water pressure/fireflow issues;
 - connection of the proposed water system to other water systems in the area;

- septic system impacts on water quality; and
 - potential cumulative water quantity and quality impacts in the area.
2. Impacts related to runoff and drainage.
 3. Sensitive plant species and plant communities (riparian, wetlands) located on the project site.
 4. Impacts related to the fault system located on the project site.
 5. Traffic impacts resulting from the development.

Infrastructure Constraints

6. Impacts to public services (transfer station, schools, phone lines, mail) and emergency services (paramedic, fire protection, sheriff) in the area.

Regulatory and Policy Constraints

7. Aesthetic issues related to the rural character of the area, i.e.:
- the project should "allow for the continuation of growth in Chalfant in a manner that promotes and protects its rural and agricultural character" (Mono County Land Use Element, Tri-Valley policies, Objective C, Policy 1); and
 - the "look" of the development should remain rural (development layout, building styles and materials).

RELATIONSHIP BETWEEN THE POLICIES AND REGULATIONS IN THE SPECIFIC PLAN

The White Mountain Estates Specific Plan contains policies pertaining to the planned type, intensity, and location of development on the project site. It also contains development standards, design standards, and conservation standards intended to implement the proposed development. The White Mountain Estates Specific Plan will be subject to the provisions of the Mono County Land Development Regulations, unless an alternative regulation or standard is specified in the Specific Plan. These regulations will apply to all development in the Specific Plan area and will be effective following adoption of the Specific Plan. Alternative regulations in the Specific Plan are intended to be consistent with the Mono County Land Development Regulations and with the Subdivision Ordinance, and to implement those regulations for the project parcel.

HOW THE SPECIFIC PLAN'S POLICIES AND REGULATIONS ACCOMPLISH THE OBJECTIVES OF THE PLAN

The overall objective of the proposed project is to increase the amount of single-family housing in the Chalfant Valley in a manner that minimizes impacts to surrounding public lands. The proposed project would provide 45 single-family residential lots (minimum lot size ½ acre), one utility lot for water and propane tanks, three lots for open space uses, and a remainder parcel that allows one single-family residence.

The policies and regulations contained in the Specific Plan accomplish that objective by stating where specific types of development may occur on the property and specifying how that development may occur in order to ensure that the project complies with federal, state, and local planning and environmental policies and regulations.

RELATIONSHIP OF THE SPECIFIC PLAN TO THE GENERAL PLAN

The Mono County General Plan contains policies for the unincorporated areas of Mono County. Area plan policies contained in the General Plan provide policy direction for specific community areas in the county; the Tri-Valley policy section in the Mono County Land Use Element addresses development in Chalfant.

The White Mountain Estates Specific Plan contains detailed direction for implementation of General Plan policies on a specific parcel in the Chalfant Valley. The Specific Plan has been designed to be consistent with the Mono County General Plan, in compliance with state planning law. The overall density of 1.5 acres per dwelling unit complies with the density requirements in the Chalfant Valley section of the General Plan.

RELATIONSHIP OF THE SPECIFIC PLAN TO NEIGHBORING PLANS AND THOSE OF OTHER JURISDICTIONS

There are no neighboring plans affected by the proposed White Mountain Estates Specific Plan. The proposed Specific Plan is consistent with the Sphere of Influence Report for the Chalfant Fire Protection District that includes the project site within the sphere of influence boundaries for the district. The Specific Plan has also been designed to complement the policies for surrounding public lands managed by the Bureau of Land Management (BLM).

The proposed Specific Plan has also been designed to be consistent with the requirements of the Lahontan Regional Water Quality Control Board's Water Quality Control Plan, with requirements of the Great Basin Unified Air Pollution Control District, and with requirements of Caltrans District 9.

PROJECTS REQUIRED BY LAW TO BE CONSISTENT WITH THE SPECIFIC PLAN

The proposed White Mountain Estates Specific Plan includes the required redesignation of the parcel from Rural Mobile Home (RMH) to Specific Plan (SP), the required Tentative Tract Map, the design of on-site infrastructure including the water system, storm drainage system, and roads, and the development of single-family residences. There are no additional "projects".

There are future permits that will be required to be consistent with the Specific Plan, including the final grading permit, encroachment permits from Mono County, and building permits.

II. LAND USE PLANNING AND REGULATORY PROVISIONS

LAND USE PLAN

The Land Use Plan for the White Mountain Estates Specific Plan establishes policies pertaining to the planned type, intensity, and location of development on the project site. The policy section establishes objectives, policies, and programs to guide development on-site. The Land Use Designation section provides details on planned land uses, the characteristics of each land use designation, development standards, and conservation standards.

LAND USE OBJECTIVES, POLICIES, & PROGRAMS

This section establishes land use objectives, policies, and programs to guide development on APN 26-240-09 and APN 26-240-10 in the Chalfant Valley, Mono County, California.

LAND USE

Objective 1 Provide single-family residential uses and areas for utilities and open space to meet community needs.

Policy 1-A Designate areas for Single-Family Residential (SFR) with a half-acre minimum lot size, Utility (U), and Open Space (OS) as shown on the Land Use Plan (Appendix A, Map Set, Figure 2). Gross densities shall not exceed 1 unit per acre.

Program 1-A Implement the Single-Family Residential (SFR) and Open Space (OS) designations from the Mono County Land Use Element (Chapter IV), as amended herein. Implement the Utility (U) designation included in this Specific Plan.

Policy 1-B Allow forty-five (45) single-family lots, one utility lot, three open space lots, and a remainder parcel on APN 26-240-09 and 26-240-10. An overall project density of 1 unit per acre shall be maintained throughout the life of the project.

Program 1-B Approve Tentative Tract Map 37-46 to subdivide APN 26-240-09 and 26-240-10 into forty-five (45) single-family lots with a minimum lot size of ½ acre, one lot for utility uses, three lots for open space uses as shown on Tentative Tract Map 37-46, and a remainder parcel (see Appendix A, Map Set). Parcels in Phase II are subject to the minimum parcel sizes shown on Tentative Tract Map 37-46, Sheet 3 of 6, i.e.:

Lot 40 = 34,731 square feet

Lot 41 = 2.55 acres

Lot 42 = 1.2 acres

Lot 43 = 1.05 acres

Lot 44 = 1.07 acres

Lot 45 = 4.79 acres

Policy 1-C Limit future development on the remainder parcel.
Program 1-C Allow one single-family residence on the remainder parcel, with one connection to the community water supply system. Any additional density shall require regulatory approval through the Specific plan process with associated CEQA documents. Any potential impacts to the spring or the surrounding riparian habitat areas associated with additional density on the remainder parcel shall be avoided or fully mitigated. Designate the remainder parcel Specific Plan/Single-Family Residential (SP/SFR).

Policy 1-D Develop the project in phases to ensure that adequate services and infrastructure are available to serve the proposed development.

Program 1-D The project shall be developed in the following phases:

- Phase I: Infrastructure installation (including installation of water system components for lots 1-39 and propane tanks on the lot designated for utility uses) required for the construction of residential lots 1-39 and the construction of homes on residential lots 1-39.
- Phase II: Infrastructure installation required for the construction of residential lots 40-45 (including water system components for lots 40-45) and the remainder parcel and the construction of homes on residential lots 40-45 and the remainder parcel. If the remainder parcel is sold to a private party for residential construction purposes or the developer constructs or places a residential home on the property, all utilities shall be installed.

Figure 3, Phasing Plan (see Appendix A, Map Set) shows the proposed project phasing.

HOUSING

Objective 2 Provide moderate density single-family housing in the Tri-Valley to meet the needs of local residents.

Policy 2-A Allow the development of forty-six (46) single-family residences on-site.

Program 2-A Develop forty-six (46) single-family residences on-site in compliance with the requirements of this Specific Plan and the Mono County General Plan and Land Development Regulations.

~~**Policy 2-B** Ensure an adequate supply of locally available affordable housing.~~

~~**Program 2-B** The project shall provide two affordable housing units that meet the following criteria:~~

- ~~1) The project shall provide one affordable housing unit that meets the following criteria:

 - ~~a) At a minimum, the first unit shall be a two (2) bedroom, 1,200 square foot single family unit with a two-car garage;~~
 - ~~b) The first sale of this affordable unit shall be made to buyer(s) qualifying for financing under the Federal Housing Authority (FHA) lending criteria for those having an income no greater than 120 percent of adjusted median income (AMI);~~~~

- ~~c) Any resale of this unit (the second owner, third owner, etc.) shall be made to buyer(s) qualifying for financing under the Federal Housing Authority (FHA) lending criteria for those having an income no greater than 120 percent of adjusted median income (AMI), based on the AMI and FHA criteria at time of resale;~~
- ~~d) The restrictions on sales prices listed in subsections b and c shall be listed in the deed for this unit; and~~
- ~~e) Additional resale incentives may be offered to the seller of the unit, consistent with resale incentives provided to other like properties within the County, at the discretion of the County.~~
- 2) ~~The project shall provide a second affordable housing unit that meets the following criteria:~~
 - ~~a) At a minimum, the second unit shall be a three (3) bedroom, 1,200 square foot single family unit with a two car garage;~~
 - ~~b) The first sale of this affordable unit shall be made to buyer(s) qualifying for financing under the Federal Housing Authority (FHA) lending criteria for those having an income no greater than 100 percent of adjusted median income (AMI);~~
 - ~~c) Any resale of this unit (the second owner, third owner, etc.) shall be made to buyer(s) qualifying for financing under the Federal Housing Authority (FHA) lending criteria for those having an income no greater than 100 percent of adjusted median income (AMI), based on the AMI and FHA criteria at time of resale;~~
 - ~~d) The restrictions on sales prices listed in subsections b and c shall be listed in the deed for this unit; and~~
 - ~~e) Additional resale incentives may be offered to the seller of the unit, consistent with resale incentives provided to other like properties within the County, at the discretion of the County.~~
- 3) ~~The affordable housing units must be developed and sold during Phase I of the development. The first affordable housing unit shall have a certificate of occupancy at the issuance of a building permit for the 12th unit. The second affordable housing unit shall have a certificate of occupancy at the issuance of a building permit for the 22nd unit.~~

- Policy 2-C** Allow a maximum of eight (8) secondary housing units within the development.
- Program 2-C Secondary units may be allowed when they meet the following criteria:
- a) They meet the requirements of Chapter 16, Development Standards – Secondary Units, of the Mono County Land Development Regulations.
 - b) They meet the requirements of the Mono County Environmental Health and the Lahontan Regional Water Quality Control Board.

OPEN SPACE

- Objective 3** Design the project to provide open space for resource preservation and for low-intensity recreational opportunities.

- Policy 3-A** Provide open space areas within the development.
- Program 3-A Maintain the open space areas shown on the Land Use Plan (Appendix A, Map Set, Figure 2). Uses permitted within the open space areas are indicated in the

Open Space (OS) land use designation in this chapter. No structures shall be permitted within the Open Space designation, except on Lot A. The lots designated Open Space (OS) shall be deed-restricted to prohibit any uses other than open space uses.

Note: Open space uses on Lots C and D are restricted to passive non-motorized recreational uses. Additional non-residential open space uses are allowed on Lot A as noted in the Open Space (OS) land use designation in this chapter.

- Policy 3-B** Maintain wildlife access to the spring.
 Program 3-B Designate a conservation easement on the remainder parcel and Lot D to protect wildlife access to the spring and the riparian areas. The conservation easement shall include a minimum setback of 100 feet on all sides from the spring and the riparian areas. No disturbance of any kind, including fencing, shall be allowed within the conservation easement. No uses other than passive non-motorized recreational activities shall be allowed within the conservation easements. No large domestic animals, i.e. horses, cattle, llamas, etc., shall be allowed within the conservation easement. The conservation easement shall be established prior to recording the Final Tract Map. The remainder parcel and Lot D shall be deed restricted to maintain the conservation easement in perpetuity and restrict uses within the area covered by the conservation easement.

This conservation easement shall expire for the remainder parcel only upon trade or purchase by a public agency or land trust (i.e. the conservation easement shall remain in perpetuity for the portion of the easement located on Lot D).

UTILITIES

- Objective 4** Ensure that the project provides adequate infrastructure, including utilities, to serve the needs of the development. Infrastructure may be phased as permitted under Land Use Program 1-D.
- Policy 4-A** Ensure that adequate sites are available within the development to meet all identified utility needs.
 Program 4-A Develop and maintain the utility area shown on the Land Use Plan (Appendix A, Map Set, Figure 2). Uses permitted with the utility area are indicated in the Utilities (U) land use designation in this chapter. The lot designated Utilities (U) shall be deed-restricted to prohibit any uses other than utilities.

LAND USE DESIGNATIONS

The proposed land use designations for the White Mountain Estates Specific Plan are the Mono County General Plan land use designations of Single-family Residential with a ½ acre minimum lot size, Open Space, and Specific Plan. The Specific Plan also includes a new land use designation, Utilities. The permitted uses and development standards for each district are listed on the following pages. Other requirements from the Mono County Land Development Regulations may apply as stated in the descriptions of the land use designations. Figure 2 in the Map Set (see Appendix A), Land Use Plan, provides a diagram of the proposed land uses.

Single-Family Residential (SFR)

INTENT

The SFR district is intended to provide for the development of single-family dwelling units in community areas.

PERMITTED USES

- Single-family dwelling
- Accessory buildings and uses¹
- Animals and pets (see Land Development Regulations, Animal Standards Section 04.270)
- Home occupations (see Land Development Regulations, Home Occupation regulations, Section 04.290)

USES PERMITTED SUBJECT TO DIRECTOR REVIEW

(see Land Development Regulations, Director Review Processing, Ch. 31)

- Secondary unit in compliance with the Land Development Regulations, Ch. 16, Development Standards-Secondary Units, Mono County Environmental Health requirements, and Lahontan Regional Water Quality Control Board requirements
- A maximum of eight (8) lots may be designated to allow for the construction of secondary housing units

DEVELOPMENT STANDARDS

Minimum Lot Size: ½ acre

Parcels in Phase II are subject to the minimum parcel sizes shown on Tentative Tract Map 37-46, Sheet 3 of 6, i.e.:

Lot 40 = 34,731 square feet	Lot 43 = 1.05 acres
Lot 41 = 2.55 acres	Lot 44 = 1.07 acres
Lot 42 = 1.2 acres	Lot 45 = 4.79 acres

Minimum Lot Dimensions: Width - 60 feet Depth - 100 feet

Maximum Site Disturbance: 40 percent

Minimum Setbacks: **Front:** 20 feet **Rear:** 10 feet **Side:** 10 feet

(Side yards may not be reduced in accordance with Land Development Regulations, Table 4.090, Special Yard requirements.)

All buildings on adjoining lots shall be a minimum of 30 feet apart. For lots 1-8, the rear yard setback shall be 30'. For lot 25, the western side yard setback shall be 30'. For all other lots less than one acre in size the side and rear yard setbacks shall be 15'.

Note: The rear yard setbacks may be reduced for lots 1-8 and the western side yard setback may be reduced for lot 25, if existing buildings on the adjoining lots within the existing subdivision have at least a 15' setback from the applicable rear or side property lines. If a property within the existing subdivision that adjoins lots 1-8 or 25 is vacant, the applicable rear or side yard setback shall be 30'.

Building Density: 1 dwelling unit per lot and eight secondary units as specified above

Animal Standards: Large animals (e.g. horses, llamas) shall be allowed only on lots larger than one acre in size.

NOTES

1. Accessory buildings and uses customarily incidental to a single-family residence in a rural community when located on the same lot and constructed simultaneously with or subsequent to the main building.

Open Space (OS)

INTENT

The OS designation is intended to protect and retain open space for future generations. These lands may be valuable for resource preservation (e.g., visual open space, botanical habitat, stream environment zones, etc.), low-intensity recreational uses, mineral resources, or other reasons.

PERMITTED USES

- Passive, non-motorized recreational activities, e.g. hiking, bird watching, wildlife viewing, horseback riding
- Wildlife-friendly fencing
- Informational signs relating to use of the parcel

USES PERMITTED SUBJECT TO DIRECTOR REVIEW (Director Review Processing, Ch. 31)

None stated

USES PERMITTED SUBJECT TO USE PERMIT (Use Permit Processing, Ch. 32)

None stated

ADDITIONAL USES PERMITTED FOR LOT A

The following uses are permitted on Lot A in addition to those listed above:

- Accessory buildings and uses, including storage structures, corrals, barns, stables and farm buildings (subject to use permit)
- Crop and tree farming
- Non-paved access roads

PROHIBITIONS

No structures other than wildlife-friendly fencing shall be permitted within the Open Space designation except on Lot A. No residential uses are permitted. Lots designated Open Space (OS) shall be deed-restricted to prohibit any uses other than open space uses.

DEVELOPMENT STANDARDS

- Minimum Parcel Size:** None
Minimum District Area: At least 15.33 acres
Maximum Site Disturbance: 10 percent (includes lot coverage)

NOTES

1. Uses may have been omitted from the list of those specified, hence the Commission may find other uses to be similar and not more obnoxious or detrimental to the public health, safety and welfare. See explanation of interpreting "similar uses" Chapter 4, Uses not listed as permitted.

Specific Plan (SP)

The SP designation is intended to provide for development in areas outside of existing communities, or on large parcels of land within or adjacent to existing communities. The Specific Plan designation may also be applied to an area to provide direction for potentially conflicting or incompatible land uses.

PERMITTED USES

- Permitted uses will be determined by the Specific Plan in accordance with Government Code § 65451 and applicable provisions of the Mono County General Plan, the Land Development Regulations, and the Mono County Code.

DEVELOPMENT STANDARDS

- Development standards (e.g., building densities, site disturbance/lot coverage, setbacks, etc.) will be determined by the Specific Plan in accordance with Government Code § 65451 and applicable provisions of the Mono County General Plan, the Land Development Regulations, and the Mono County Code.

Utilities (U)

INTENT

The U designation is intended to provide areas for utilities and associated infrastructure within new developments.

PERMITTED USES

- Wells and associated structures
- Water storage tanks
- Community propane tanks
- Stormwater and/or drainage system components or facilities
- Other utilities and infrastructure necessary for the development

USES PERMITTED SUBJECT TO DIRECTOR REVIEW (Director Review Processing, Ch. 31)

None stated

USES PERMITTED SUBJECT TO USE PERMIT (Use Permit Processing, Ch. 32)

None stated

PROHIBITIONS

Lots designated Utilities (U) shall be deed-restricted to prohibit any uses other than utilities.

DEVELOPMENT STANDARDS

Minimum Parcel Size:	None
Minimum District Area:	None
Maximum Site Disturbance:	None
Minimum Setbacks:	None

NOTES

1. Uses may have been omitted from the list of those specified, hence the Commission may find other uses to be similar and not more obnoxious or detrimental to the public health, safety and welfare. See explanation of interpreting "similar uses" Chapter 4, Uses not listed as permitted.

LAND DEVELOPMENT REGULATIONS

The White Mountain Estates Specific Plan will be subject to the provisions of the Mono County Land Development Regulations unless an alternative regulation or standard is specified in the Specific Plan. The purpose and intent of the Mono County Land Development Regulations is to:

- A. regulate development as allowed by Government Code 65850, including the following:
 1. The use of buildings, structures, and land as between industry, business, residences, and open space uses.
 2. Signs and billboards.
 3. The location, height, bulk, number of stories, and size of buildings and structures.
 4. The size and use of lots, yards, and other open spaces.
 5. The percentage of a lot which may be occupied by impervious surfaces.
 6. The intensity of land use.
 7. Requirements for off-street parking and loading.
 8. Establishment and maintenance of setback lines.
- B. These regulations are deemed necessary in order to implement the County's General Plan as summarized in the following objective:
 - Accommodate future growth in a manner that preserves and protects the area's scenic, agricultural, natural and recreational resources and that is consistent with the capacities of public facilities and service.
 (Mono County Land Development Regulations, Chapter 1, General Provisions--Introductory Provisions).

These regulations will apply to all development in the Specific Plan area and will be effective upon adoption of the Specific Plan. Alternative regulations in the Specific Plan are intended to be consistent with the Mono County Land Development Regulations, and with the Subdivision Ordinance, and to implement those regulations for the project parcel.

Development standards for the proposed land use designations are listed in each of the designations in the prior section of this chapter. Cross-references to additional pertinent sections of the Land Development Regulations are also listed in each land use designation.

DESIGN STANDARDS

Development within the White Mountain Estates Specific Plan area will be subject to the following design standards:

- **Access and Roads**
 - DS-1 Project roads and access points shall conform to the applicable Mono County Road Improvement Standards.
 - DS-2 The project shall not include curbs or sidewalks.
 - DS-3 To provide pedestrian and bicycle access throughout the subdivision, including to the mailboxes and bus stop, subdivision streets shall be constructed with a wider paved section. Working outward from the centerline, each street section shall consist of a 10-foot wide travel lane, a fog line, a four-foot wide paved shoulder, a two-foot wide compacted Class II aggregate base shoulder, and (where applicable) a drainage ditch. These road specifications shall be included on the Final Tract Map.

DS-4 At a minimum, the encroachment from each lot to the adjacent public road shall be paved. This requirement shall be reiterated in the CC & Rs for the project.

DS-5 Driveway access shall meet fire-safe standards and shall not exceed a sixteen (16) percent grade.

- **Parking**

DS-6 Each single-family residence shall provide two off-street parking spaces in compliance with the Mono County Land Development Regulations, Chapter 6, Development Standards--Parking. This requirement shall be reiterated in the CC & Rs for the project.

- **Lighting**

DS-7 The project shall not have streetlights unless required for safety at intersections. Streetlights shall be shielded and directed so that no light emanates beyond the street.

DS-8 Exterior lighting at individual residences shall be limited to that necessary for safety reasons. Exterior lighting shall be concealed, high intensity lighting shall be avoided, and lighting shall be shielded and directed so that it does not emanate beyond the boundaries of each individual lot. This requirement shall be reiterated in the CC & Rs for the project.

- **Building Design**

DS-9 Housing installed on-site by White Mountain Estates LLC may be either factory-built or traditional stick-built housing. There shall be at least 3 floor plans available and at least 2 exterior elevations per floor plan.

DS-10 Any factory-built housing installed on the site, whether by the developer or subsequent property owners, shall be on an engineered load-bearing foundation system on top of a concrete footing. This requirement shall be reiterated in the CC & Rs for the project.

DS-11 The scale and design of structures, fences and signs shall harmonize with existing development in the area and with the surrounding natural environment. Fencing shall be wildlife-friendly.

- **Building Height**

DS-12 Building heights for residential development shall be limited to a maximum of 35 feet from any given point above grade. All heights shall be calculated from the natural grade or finished grade, whichever is more restrictive. This requirement shall be reiterated in the CC & Rs for the project.

- **Building Materials**

DS-13 In compliance with Mono County's minimum development standards, the color, design, and type of building materials for structures, fences, and signs shall be aesthetically compatible with the natural environment and/or surrounding community. Reflective materials shall not be allowed. Colors shall be muted earth tones, i.e. dark tans, browns, grays, or greens. Roof colors shall be muted, non-reflective dark earth tones, i.e. brown, green. Building materials shall have an

appearance compatible with the surrounding environment, e.g. wood, stone, or stucco. This requirement shall be reiterated in the CC & Rs for the project.

- **Signs**

- DS-14 The project shall comply with the provisions of the Mono County Sign Ordinance, Chapter 7 of the Land Development Regulations, specifically with Section 07.020 (D), Real Estate Signs.
- DS-15 Individual illuminated house number signs are required in compliance with the Mono County Fire Safe Standards, Chapter 22 of the Land Development Regulations.

- **Utilities**

- DS-16 All utilities (electrical, communication lines, water distribution lines, propane distribution line, etc.) shall be installed underground in conformance with applicable provisions of the Mono County Land Development Regulations. All service connections shall be placed so that public roadways will not have to be cut up for service connections to future residences.
- DS-17 All utilities shall be installed to all parcels within each development phase prior to the occupancy of any structure constructed on any parcel within that development phase.
- DS-18 Mailboxes shall be clustered and shall be installed by White Mountain Estates LLC at a location approved by the Public Works Department and the US Postal Service. Prior to approval of the Final Tract Map, the applicant shall provide a letter from the US Postal Service and the Mono County Department of Public Works stating their approval of road names and cluster box locations for the development. The location of the mailboxes shall be shown on the Final Tract Map. The mailboxes shall be painted a muted dark earth tone (i.e. tan, green, brown, gray) that blends in with the surrounding environment and is non-reflective.

- **Landscaping/Screening**

- DS-19 In compliance with Mono County's minimum development standards, visually offensive land uses such as the production well(s), water storage tanks, and propane tanks shall be adequately screened through the use of landscaping, fencing, contour grading, or other appropriate measures, including the use of an appropriate paint color and finish that blends into the surrounding visual environment. Paint color and finish shall be approved by the Planning Director. Landscaping shall occur as shown on the Master Landscape Plan in Appendix A, Map Set.
- DS-20 Landscaping installed by the developer shall comply with the Landscape Plan prepared for the White Mountain Estates Specific Plan (see Figure 8 in Appendix A, Map Set). A detailed landscape plan, prepared in accordance with Mono County's Landscape and Revegetation Requirements, shall be prepared, reviewed by the Planning Commission and approved prior to approval of the Final Tract Map. The landscape plans shall include requirements for irrigation and maintenance of the landscaping installed by the developer.
- DS-21 Landscaping on individual residential lots shall be predominantly xeriscape (i.e. 65 percent of the landscaped area on an individual lot shall be xeriscape) and fire safe. The requirement for xeriscapic and fire safe landscaping shall be reiterated in the CC & Rs for the project.

Xeriscape means a dry landscape or a landscape requiring low irrigation and low maintenance. Many of the plants may not require any irrigation once they are

established; others may require only limited drip irrigation. Xeriscape landscaping incorporates several basic principles that lead to saving water:

- Soil preparation. Amending soil, particularly in areas for shrubs and flowers, will improve the soil's water-holding capacity and reduce water consumption.
- Plant selection. Selecting trees, shrubs and groundcovers based on their adaptability to a region's soil and climate will reduce irrigation and maintenance requirements.
- Efficient irrigation. The use of efficient irrigation methods, such as drip irrigation and timed watering systems, will also reduce water consumption.
- Mulch. Using mulch in flower and shrub beds and around the base of trees will prevent water loss from the soil through evaporation and increase water penetration during irrigation.
- Maintenance. Appropriate maintenance (pruning, weeding, fertilization, pest control, irrigation) increases the health of plants and decreases the need for water.

Information on fire safe landscaping can be obtained from the Mono County Land Use Regulations, Chapter 22, Fire Safe Regulations, and from the Eastern Sierra Regional Fire Council (www.easternsierrafirecouncil.org). Fire safe landscaping includes maintaining a defensible perimeter around structures and using plants with a high moisture content and low resin or oil content. The Fire Safe Plant Guide (see Appendix D in the DEIR) issued by the Eastern Sierra Regional Fire Safe Council provides a list of Fire Safe plants that are available and grow well in the Eastern Sierra.

CONSERVATION STANDARDS

Development within the White Mountain Estates Specific Plan area will be subject to the following conservation standards:

- **Noise**
 - CS-1 Construction shall be limited to daylight hours in accordance with the Mono County Noise Regulations (Mono County Code Section 10.16) in order to minimize impacts to nocturnal wildlife species and adjacent sensitive noise receptors.
 - CS-2 Noise levels during all construction activities shall be kept to a minimum by equipping all on-site equipment with noise attenuation devices and by compliance with all requirements of the Mono County Noise Regulations (Mono County Code Section 10.16).
 - CS-3 During all construction activities, all stationary construction equipment shall be placed so that emitted noise is directed away from sensitive receptors nearest the project site, i.e. residential uses in the existing White Mountain Estates subdivision.
 - CS-4 During all construction activities, equipment staging areas shall be located the greatest distance possible from the nearest sensitive noise receptors, i.e. residential uses in the existing White Mountain Estates subdivision.

- **Air Quality**
 - CS-5 Only energy star rated heating systems and appliances shall be installed in the residences. No units shall have wood burning appliances as the primary heating source.
 - CS-6 In compliance with Mono County General Plan policies, any wood-burning appliances installed in the project shall be Phase II EPA certified (Mono County General Plan, Conservation/Open Space Public Health and Safety policies, Objective A, Action 6.1). This requirement shall be reiterated in the CC & Rs for the project.
 - CS-7 An air quality permit shall be obtained from the Great Basin Unified Air Pollution Control District.
 - CS-8 A final Grading Plan, based on the preliminary grading and drainage plan in this document, must be approved by the Mono County Department of Public Works prior to recording the Final Tract Map. The Grading Plan must include erosion control and stormwater management BMPs. Grading shall be minimized; structures shall be designed to fit the site.
 - CS-9 Building envelopes and driveways shall be established on the Final Tract Map for all lots adjacent to drainage channels, all lots affected by Alquist Priolo fault hazards, and lots on which Secondary Units may be allowed. The land use plan shall also indicate lots where Secondary Units may be allowed. On lots larger than one acre in size, where large animals such as horses are allowed, animal confinement areas shall also be established on the Final Tract Map in order to reduce site disturbance, protect vegetation, and to ensure that there is sufficient area for the leach field, replacement field, and animal areas.
 - CS-10 Building envelopes for each residential parcel shall be located to avoid development on ridgetops or ridgetops, when feasible, and to minimize cut and fill.
 - CS-11 In order to minimize the potential for dust erosion and visual impacts, land disturbance (grading, cut and fill) for road construction, infrastructure installation,

and building construction shall be limited to the areas identified on the Final Tract Map for roads, utilities, buildings, and driveways.

- CS-12 Dust generated during construction shall be controlled by the use of watering or other Best Management Practices. All material excavated or graded shall be sufficiently watered to prevent excessive amounts of dust. Watering shall occur at least twice daily with complete coverage.
 - CS-13 Speed limits on the construction site shall be reduced to minimize dust and windborne erosion.
 - CS-14 Construction materials (rock, debris, etc.) that are not utilized as road fill shall be removed to a permitted landfill or other approved site.
 - CS-15 The project proponent shall prepare a Stormwater Pollution Prevention Plan (SWPPP) and submit a Notice of Intent to comply with provisions of the State Water Resources Control Board's Stormwater NPDES Permit for Construction Activities.
 - CS-16 All clearing, grading, earth moving, or excavation activities shall cease during periods of high winds (i.e. greater than 25 miles per hour averaged over one hour).
 - CS-17 Adjoining streets shall be washed or swept clean of tracked-out vehicle dirt.
 - CS-18 All material transported on-site or off-site shall be sufficiently watered or securely covered to prevent excessive amounts of dust.
 - CS-19 All trucks hauling excavated or graded material off-site shall comply with State Vehicle Code Section 23114, which contains requirements for covering loads so materials do not blow or fall from a truck.
- **Wildlife**
 - CS-20 Domestic animals shall be restrained at all times, either through the use of leashes or private fenced yards. No animals shall be allowed to be free roaming. Fencing shall be wildlife-friendly. This requirement shall be reiterated in the project CC & Rs.
 - CS-21 Dogs on the project site during construction must be under the direct control of the owner at all times.
 - CS-22 Construction shall be limited to daylight hours in accordance with the Mono County Noise Regulations (Mono County Code Section 10.16) in order to minimize impacts to nocturnal wildlife species and adjacent sensitive noise receptors.
 - **Vegetation**
 - CS-23 Land uses on Lot D shall be limited to non-motorized passive recreational activities (e.g. hiking, birdwatching, wildlife viewing, horseback riding) and signs shall be posted at the entrances to the parcel reiterating the prohibition on motorized vehicles.
 - CS-24 Any additional density on the remainder parcel beyond one single-family residential unit with one connection to the community water supply system shall require regulatory approval through the Specific Plan process with associated CEQA documents. Any potential impacts to the spring or surrounding riparian habitat areas identified in the CEQA documents shall be avoided or fully mitigated.
 - CS-25 If vegetation clearing is required during the avian breeding season, a qualified biologist, paid for by the developer, shall survey the area affected and if active nests are located, a protective buffer of 100 feet shall be established around the nests to be avoided until the young have fledged.
 - CS-26 During construction, project boundaries shall be clearly delineated in order to avoid disturbances to surrounding off-site vegetation and soils.

- CS-27 The project proponent shall revegetate disturbed areas resulting from roadway construction, infrastructure installation, and earthquake fault trenching. Revegetation shall utilize local seed mixes and/or native plants and shall be conducted immediately following construction. Revegetated areas shall be irrigated as needed and maintained until the plants are established.
- CS-28 To deter the spread of weeds, stockpiled topsoil shall be covered and disturbed areas shall be revegetated immediately following construction.
- CS-29 Landscaping shall be utilized to minimize potential visual impacts resulting from development (e.g. water and propane tanks) and to minimize erosion. Landscaping on individual residential lots shall be predominantly xeriscape (i.e. 65 percent of landscaping on an individual lot shall be xeriscape) and fire safe. The requirement for xeriscapic and fire safe landscaping shall be reiterated in the CC & Rs for the project. See DS-21 for specific provisions regarding xeriscape and fire safe landscaping.
- CS-30 The project proponent shall work with LADWP and BLM to identify authorized trail/route access from the community across adjacent LADWP and BLM lands. Where feasible, existing roads/trails shall be used. The route(s) shall be identified prior to approval of the final tract map and shall be marked with signs at the property boundary. The signs shall be installed prior to the development of any housing and shall inform recreational users of LADWP and BLM lands of prohibited uses on those lands. The Homeowner's Association shall be responsible for maintaining the signs. The CC & Rs for the project shall inform all residents of BLM policies that prohibit cross-country vehicle use on adjacent public lands and limit that vehicle use to designated roads and trails. Access points shall be finalized and shown on the map prior to recording the final tract map.
- CS-31 The project proponent shall work with LADWP and BLM to place signs along the public land/private subdivision boundary along the north and south sides of the project site in order to reduce trespass on public lands. The Homeowner's Association shall be responsible for maintaining the signs. The signs shall be installed prior to the development of any housing. Access points shall be finalized and shown on the map prior to recording the final tract map.

- **Cultural Resources**

- CS-32 The project proponent shall stop work and the County and local Native American tribal contacts if archaeological evidence and/or human remains or unmarked cemeteries are encountered during ground-disturbing activities. No disturbance of such a site shall be permitted until such time as the applicant hires a certified archaeologist and an archaeological survey that identifies acceptable site mitigation measures is filed with the County Planning Department.

Native American monitors shall be onsite during the archaeological survey to ensure the proper identification and care of cultural resources. The disposition of any recovered artifacts shall be made in consultation with local tribal contacts. In the event of the accidental discovery of human remains, Health and Safety Code §7050.5, Public Resources Code §5097.98, and CEQA Guidelines §15064.5 (d) shall be consulted for the proper procedure to follow.

Road construction/grading plans shall include a copy of this mitigation measure.

- **Geology and Soils**

CS-33 The applicant shall be required to submit a soils report or process a soils waiver report. Any such report or waiver shall be reviewed and approved by the Director of Public Works, according to the provisions of Mono County Code Section 17.36.090.

CS-34 All development on-site (structures, utilities) shall comply with the requirements of the Uniform Building Code for Seismic Zone 4.

Note: See Air Quality Conservation Standards for additional standards that address geology and soils.

- **Hazards**

CS-35 The project shall comply with all requirements of the Chalfant Valley FPD and shall obtain a will serve letter from the FPD prior to approval of the Final Tract Map.

CS-36 Development on-site shall be designed and constructed to minimize off-site runoff impacts. A stormwater drainage system shall be constructed and maintained on-site, as shown in Figure 5 in Appendix A, Map Set.

CS-37 The project shall comply with the following minimum requirements in order to increase fire safety:

- All buildings on adjoining lots shall be a minimum of 30 feet apart. For lots 1-8, the rear yard setback shall be 30'. For lot 25, the western side yard setback shall be 30'. For all other lots less than one acre in size the side and rear yard setbacks shall be 15'.

Note: The rear yard setbacks may be reduced for lots 1-8 and the western side yard setback may be reduced for lot 25, if existing buildings on the adjoining lots within the existing subdivision have at least a 15' setback from the applicable rear or side property lines. If a property within the existing subdivision that adjoins lots 1-8 or 25 is vacant, the applicable rear or side yard setback shall be 30'.

- Each house/parcel shall have a standardized propane shutoff box.
- The propane tanks for the project shall be located on the lot designated for utility uses.
- The facilities for the propane tanks shall include a containment facility and automatic shutoff valves.
- The project shall have illuminated house numbers on each residence.
- The Fire District shall review the hydrant plan prior to approval of the Final Tract Map.
- A hydrant shall be installed by the water tanks.

- **Visual Resources**

CS-38 Visual resources in the project area shall be conserved through implementation of the design standards and the Landscaping Plan contained in this plan.

- **Water Resources**

CS-39 All landscaping on-site shall be predominantly xeriscape and fire safe in compliance with Design Standard DS-21.

- CS-40 Water conserving fixtures shall be installed in all development on-site, including all residential structures and irrigation systems. This requirement shall be reiterated in the CC & Rs for the project.
- CS-41 Prior to approval of the Final Tract Map, the White Mountain Mutual Water Company, or the CSA, shall submit a complete permit application for an expanded integrated water system to serve the existing and proposed development and shall receive a domestic water permit for such a system from the Mono County Department of Environmental Health. The expanded water system may be developed in phases as outlined in Land Use Program 1-D. In any case, the components of the expanded water system necessary to serve Phase I of the development shall be installed, passed final inspection, and fully operational prior to recording the Final Tract Map.

If the Board of Supervisors establishes a service entity other than the White Mountain Mutual Water Company or the CSA, the project applicant, along with that provider shall submit complete permit application for an expanded integrated water system to serve the existing and proposed development and shall receive a domestic water permit for such a system from the Mono County Department of Environmental Health. The water system may be developed in phases as outlined in Land Use Program 1-D. In any case, the components of the expanded water system necessary to serve Phase I of the development shall be installed, passed final inspection, and fully operational prior to recording the Final Tract Map.

- CS-42 The Technical, Managerial and Financial Capacity report required with the permit application for an expanded water system shall determine the source capacity of the two wells for the proposed project, or the developer's qualified hydrologist may propose an alternative measure for determining the apparent long-term yield for review by the Environmental Health Department. The Technical Report must take into consideration the water demand attributable to secondary residences that may be constructed on the proposed project and on the existing White Mountain Estates subdivision. If the data and conclusions in the report do not meet regulatory requirements, the Mono County Environmental Health cannot issue a permit for an expanded water system. In that case, the applicant may choose to redesign the project and complete additional CEQA analysis on the redesigned project.
- CS-43 If the water system is not the White Mountain Mutual Water Company or a CSA serving the existing and proposed development, the water system operator shall ensure that the new wells constructed for the project are not impacting the existing well operated by the White Mountain Estates Mutual Water Company.

The well maintenance program for the onsite water system shall include annual monitoring as required by the State. As part of that monitoring process, the level of the water table shall be measured in all of the wells utilized by the system, as well as in the wells owned and operated by the White Mountain Mutual Water Company.

If the static water level in any of the wells decreases by 20 feet or more in one year, then landscape watering in the proposed development shall be restricted during the summer months (June 1-September 30).

If the static water level rebounds fully by the following annual monitoring, landscape watering shall not be restricted. If the static water level remains at a decreased level for a second year, any second units allowed by the Specific Plan that have not been built at that point in time shall not be allowed until the static water level has rebounded and remained at a higher level for five consecutive years.

A water conservation schedule, identifying trigger points in well water levels and corresponding restrictions in landscape watering, shall be developed and approved by the Mono County Department of Environmental Health prior to approval of the Final Tract Map.

- CS-44 Future development will require the installation of individual sewage disposal systems on each parcel. The applicant shall submit a soils suitability report, prepared by a registered civil engineer licensed in the state of California, supporting the suitability of soils for installation of individual sewage disposal systems. The report shall contain, at a minimum, two percolation test results and two soil profile results for each new parcel to be created, or percolation test results and soil profile results as required by the Environmental Health Department. The report shall document, to the satisfaction of the Environmental Health Department, that the soil structure meets or exceeds applicable State and County standards for the siting and installation of individual sewage disposal systems.
- CS-45 The Environmental Health Department requires that the bottom of subsurface leach fields and rock-filled infiltration trenches be a minimum of five feet above the level of seasonal high groundwater to provide adequate treatment. Soil profiles and percolation testing shall be conducted during a period of highest groundwater, preferably during April or May. The Environmental Health Department shall be notified a reasonable period in advance of conducting the required soil profiles and percolation tests so staff may make inspections. Individual sewage disposal system permits shall be obtained from the MCEHD prior to installation of septic tanks.
- CS-46 All lots adjacent to the drainage course shall have a 50-foot setback from the drainage course.
- CS-47 The tract map shall indicate 100-foot sanitary setbacks from all community wells.

III. INFRASTRUCTURE PLAN

The Infrastructure Plan for the White Mountain Estates Specific Plan outlines policies pertaining to the planned type, intensity, and location of transportation systems, public service infrastructure, solid waste disposal, and energy facilities and services on the project site. The policy section for each infrastructure component establishes objectives, policies, and programs to guide development on-site. The plan proposals for each infrastructure component describe the infrastructure to be provided along with applicable development standards.

TRANSPORTATION SYSTEMS

POLICIES

This section establishes objectives, policies, and programs to guide development of transportation systems on APN 26-240-09 and APN 26-240-10 in Chalfant, California.

Circulation System

Objective 5 Provide circulation improvements that meet County and State standards and that minimize impacts to existing circulation patterns and facilities.

Policy 5-A Construct all new streets to Mono County Road Improvement Standards and in compliance with the Mono County Fire Safe Regulations (Chapter 22 of the Land Development Regulations).

Program 5-A A grading permit for the road construction and an encroachment permit(s) shall be obtained from the Mono County Department of Public Works prior to approval of the Final Tract Map.

Policy 5-B Provide off-site access improvements as specified in the Traffic/Circulation Analysis prepared for the project, i.e. install a northbound right-turn lane on Highway 6 according to design requirements of Caltrans and the County. The right-turn lane may include a 250-foot turn pocket and a 120-bay taper.

Program 5-B Approval of the proposed right-turn lane shall be obtained from Caltrans prior to approval of the Final Tract Map.

Policy 5-C Provide a funding mechanism to address ongoing road maintenance prior to acceptance of project roads into the County road system.

Program 5-C A CSA-Zone of Benefit district, or other maintenance mechanism satisfactory to Mono County, shall be created by the developer of newly constructed public roads in order to pay for long-term maintenance. The maintenance mechanism shall be formed prior to approval of the Final Tract Map.

Policy 5-D Provide additional off-site access improvements to White Mountain Estates Road in order to improve traffic safety at the intersection of White Mountain Estates Road and US 6, i.e. move the existing cattle guard on White Mountain Estates Road and realign the existing fence segments in order to improve turn safety from US 6 to White Mountain Estates Road.

Program 5-D The developer shall relocate the existing cattle guard on White Mountain Estates Road to a straight section of road and pay in-lieu fees that would allow the County to rehabilitate the easterly 900-foot portion of White Mountain Estates Road by grinding and re-compacting existing pavement followed by a 0.25-foot overlay with PG64-28PM hot mix asphalt. The developer's 900-foot portion is approximately 20% of a larger County rehabilitation project on White Mountain Estates Road. If the County constructs the improvements prior to recordation of the final map, then the developer shall also pay 20% of the County's costs of engineering, pulverization, and the .025-foot overlay, based on the lowest responsible bid prior to contract award. After the road rehabilitation project is completed, and before final approval of the map, the developer shall also pay 20% of the costs of the actual quantity of materials, materials testing, and construction management incurred by the County in constructing the required improvements, along with any adjustment (upward or downward) in the costs of engineering, pulverization, and the 0.25-foot overlay realized during construction. If the developer records the final map prior to the construction of the required improvements by the County, then the developer shall pay to the County 100% of all estimated costs associated with the developer's share of the project and enter into an agreement with the County providing for the payment of an additional amounts by the developer (or for offset of amounts overpaid) base 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 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 enter 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 developer (or for offset of amounts overpaid) based on the actual costs of designing, planning, and installing the improvement. The hump shall be constructed in conformance with drawing number R-403A of the Standard Detail of Public Works Construction, Reno section.~~

Non-Motorized Transportation

Objective 6 Provide safe access for non-motorized modes of transportation within the subdivision and to surrounding areas.

Policy 6-A Provide safe pedestrian and bicycle access within the subdivision.

Program 6-A To provide pedestrian and bicycle access throughout the subdivision, including to the mailboxes and bus stop, subdivision streets shall be constructed with a

wider paved section. Working outward from the centerline, each street section shall consist of a 10-foot wide travel lane, a fog line, a four-foot wide paved shoulder, a two-foot wide compacted Class II aggregate base shoulder, and (where applicable) a drainage ditch. These road specifications shall be included on the Final Tract Map.

Transit

Objective 7 Encourage the use of transit services by Chalfant residents.

Policy 7-A Provide a convenient connection to public transit services for Chalfant residents and a school bus stop for the subdivision.

Program 7-A The project developer shall install an enclosed shaded bus stop within the subdivision. The location of the bus stop shall be determined once the final road layout is determined and shall be agreed upon by the Mono County Department of Public Works, the developer, the Eastern Sierra Unified School District, and Inyo-Mono Transit. The location of the shelter shall be shown on the Final Tract Map. The shelter shall be installed as part of the subdivision's infrastructure.

TRANSPORTATION SYSTEM PLANS

Figure 4 (see Appendix A, Map Set) shows proposed improvements to the transportation system needed to support the planned residential uses proposed in the White Mountain Estates Specific Plan. Proposed improvements to the transportation system include the on-site circulation system.

TRANSPORTATION DEVELOPMENT STANDARDS

A typical road cross section is shown on Figures 14 and 15 in the Map Set in Appendix A.

PUBLIC SERVICE INFRASTRUCTURE

POLICIES

This section establishes objectives, policies, and programs to guide development of public service infrastructure systems (water, sewer, and storm drainage) on APN 26-240-09 and APN 26-240-10 in Chalfant, California.

Water System

Objective 8 Provide an on-site water system that meet the needs of the proposed development, that minimizes impacts to existing service providers and wells, and that minimizes impacts to the surrounding environment.

Policy 8-A In compliance with Mono County General Plan policies¹ and state policies concerning the efficient provision of public services, the project shall be served by the existing water provider in the area, which is White Mountain Mutual Water Company (the “Water Company”), except that if a zone of benefit for water service is established within the existing County Service Area which will serve both the project and the properties currently served by the Water Company, then the project shall be served by the CSA.

Alternatively, the project applicant may request the Board of Supervisors to review the feasibility of the new development being served by the existing water provider (the Water Company), utilizing the criteria set forth below. The project applicant shall pay for any required inspections or analyses required to assess the project’s and the Water Company’s compliance with each of the criteria, as well as for the services of an impartial third-party engineer to conduct the required review.

If the Board of Supervisors determines that expansion of the Water Company’s service area to include the proposed development is infeasible, based on the criteria set forth below, then the project may be served by a different service entity which may be a CSA or other public entity, as determined by the Board of Supervisors.

Mono County

Feasibility Criteria for Expansion of Small Water Systems

If the following criteria are met, or other criteria that the Board of Supervisors determines to be more reasonable or appropriate, then expansion of the White Mountain Estates Mutual Water Company to serve the proposed development may be considered feasible:

¹ Mono County General Plan, Conservation/Open Space Element, Water Resource Policies, Objective B, Policy 4 and Action 4.1:

Policy 4: Encourage the consolidation of small water providers to increase operational and service efficiency.

Action 4.1: Require new developments to be served by existing water providers, where feasible, rather than creating new service entities.

- 1) The existing water service provider is physically close enough to the proposed development for expansion of the existing system to occur, as determined by a qualified third-party engineer.
- 2) There is no physical, topographical, or geological reason why expansion of the existing system is not feasible, as determined by a qualified third-party engineer.
- 3) There is no hydrologic reason why expansion of the existing system is not feasible, as determined by a qualified third-party engineer.
- 4) The design of the existing system does not preclude expansion of that system, as determined by a qualified third-party engineer.
- 5) The costs associated with expanding the existing system, including fees charged to the developer, are determined to be reasonable by the Mono County Board of Supervisors.

The water service provider for the project shall be determined prior to approval of the Final Tract Map.

Program 8-A The project applicant shall work with the Mutual Water Company or the CSA to establish the administrative and managerial framework for the expanded system. That framework shall be in place prior to approval of the Final Tract Map. The process for establishing that system shall include the following steps, at a minimum:

- 1) The existing system shall be physically inspected by a registered engineer, in order to determine its condition and to establish a remaining life schedule and replacement values for equipment and system components.
- 2) The financial status of the existing system shall be reviewed by a qualified third-party, in order to determine its condition and to establish adequate reserves.
- 3) Reasonable costs associated with expanding the existing system, including fees charged to the developer, shall be determined.
- 4) Reasonable and equitable water rates shall be established for the existing development and the proposed development based on the operating costs to provide water to the respective units of the water system.
- 5) Separate capital improvement accounts shall be established for the maintenance, repair, and replacement of the existing infrastructure for the existing development and the infrastructure of the water system for the proposed development. Provisions shall be made and accounting practices instituted to assure that expenditures from these accounts for maintenance, repair, and replacement of the water system infrastructure are assigned to the appropriate account.
- 6) Provisions shall be instituted for equal representation from the existing and proposed development on the governing body of the water service provider.

- 7) Failure to accomplish these steps, caused by the unreasonable acts of the Water Company, may be used as grounds for the Board of Supervisors to determine that an expanded system is not feasible.

Alternatively, as allowed in Policy 8a, if the Board of Supervisors has determined that expansion of the existing water system is not feasible, for any of the reasons stated herein, and has established another service provider for the project, the project applicant shall work with that service provider to establish the managerial and administrative framework for the system as outlined above. That framework shall be in place prior to approval of the Final Tract Map.

Policy 8-B Provide a water system that meets estimated water needs for the project, including fire flow requirements.

Program 8-B The project applicant shall work with the White Mountain Mutual Water Company or the CSA to design an expanded water storage and distribution system that will serve both projects. The design for the expanded system shall be completed and approved by the Mono County Department of Environmental Health prior to approval of the Final Tract Map.

If the Board of Supervisors establishes a service entity other than the White Mountain Mutual Water Company or the CSA, the project applicant shall work with that entity to design a water storage and distribution system that is configured so that it may be connected to the existing system at some time in the future. The design for that system shall be completed and approved by the Mono County Department of Environmental Health prior to approval of the Final Tract Map.

The developer shall provide the necessary utility easements and/or deed the parcels containing the wells to the community water system prior to recording the final map. Well # 2 shall be designated as a utility lot on the final map.

Policy 8-C Ensure that the proposed water system meets all state and local requirements for small water systems.

Program 8-C Domestic water wells shall be developed for the project in compliance with all State and County regulations for domestic water wells. Prior to approval of the Final Tract Map, the White Mountain Mutual Water Company, or the CSA, shall submit a complete permit application for an expanded integrated water system to serve the existing and proposed development and shall receive a domestic water permit for such a system from the Mono County Department of Environmental Health. The expanded water system may be developed in phases as outlined in Land Use Program 1-D. In any case, the components of the expanded water system necessary to serve Phase I of the development shall be installed, passed final inspection, and fully operational prior to recording the Final Tract Map.

If the Board of Supervisors establishes a service entity other than the White Mountain Mutual Water Company or the CSA, the project applicant, along with that provider, shall submit a complete permit application for a water system to serve the proposed development and shall receive a domestic water permit for such a system from the Mono County Department of Environmental Health. The water system may be developed in phases as outlined in Land Use Program 1-D. In any case, the components of the water system necessary to serve Phase I of the development shall be installed, passed final inspection, and fully operational prior to recording the Final Tract Map.

- Policy 8-D** Ensure that the proposed water system avoids impacts to surrounding wells and to the surrounding environment.
- Program 8-D All parcels in this project shall be connected to the community water supply permitted for the project. The water system shall be designed, constructed, and tested as specified in the Water Resource Conservation Standards in this plan (See also, Land Use Program 1-D).

Sewer System

Objective 9 Provide on-site sewage disposal systems that meet the needs of the proposed development, that minimize impacts to existing service providers and wells, and that minimize impacts to the surrounding environment.

- Policy 9-A** Individual septic systems shall be installed for the single-family residences.
- Program 9-A Septic system permits shall be obtained from the Mono County Environmental Health prior to the installation of any septic systems.

Storm Drainage System

Objective 10 The storm drainage system for the project shall minimize risks associated with stormwater runoff and impacts to surrounding properties.

- Policy 10-A** The storm drainage system shall be designed to accommodate the runoff from a 100-year 24-hour storm event.
- Program 10-A The storm drainage system shall be designed and constructed as specified in the preliminary drainage figures (see Appendix A, Map Set, Figure 5).
- Policy 10-B** The storm drainage system shall be maintained over the life of the project to ensure it functions properly.
- Program 10-B The storm drainage system shall be maintained by a zone of benefit and/or by the CSA, so that it is fully functioning at all times.

PLANS

Water System

The water system includes wells, two water storage tanks, an underground distribution system, and fire hydrants (see Figure 6, Water, Propane and Sewage Plan, in Appendix A, Map Set). The

Mono County Environmental Health requires all residential lots to be connected to the water system. The water storage tanks will be two 60,000-gallon above-ground storage tanks located on a common utility lot in the middle of the development. The tanks will be a maximum of 19 feet tall at the center cap with a maximum diameter of 55 feet. Specific Plan design standards require the water tanks to be screened with vegetation to reduce the visual impact. Figure 8 in Appendix A shows the proposed screening vegetation for the water tanks.

Sewer System

Individual septic systems are proposed for each residential lot (see Figure 6, Water, Propane and Sewage Plan in Appendix A, Map Set).

Storm Drainage System

The storm drainage system is shown on Figure 5, Preliminary Grading & Drainage Plan (see Appendix A, Map Set). It includes drainage easements along the existing drainage channels designed to accommodate the runoff from a 100-year storm event.

SOLID WASTE DISPOSAL**POLICIES**

This section establishes objectives, policies, and programs to guide development of solid waste disposal on APN 26-240-09 and APN 26-240-10 in Chalfant, California.

Solid Waste Disposal

Objective 11 Provide adequate solid waste facilities and services that meet the needs of the proposed development, that minimize impacts to existing service providers, and that minimize impacts to the surrounding environment.

Policy 11-A Solid waste disposal for the proposed residential uses shall be the responsibility of individual homeowners.

Program 11-A The CC & Rs for the project shall reiterate that solid waste disposal is the responsibility of individual homeowners.

PLANS

There are no plans for solid waste disposal since solid waste disposal will be the responsibility of individual homeowners.

ENERGY FACILITIES AND SERVICES**POLICIES**

This section establishes objectives, policies, and programs to guide development of energy facilities and services on APN 26-240-09 and APN 26-240-10 in Chalfant, California.

Energy Facilities and Services

Objective 12 Provide adequate energy facilities and services that meet the needs of the proposed development, that minimize impacts to existing service providers and to the surrounding environment.

Policy 12-A All utility lines (electricity, phone, cable) shall be installed underground in compliance with the Mono County Land Use Regulations Chapter 11, Development Standards--Utilities.

Program 12-A Utility lines shall be installed as shown on Figure 7, Utility Plan (see Appendix A, Map Set).

- Policy 12-B** Propane shall be the primary heating source for the project. The propane storage and distribution system for the project shall include three 1000-gallon tanks located on Lot B and underground distribution lines as shown on Figure 6, Water, Propane and Sewage Plan (see Appendix A, Map Set).
- Program 12-B The propane storage and distribution system shall be installed in the location shown on Figure 6, Water, Propane and Sewage Plan (see Appendix A, Map Set). The propane storage yard shall be visually screened as required by Design Standard 19 in this plan. The facilities for the propane tanks shall include a containment facility and automatic shutoff valves. Each house/parcel shall have a standardized propane shutoff box.
- Policy 12-C** Woodburning stoves or fireplace inserts may be installed as a secondary heating source in residences but must be Phase II EPA certified in compliance with Mono County General Plan policies (Conservation/Open Space Element, Public Health and Safety policies, Objective A, Action 6.1).
- Program 12-C The CC & Rs for the project shall reiterate the requirement that any woodburning appliances installed in the project be Phase II EPA certified appliances.
- Policy 12-D** The installation and use of alternative energy systems, such as solar, shall not be discouraged.
- Program 12-D The CC & Rs for the project shall not prohibit alternative energy systems.

PLANS

Figure 7, Utility Plan (see Appendix A, Map Set) illustrates the plans for the electrical distribution system. Figure 6, Water, Propane and Sewage Plan (see Appendix A, Map Set) illustrates the plans for the propane storage and distribution system.

FIRE PROTECTION SERVICES

POLICIES

This section establishes objectives, policies, and programs to guide development of fire protection services on APN 26-240-09 and APN 26-240-10 in Chalfant, California.

Fire Protection Services

- Objective 13** Provide adequate fire protection services that meet the needs of the proposed development, that minimize impacts to existing service providers, and that minimize impacts to the surrounding environment.
- Policy 13-A** The development shall comply with California State Fire Codes as well as with the Mono County Fire Safe Requirements (Mono County Land Development Regulations, Chapter 22), pertaining to emergency access, signing and building numbering, emergency water supplies, and vegetation modification.
- Program 13-A Compliance with State Fire Codes and the Mono County Fire Safe Requirements shall be determined through the building permit approval process.
- Policy 13-B** The development shall comply with the requirements of the Chalfant Valley Fire Protection District.

Program 13-B The project shall comply with the following minimum requirements in order to increase fire safety:

- All buildings on adjoining lots shall be a minimum of 30 feet apart. For lots 1-8, the rear yard setback shall be 30'. For lot 25, the western side yard setback shall be 30'. For all other lots less than one acre in size the side and rear yard setbacks shall be 15'.

Note: The rear yard setbacks may be reduced for lots 1-8 and the western side yard setback may be reduced for lot 25, if existing buildings on the adjoining lots within the existing subdivision have at least a 15' setback from the applicable rear or side property lines. If a property within the existing subdivision that adjoins lots 1-8 or 25 is vacant, the applicable rear or side yard setback shall be 30'.

- Each house/parcel shall have a standardized propane shutoff box.
- The propane tanks for the project shall be located on the lot designated for utility uses.
- The facilities for the propane tanks shall include a containment facility and automatic shutoff valves.
- The project shall have illuminated house numbers on each residence.
- The Fire District shall review the hydrant plan prior to approval of the Final Tract Map.
- A hydrant shall be installed by the water tanks.

Prior to approval of the Final Tract Map, the project proponent shall provide the County with a "will serve" letter from the Chalfant Valley FPD, indicating its capability to serve the proposed development and its approval of fire protection and suppression components of the proposed project design. Fire mitigation fees shall be collected as part of the building permit application process.

Policy 13-C The development shall contribute its fair share of the cost of additional fire equipment and facilities needed to serve Chalfant.

Program 13-C The developer shall work with the Chalfant Valley Fire Department to determine its fair share of costs and the means of contributing to those costs. An agreement shall be reached concerning this prior to approval of the Final Tract Map.

PLANS

Figure 6, Water, Propane and Sewage Plan (see Appendix A, Map Set) shows the water storage and distribution system for the project as well as the location of fire hydrants for the project.

OTHER SERVICES

POLICIES

This section establishes objectives, policies, and programs to guide development of other services on APN 26-240-09 and APN 26-240-10 in Chalfant, California.

Law Enforcement

Objective 14 Provide adequate law enforcement services that meet the needs of the proposed development and that minimize impacts to existing service providers.

Policy 14-A Ensure that the development provides funding for its fair share of additional law enforcement services required as a result of the development.

Program 14-A As part of the building permit application process, the applicant shall pay the fees established by the Mono County Development Impact Fee Ordinance.

Emergency Medical Services

Objective 15 Provide adequate emergency medical services that meet the needs of the proposed development and that minimize impacts to existing service providers.

Policy 15-A Ensure that the development provides funding for its fair share of additional emergency medical services required as a result of the development.

Program 15-A As part of the building permit application process, the applicant shall pay the fees established by the Mono County Development Impact Fee Ordinance.

Schools

Objective 16 Provide adequate school services that meet the needs of the proposed development and that minimize impacts to existing service providers.

Policy 16-A Ensure that the development provides funding for its fair share of additional school facilities and services required as a result of the development.

Program 16-A As part of the building permit application process, collect school mitigation fees.

Recreational Facilities

Objective 17 Provide adequate community recreational facilities and services that meet the needs of the proposed development and that minimize impacts to existing facilities and services.

~~**Policy 17-A** Ensure that the development provides funding for its fair share of additional recreational facilities and services required as a result of the development.~~

~~**Program 17-A** Prior to recording the final map, the applicant shall pay \$1,000 per lot to offset impacts to recreational facilities and services in Chalfant, as required by the Mono County Department of Public Works.~~

Postal Service

Objective 18 Provide adequate postal services that meet the needs of the proposed development and that minimize impacts to existing service providers.

Policy 18-A The developer shall provide cluster mailboxes at the location shown on Figure 4, Traffic Circulation Plan (see Appendix A, Map Set). Easements and concrete bases or other provisions shall be provided for the mailboxes.

Program 18-A Prior to the approval of the Final Tract Map, the developer shall confer with local postal authorities and the Mono County Department of Public Works regarding the installation of cluster mailboxes. The applicant shall provide a letter from the postal authorities and the Mono County Department of Public Works stating their approval of road names and cluster box locations for the development. The

mailboxes shall be painted a muted earth tone (i.e. tan, green, brown, grey) that blends in with the surrounding environment and is non-reflective.

IV. PROGRAM OF IMPLEMENTATION MEASURES

IMPLEMENTING REGULATIONS AND ORDINANCES

The White Mountain Estates Specific Plan contains policies pertaining to the planned type, intensity, and location of development on the project site. It also contains development standards, design standards, and conservation standards intended to implement the proposed development. The White Mountain Estates Specific Plan will be subject to the provisions of the Mono County Land Development Regulations, unless an alternative regulation or standard is specified in the Specific Plan. These regulations will apply to all development in the Specific Plan area and will be effective following adoption of the Specific Plan. Alternative regulations in the Specific Plan are intended to be consistent with the Mono County Land Development Regulations and with the Subdivision Ordinance, and to implement those regulations for the project parcel.

Policies in the Specific Plan will be implemented through the design and conservation standards established in the Plan. Those standards incorporate suggested mitigation measures from the special studies (traffic, noise, hydrogeology, flooding) prepared for the project as well as mitigation from the County's General Plan and Land Development Regulations. The design and conservation standards also incorporate proposed mitigation measures resulting from the analysis in the Draft Environmental Impact Report for the Specific Plan.

FINANCING

The ultimate responsibility for construction of the infrastructure and facilities outlined in this plan shall lie with the developer of the Property within the Specific Plan. There are no plans for either an Assessment district or County participation for the cost of construction of the required infrastructure. Where infrastructure is required to be provided which is sized or scoped in excess of what is needed for development of the Project Specific Plan, the developer will seek reimbursement of such costs in excess of the project's fair share from the County through credits against project fees.

CAPITAL IMPROVEMENT PROGRAM

See Table 2, White Mountain Estates Development Budget, on the following page.

Table 2 White Mountain Estates Development Budget

White Mountain Estates				
CONSTRUCTION BUDGET				
	DESCRIPTION OF WORK	PROPOSED Final Budget	PER LOT	PER SQ. FT.
GENERAL CONDITIONS				
		-	-	-
20/01	CLEARING & DEMOLITION	35,000	795	0.44
20/02	GRADING / EROSION CONTROL	120,000	2,727	1.50
	FINISH GRADE PADS / TRENCH FOOTINGS	80,000	1,818	1.00
20/03	PERIMETER FENCES AND WALLS	-	-	-
20/04	RETAINING WALLS	-	-	-
20/05	PAVING AND CONCRETE	225,000	5,114	2.82
20/06	SEPTIC SYSTEMS	288,000	6,545	3.60
20/09	STREET LIGHTS - N/A	-	-	-
20/10	LANDSCAPE/IRRIGATION	120,000	2,727	1.50
20/11	DRY UTILITY TRENCHING	56,000	1,273	0.70
20/12	ELECTRIC UNDERGROUND	40,000	909	1.20
20/20	WATER SYSTEM			-
20/21	<u>WELL NO. 1 FIRE & DOMESTIC</u>			-
20/22	Drill	35,000	795	0.44
20/23	Geotechnical	10,000	227	0.13
20/24	Develop Well	15,000	341	0.19
20/25	Pump and Motor	15,000	341	0.19
20/26	Pipe and Appurtenances	11,000	250	0.14
20/27	<u>WELL NO. 2 FIRE & DOMESTIC</u>			-
20/28	Drill	35,000	795	0.44
20/29	Geotechnical	10,000	227	0.13
20/30	Develop Well	15,000	341	0.19
20/31	Pump and Motor	15,000	341	0.19
20/32	Pipe and Appurtenances	12,000	273	0.15
20/33	Pressure Tank and Appurtenances	50,000	1,136	0.63
20/34	Well & System Control building and Controls	20,000	455	0.25
20/35	Well Hut (pump 2 site)	5,000	114	0.06
20/36	<u>Distribution System</u>			-
20/37	Water Line	110,000	2,500	1.38
20/38	Fire Hydrants	18,000	409	0.23
20/39	Service Laterals	42,900	975	1/24
20/40	Air Release	13,100	298	0.16
	TOTAL In-Tracts	1,396,000	31,727	17.47

PHASING

The developer is proposing the following phasing for infrastructure installation and development of the single-family residential units:

- Phase I: Infrastructure installation (including installation of the water tanks, water system for lots 1-39 and propane tanks on the lot designated for utility uses) required for the construction of residential lots 1-39 and the construction of homes on residential lots 1-39.
- Phase II: Infrastructure installation required for the construction of residential lots 40-45 (including water system for lots 40-45) and the remainder parcel and the construction of homes on residential lots 40-45 and the remainder parcel. If the remainder parcel is sold to a private party for residential construction purposes or the developer constructs or places a residential home on the property, all utilities shall be installed.

Figure 3, Phasing Plan (see Appendix A, Map Set) shows the proposed project phasing.

V. RELATIONSHIP OF THE SPECIFIC PLAN EIR TO SUBSEQUENT DISCRETIONARY PROJECTS

PROJECTS THAT WILL BE EXEMPT FROM ADDITIONAL ENVIRONMENTAL REVIEW

The Environmental Impact Report (EIR) for the White Mountain Estates Specific Plan addresses all future development on the project site. It analyzes the subdivision of the project site and the development of forty-six single-family residences. The future development of the residences will not require additional environmental review. There are no subsequent discretionary projects associated with the project.

VI. SPECIFIC PLAN ADMINISTRATION

SPECIFIC PLAN COST RECOVERY FEES

California Government Code Section 65456 allows the legislative body adopting a specific plan to impose fees related to the cost of preparing, adopting, and administering the specific plan. Fees may be established as follows:

California Government Code Section 65456. Fees and Charges.

- (a) The legislative body, after adopting a specific plan, may impose a specific plan fee upon persons seeking governmental approvals which are required to be consistent with the specific plan. The fees shall be established so that, in the aggregate, they defray but as estimated do not exceed, the cost of preparation, adoption, and administration of the specific plan, including costs incurred pursuant to Division 13 (commencing with Section 21000) of the Public Resources Code. As nearly as can be estimated, the fee charged shall be a prorated amount in accordance with the applicant's relative benefit derived from the specific plan. It is the intent of the Legislature in providing for such fees to charge persons who benefit from specific plans for the costs of developing those specific plans which result in savings to them by reducing the cost of documenting environmental consequences and advocating changed land uses which maybe authorized pursuant to the specific plan.
- (b) Notwithstanding Section 60016, a city or county may require a person who requests adoption, amendment, or repeal of a specific plan to deposit with the planning agency an amount equal to the estimated cost of preparing the plan, amendment, or repeal prior to its preparation by the planning agency.
- (c) Copies of the documents adopting or amending the specific plan, including the diagrams and text, shall be made available to local agencies and shall be made available to the general public as follows:
 - (1) Within one working day following the date of adoption, the clerk of the legislative body shall make the documents adopting or amending the plan, including the diagrams and text, available to the public for inspection.
 - (2) Within two working days after receipt of a request for a copy of the documents adopting or amending the plan, including the diagrams and text, accompanied by payment for the reasonable cost of copying, the clerk shall furnish the requested copy to the person making the request.
- (d) A city or county may charge a fee for a copy of a specific plan or amendments to a specific plan in an amount that is reasonably related to the cost of providing that document.

Mono County's Project Development Fee Schedule is reproduced in Table 3.

Table 3 Mono County Project Development Fee Schedule

Development fees are based on time and materials, and are deposits toward actual costs incurred by Mono County. The fees indicated below are the minimum deposits required; additional fees may accrue during permit processing.

Type of Fee	Amount
Appeal	\$ 540
Building Permit Plan Check	\$ 30
Categorical Exemption	\$ 50
Commission Interpretation	\$ 400
Director Review	\$ 430
Environmental Impact Report * **	\$ 890
General Plan Amendment **	\$ 1,510
Groundwater Extraction	\$ 930
Lot Line Adjustment	\$ 490
Lot Merger	\$ 280
Map Extension	\$ 490
Mining Operations Permit **	\$ 930
Negative Declaration **	\$ 890
Parcel Map **	\$ 1,500
Reclamation Permit **	\$ 930
Permit Modification	\$ 670
Specific Plan **	\$ 1,750
Time Shares	\$ 930
Tract Map **	\$ 1,800
Use Permit **	\$ 930
Variance **	\$ 780

* EIR amount is deposit for initial study only. Additional deposits may be assessed as needed on a case-by-case basis.

SPECIAL FEES: Research, inspections and services exceeding one-half hour for which no fee is specifically indicated shall be charged at direct cost including, but not limited to, hourly rate plus benefits and overhead, materials, copying, film and mileage, and shall not exceed the County's cost of providing such services.

PENALTY: Where work for which a permit is required by this code is started or continued without a permit, said permit shall be obtained along with applicable fees plus a penalty fee equal to the amount of such fees. Payment of such permit and penalty fee shall not relieve any persons from fully complying with the requirements of this code in execution of the work or requirements or from any other penalties prescribed by law.

FEE PAYMENT: Initial application fee is a deposit only toward actual costs of providing services. Should permit processing costs or services exceed initial deposit or payment, applicant and/or property may be billed for amount due or additional reasonable deposit (fee payment) for services not yet provided. Such billing shall be due no later than 15 days from postage date. In no event shall fees exceed the final cost of services by Mono County. Unless otherwise directed by the applicable department head or his designee, County may cease work on permits or services in process until fee payment is received, and such permits or services shall not become final until all fees have been paid.

FEES APPLIED: All fees listed are minimum deposits credited toward actual cost of services rendered. Such costs include, but are not limited to, hourly rate, postage, copying, mileage and overhead. Persons applying for services or permits shall pay a fee in an amount set by resolution of the Board of Supervisors, not to

exceed the County's costs. Portions of deposit exceeding final actual costs shall be reimbursed to the person paying such fees.

SPECIFIC PLAN AMENDMENT PROCEDURES

State planning law requirements for amending Specific Plans are the following:

California Government Code Section 65453. Adoption/Amendment Procedure.

- (a) A specific plan shall be prepared, adopted, and amended in the same manner as a general plan, except that a specific plan may be adopted by resolution or by ordinance and may be amended as often as deemed necessary by the legislative body.
- (b) A specific plan may be repealed in the same manner as it is required to be amended.

California Government Code Section 65454. Consistency with the General Plan.

No specific plan may be adopted or amended unless the proposed plan or amendment is consistent with the general plan.

California Government Code Section 65455. Zoning, Tentative Map, Parcel Map, and Public Works Project Consistency with Specific Plan.

No public works project may be approved, no tentative map or parcel map for which a tentative map was not required may be approved, and no zoning ordinance may be adopted or amended within an area covered by a specific plan unless it is consistent with the adopted specific plan.

Mono County requirements for amending Specific Plans are the following:

Mono County Land Development Regulations, Chapter 36, Processing--Specific Plan, Section 36.060, Amendments.

Amendments to a specific plan can be handled through the Director Review process if no change in density results and no change in conditions are necessary. All other amendments shall follow the procedures in Chapter 48, Amendments.

Chapter 48, Amendments, of the Mono County Land Development Regulations, is reproduced in Table 4.

**Table 4 Mono County Land Development Regulations
Chapter 48, Procedures--Amendments**

- I. GENERAL PLAN MAP/LAND USE DESIGNATION AMENDMENTS
- 48.010 Initiation.
48.020 Planning Commission action.
48.030 Board action.
48.040 Covenants.
48.050 Reinitiation.
- II. TEXT AMENDMENTS--GENERAL PLAN POLICIES, LAND DEVELOPMENT REGULATIONS
- 48.060 Initiation.
48.070 Planning Commission action.
48.080 Board action.
48.090 Reinitiation.

I. GENERAL PLAN MAP/LAND USE DESIGNATION AMENDMENTS

48.010 Initiation.

The provisions of this section, or portion thereof, to the extent that the same may be referred to in any specific procedure, shall govern in the initiation of proceedings. Initiation may be by:

1. The adoption of a resolution of initiation by the Board of Supervisors;
2. The adoption of a resolution of initiation by the Commission;
3. Filing with the Director an application signed by one (1) or more of the record owners of the parcel of property which is the subject of the application or by an agent of the owner, authorized in writing, or by a public utility company or other agency with the powers of eminent domain. In the event that more than one (1) parcel is submitted for district amendment, owners of parcels representing at least sixty percent (60%) of the area involved must sign the application. The names of all record owners of all land involved must be stated. A petition for amendment shall be on a form designated by the Commission, and shall be accompanied by the required application, environmental forms, and fee. In addition, the applicant shall also be assured that the proposed district amendment is consistent with this general plan before his application is deemed accepted.

48.020 Planning Commission action.

Decisions to change the classification of land from one adopted land use designation to another shall be the subject of a public hearing and noticed according to the requirements of Chapter 46, Noticing Requirements. The application shall be heard first before the Commission.

Prior to taking an action to approve or recommend approval of a change in district designation classification, the Commission shall find as follows:

1. The proposed change in land use designation is consistent with the text and maps of this General Plan.

2. The proposed change in land use designation is consistent with the goals and policies contained within any applicable area plan.
3. The site of the proposed change in land use designation is suitable for any of the land uses permitted within that proposed land use designation.
4. The proposed change in land use designation is reasonable and beneficial at this time.
5. The proposed change in land use designation will not have a substantial adverse effect on surrounding properties.

The Commission recommendation shall then be acted upon by the Board, excepting, however, that a recommendation for denial shall terminate any application for a change in land district classification unless it is appealed in accordance with the provisions of Chapter 47, Appeals. Excepting, however, an application for a change in land use designation, when accompanied by a land use application that requires an action by the Board of Supervisors, shall be referred without appeal to the Board of Supervisors.

48.030 Board action.

The Board of Supervisors shall act on the recommendation for the land use redesignation from the Commission at a public hearing noticed according to the requirements of Chapter 46, Noticing Requirements.

The Board may approve, modify or disapprove the recommendation of the Commission. If new information regarding the application is presented at the Board hearing which may have influenced the Commission recommendation, the Board may refer it back to the Commission for report and recommendation before taking action, but the Commission shall not be required to hold a public hearing thereon. The action of the Board shall be the final administrative action.

48.040 Covenants.

Whenever performance of any condition or accomplishment of any development is required by the grant of a special permit or in connection with the redesignation of property, and the performance or accomplishment is to occur at or after a specified time, the Director may require the record owner of the land involved to execute a covenant running with the land in a form approved by the County Counsel, which shall contain the requirements imposed and it shall be recorded in the office of the County Recorder. The Director may issue releases from such covenants when they are no longer applicable (snow storage and joint parking agreements are common applications of this provision).

48.050 Reinitiation.

No matter initiated pursuant to Section 48.010C (Initiation), may be reinitiated for a period of one year from the date of final action denying or disapproving such matter, unless such action was specifically stated to be without prejudice.

II. TEXT AMENDMENTS-GENERAL PLAN POLICIES, LAND DEVELOPMENT REGULATIONS

48.060 Initiation.

1. Amendments to the text of the General Plan or the Land Development Regulations may be initiated by:

- a. The adoption of a resolution of initiation by the Board of Supervisors;
 - b. The adoption of a resolution of initiation by the Commission.
2. General plan text amendments may be initiated by either a) or b) delineated in 1. above except that the processing of amendments to the text of this general plan are limited by state law to four (4) cycles per year, unless the amendment will qualify as an affordable housing project. There is also a one year moratorium on general plan amendments following the adoption of a newly prepared plan.

48.070 Planning Commission action.

Action to change the text of the Land Development Regulations, or the text of any area plan or countywide general plan element, shall be the subject of a public hearing and noticed according to the requirements of Chapter 46.020, Noticing Requirements.

After the hearing, the Commission shall render its decision in the form of a written recommendation to the Board. If it is a land development regulation amendment, the recommendation for approval shall include a finding that the proposed change to the text is consistent with this General Plan as well as any applicable area plans. Prior to making a recommendation to amend an area plan, the Commission shall find that the proposed adoption or amendment is consistent with the countywide general plan.

A land development text amendment which imposes any regulation listed in Government Code Section 65860 (Adoption of Regulations), not theretofore imposed; or removes or modifies any such regulations theretofore imposed, shall be adopted as provided in this section.

48.080 Board action.

The Board of Supervisors shall act on the recommendation for the text amendment from the Commission at a public hearing and noticed according to the requirements of Chapter 46.020, Noticing Requirements.

The Board may approve, modify or disapprove the recommendation of the Commission. If new information regarding the application is presented at the Board hearing which may have influenced the Commission recommendation, the Board may refer it back to the Commission for report and recommendation before taking action, but the Commission shall not be required to hold a public hearing thereon. The action of the Board shall be the final administrative action.

48.090 Reinitiation.

No matter indicated pursuant to Section 48.060(2) can be reinitiated for a period of one (1) year, unless Board action was specifically stated to be without prejudice.

VII. SPECIFIC PLAN ENFORCEMENT

Enforcement of the White Mountain Estates Specific Plan will occur through implementation of the Specific Plan policies, standards, and diagrams, the mitigation measures approved in the EIR, and the conditions of approval for the tract map. Enforcement will be tracked through the Compliance Checklist developed for the project. The final Compliance Checklist (see Attachment A to this document) integrates all development requirements from the Specific Plan including the Specific Plan policies, standards, and diagrams, the mitigation measures approved in the EIR, and the conditions of approval for Tentative Tract Map 37-46. The Compliance Checklist also includes the Mitigation Monitoring Program required as a component of the EIR.

Over the life of the project, the Community Development Department (Planning, Building, Code Enforcement) will utilize the Compliance Checklist for the White Mountain Estates Specific Plan to ensure that all requirements, including approved mitigation measures, tract map conditions, and specific plan programs and standards, are met at the appropriate phase of the project.

The final checklist will be maintained as a separate file for the project and will be consulted throughout the life of the project to ensure that development occurs in compliance with the provisions of the Specific Plan and the DEIR.

VIII. REFERENCES

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Preliminary Hydrogeologic Investigation, 72-Hour Pumping and Recovery Test, White Mountain Estates –Phase 2, Chalfant Valley, Mono County, California. 2006.
Water Availability, White Mountain Estates –Phase 2, Chalfant Valley, Mono County, California. 2006.
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Mono County Ozone Attainment Plan. 1991.
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Regulation XIII. Conformity of General Federal Actions to State Implementation Plans. 1994.
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Persons Consulted

Bishop Joint Union High School District
Bishop Union Elementary School District
 Mark Geyer, Superintendent

Chalfant Valley Fire Protection District
 Steve Reish, Assistant Fire Chief/ Acting Fire Chief

Eastern Sierra Propane
 Cameron Riley

Eastern Sierra Unified School District
 Joel Hampton, Superintendent

Inyo County Planning Department
 Jan Larsen, Senior Planner

Mono County Community Development Department
 Scott Burns, Community Development Director
 Larry Johnston, Senior Planner
 Gerry Le Francois, Senior Planner

Mono County Environmental Health
 Dennis Lampson, Director

Mono County Department of Public Works
 Kelly Garcia, Assistant Director
 Evan Nikirk, Director

Southern California Edison
 DeAnn Toth

INTERNET REFERENCE SITES

The current internet address at the time of printing is listed for these sources; the address may have changed since printing.

California Air Resources Board (ARB)
 Emissions and air quality data. Nonattainment status.
www.arb.ca.gov

California Department of Transportation (Caltrans)
 Annual Average Daily Traffic (AADT) counts, Annual Average Daily Truck Traffic on the California Highway System, Eastern Sierra Bicycle Guide, other Caltrans transportation planning documents
www.dot.ca.gov

California Geological Survey (CGS)

Information on seismic hazards, landslide hazards, loss estimates for seismic events.

www.consrv.ca.gov/CGS

Inyo-Mono Transit

Information on local transit services in Mono County.

www.countyofinyo.org.transit

National Climatic Data Center (NCDC)/National Oceanic and Atmospheric Administration (NOAA)

Climate data.

www.ncdc.noaa.gov

U.S. Environmental Protection Agency (EPA)

Emissions and air quality data. Nonattainment status.

www.epa.gov/air

US Geological Survey (USGS)

Information on seismic hazards, volcanic hazards, landslide hazards, and water hazards.

www.usgs.gov

**ATTACHMENT A
COMPLIANCE CHECKLIST**

**Compliance Checklist for
White Mountain Estates Specific Plan,
Tract Map 37-46 and
White Mountain Estates Specific Plan
Environmental Impact Report**

Contents:

- 1. White Mountain Estates Specific Plan Programs and Standards**
- 2. Tentative Tract Map 37-46/White Mountain Estates
Conditions of Approval**
- 3. White Mountain Estates Mitigation Monitoring Program**

November 2007

**Compliance Checklist for
White Mountain Estates Specific Plan,
Tract Map 37-46, and
White Mountain Estates Specific Plan Environmental Impact Report**

Over the life of the project, the Mono County Community Development Department (Planning, Building, Code Enforcement Divisions), the Mono County Department of Public Works, and the Mono County Department of Environmental Health will utilize the Compliance Checklist for the White Mountain Estates Specific Plan/EIR/Tract Map 37-46 to ensure that all requirements, including approved mitigation measures, tract map conditions, and specific plan project conditions, are met at the appropriate phase of the project. The final checklist will be maintained as a separate file for the project and will be consulted throughout the life of the project to ensure that development occurs in compliance with the provisions of the Specific Plan, EIR, and Tract Map.

White Mountain Estates Specific Plan Development Standards

SPECIFIC PLAN POLICIES AND PROGRAMS

LAND USE

Policy 1-A Designate areas for Single-Family Residential (SFR) with a half-acre minimum lot size, Utility (U), and Open Space (OS) as shown on the Land Use Plan (Appendix A, Map Set, Figure 2). Gross densities shall not exceed 1 unit per acre.

Program 1-A Implement the Single-Family Residential (SFR) and Open Space (OS) designations from the Mono County Land Use Element (Chapter IV), as amended herein. Implement the Utility (U) designation included in this Specific Plan.

Policy 1-B Allow forty-five (45) single-family lots, one utility lot, three open space lots, and a remainder parcel on APN 26-240-09 and 26-240-10. An overall project density of 1 unit per acre shall be maintained throughout the life of the project.

Program 1-B Approve Tentative Tract Map 37-46 to subdivide APN 26-240-09 and 26-240-10 into forty-five (45) single-family lots with a minimum lot size of ½ acre, one lot for utility uses, three lots for open space uses as shown on Tentative Tract Map 37-46, and a remainder parcel (see Appendix A, Map Set). Parcels in Phase II are subject to the minimum parcel sizes shown on Tentative Tract Map 37-46, Sheet 3 Of 6, i.e.:

Lot 40 = 34,731 square feet

Lot 41 = 2.55 acres

Lot 42 = 1.2 acres

Lot 43 = 1.05 acres

Lot 44 = 1.07 acres

Lot 45 = 4.79 acres

Policy 1-C Limit future development on the remainder parcel.

Program 1-C Allow one single-family residence on the remainder parcel, with one connection to the community water supply system. Any additional density shall require regulatory approval through the Specific Plan process with associated CEQA documents. Any potential impacts to the spring or the surrounding riparian habitat areas associated with additional density on the remainder parcel shall be avoided or fully mitigated. Designate the remainder parcel Specific Plan/Single-Family Residential (SP/SFR).

Policy 1-D Develop the project in phases to ensure that adequate services and infrastructure are available to serve the proposed development.

Program 1-D The project shall be developed in the following phases:

- Phase I: Infrastructure installation (including installation of, the water system components for lots 1-39 and propane tanks on the lot designated for utility uses) required for the construction of residential lots 1-39 and the construction of homes on residential lots 1-39.
- Phase II: Infrastructure installation required for the construction of residential lots 40-45 (including water system components for lots 40-45) and the remainder parcel and the construction of homes on residential lots 40-45 and the remainder parcel. If the remainder parcel is sold to a private party for

residential construction purposes or the developer constructs or places a residential home on the property, all utilities shall be installed.

HOUSING

Policy 2-A

Program 2-A

Allow the development of forty-six (46) single-family residences on-site.

Develop forty-six (46) single-family residences on-site in compliance with the requirements of this Specific Plan and the Mono County General Plan and Land Development Regulations.

~~**Policy 2-B** — Ensure an adequate supply of locally available affordable housing.~~

~~**Program 2-B** — The project shall provide two affordable housing units that meet the following criteria:~~

- ~~1) The project shall provide one affordable housing unit that meets the following criteria:

 - ~~a) At a minimum, the first unit shall be a two (2) bedroom, 1,200 square foot single family unit with a two car garage;~~
 - ~~b) The first sale of this affordable unit shall be made to buyer(s) qualifying for financing under the Federal Housing Authority (FHA) lending criteria for those having an income no greater than 120 percent of adjusted median income (AMI);~~
 - ~~c) Any resale of this unit (the second owner, third owner, etc.) shall be made to buyer(s) qualifying for financing under the Federal Housing Authority (FHA) lending criteria for those having an income no greater than 120 percent of adjusted median income (AMI), based on the AMI and FHA criteria at time of resale;~~
 - ~~d) The restrictions on sales prices listed in subsections b and c shall be listed in the deed for this unit; and~~
 - ~~e) Additional resale incentives may be offered to the seller of the unit, consistent with resale incentives provided to other like properties within the County, at the discretion of the County.~~~~
- ~~2) The project shall provide a second affordable housing unit that meets the following criteria:

 - ~~a) At a minimum, the second unit shall be a three (3) bedroom, 1,200 square foot single family unit with a two car garage;~~
 - ~~b) The first sale of this affordable unit shall be made to buyer(s) qualifying for financing under the Federal Housing Authority (FHA) lending criteria for those having an income no greater than 100 percent of adjusted median income (AMI);~~
 - ~~c) Any resale of this unit (the second owner, third owner, etc.) shall be made to buyer(s) qualifying for financing under the Federal Housing Authority (FHA) lending criteria for those having an income no greater than 100 percent of adjusted median income (AMI), based on the AMI and FHA criteria at time of resale;~~
 - ~~d) The restrictions on sales prices listed in subsections b and c shall be listed in the deed for this unit; and~~
 - ~~e) Additional resale incentives may be offered to the seller of the unit, consistent with resale incentives provided to other like properties within the County, at the discretion of the County.~~~~
- ~~3) The affordable housing units must be developed and sold during Phase I of the development. The first affordable housing unit shall have a certificate of occupancy at the issuance of a building permit for the 12th unit. The second affordable housing~~

~~unit shall have a certificate of occupancy at the issuance of a building permit for the 2nd unit.~~

Policy 2-C
Program 2-C

Allow a maximum of eight (8) secondary housing units within the development.
Secondary units may be allowed when they meet the following criteria:

- a) They meet the requirements of Chapter 16, Development Standards—Secondary Units, of the Mono County Land Development Regulations.
- b) They meet the requirements of the Mono County Environmental Health and the Lahontan Regional Water Quality Control Board.

OPEN SPACE

Policy 3-A
Program 3-A

Provide open space areas within the development.
Maintain the open space areas shown on the Land Use Plan (Appendix A, Map Set, Figure 2). Uses permitted within the open space areas are indicated in the Open Space (OS) land use designation in this chapter. No structures shall be permitted within the Open Space designation, except on Lot A. The lots designated Open Space (OS) shall be deed-restricted to prohibit any uses other than open space uses.

Note: Open space uses on Lots C and D are restricted to passive non-motorized recreational uses. Additional non-residential open space uses are allowed on Lot A as noted in the Open Space (OS) land use designation in this chapter.

Policy 3-B
Program 3-B

Maintain wildlife access to the spring.
Designate a conservation easement on the remainder parcel and Lot D to protect wildlife access to the spring and the riparian areas. The conservation easement shall include a minimum setback of 100 feet on all sides from the spring and the riparian areas. No disturbance of any kind, including fencing, shall be allowed within the conservation easement. No uses other than passive non-motorized recreational activities shall be allowed within the conservation easements. No large domestic animals, i.e. horses, cattle, llamas, etc., shall be allowed within the conservation easement. The conservation easement shall be established prior to recording the Final Tract Map. The remainder parcel and Lot D shall be deed restricted to maintain the conservation easement in perpetuity and restrict uses within the area covered by the conservation easement.

This conservation easement shall expire for the remainder parcel only upon trade or purchase by a public agency or land trust (i.e. the conservation easement shall remain in perpetuity for the portion of the easement located on Lot D).

UTILITIES

Policy 4-A
Program 4-A

Ensure that adequate sites are available within the development to meet all identified utility needs.
Develop and maintain the utility area shown on the Land Use Plan (Appendix A, Map Set, Figure 2). Uses permitted with the utility area are indicated in the Utilities (U) land use designation in this chapter. The lot designated Utilities (U) shall be deed-restricted to prohibit any uses other than utilities.

CIRCULATION SYSTEM

Policy 5-A

Construct all new streets to Mono County Road Improvement Standards and in compliance with the Mono County Fire Safe Regulations (Chapter 22 of the Land Development Regulations).

Program 5-A A grading permit for the road construction and an encroachment permit(s) shall be obtained from the Mono County Department of Public Works prior to approval of the Final Tract Map.

Policy 5-B Provide off-site access improvements as specified in the Traffic/Circulation Analysis prepared for the project, i.e. install a northbound right-turn lane on Highway 6 according to design requirements of Caltrans and the County. The right-turn lane may include a 250-foot turn pocket and a 120-bay taper.

Program 5-B Approval of the proposed right-turn lane shall be obtained from Caltrans prior to approval of the Final Tract Map.

Policy 5-C Provide a funding mechanism to address ongoing road maintenance prior to acceptance of project roads into the County road system.

Program 5-C A CSA-Zone of Benefit district, or other maintenance mechanism satisfactory to Mono County, shall be created by the developer of newly constructed public roads in order to pay for long-term maintenance. The maintenance mechanism shall be formed prior to approval of the Final Tract Map.

Policy 5-D Provide additional off-site access improvements to White Mountain Estates Road in order to improve traffic safety at the intersection of White Mountain Estates Road and US 6, i.e. move the existing cattle guard on White Mountain Estates Road and realign the existing fence segments in order to improve turn safety from US 6 to White Mountain Estates Road.

Program 5-D The developer shall relocate the existing cattle guard on White Mountain Estates Road to a straight section of road and pay in-lieu fees that would allow the County to rehabilitate the easterly 900-foot portion of White Mountain Estates Road by grinding and re-compacting existing pavement followed by a 0.25-foot overlay with PG64-28PM hot mix asphalt. The developer's 900-foot portion is approximately 20% of a larger County rehabilitation project on White Mountain Estates Road. If the County constructs the improvements prior to recordation of the final map, then the developer shall also pay 20% of the County's costs of engineering, pulverization, and the .025-foot overlay, based on the lowest responsible bid prior to contract award. After the road rehabilitation project is completed, and before final approval of the map, the developer shall also pay 20% of the costs of the actual quantity of materials, materials testing, and construction management incurred by the County in constructing the required improvements, along with any adjustment (upward or downward) in the costs of engineering, pulverization, and the 0.25-foot overlay realized during construction. If the developer records the final map prior to the construction of the required improvements by the County, then the developer shall pay to the County 100% of all estimated costs associated with the developer's share of the project and enter into an agreement with the County providing for the payment of an additional amounts by the developer (or for offset of amounts overpaid) base 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 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 enter into a subdivision improvement agreement (including bonding) with the County~~

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

NON-MOTORIZED TRANSPORTATION

- Policy 6-A*** Provide safe pedestrian and bicycle access within the subdivision.
- Program 6-A To provide pedestrian and bicycle access throughout the subdivision, including to the mailboxes and bus stop, subdivision streets shall be constructed with a wider paved section. Working outward from the centerline, each street section shall consist of a 10-foot wide travel lane, a fog line, a four-foot wide paved shoulder, a two-foot wide compacted Class II aggregate base shoulder, and (where applicable) a drainage ditch. These road specifications shall be included on the Final Tract Map.

TRANSIT

- Policy 7-A*** Provide a convenient connection to public transit services for Chalfant residents and a school bus stop for the subdivision.
- Program 7-A The project developer shall install an enclosed shaded bus stop within the subdivision. The location of the bus stop shall be determined once the final road layout is determined and shall be agreed upon by the Mono County Department of Public Works, the developer, the Eastern Sierra Unified School District, and Inyo-Mono Transit. The location of the shelter shall be shown on the Final Tract Map. The shelter shall be installed as part of the subdivision's infrastructure.

WATER SYSTEM

Policy 8-A In compliance with Mono County General Plan policies² and state policies concerning the efficient provision of public services, the project shall be served by the existing water provider in the area, which is White Mountain Mutual Water Company (the “Water Company”), except that if a zone of benefit for water service is established within the existing County Service Area which will serve both the project and the properties currently served by the Water Company, then the project shall be served by the CSA.

Alternatively, the project applicant may request the Board of Supervisors to review the feasibility of the new development being served by the existing water provider (the Water Company), utilizing the criteria set forth below. The project applicant shall pay for any required inspections or analyses required to assess the project’s and the Water Company’s compliance with each of the criteria, as well as for the services of an impartial third-party engineer to conduct the required review.

If the Board of Supervisors determines that expansion of the Water Company’s service area to include the proposed development is infeasible, based on the criteria set forth below, then the project may be served by a different service entity which may be a CSA or other public entity, as determined by the Board of Supervisors.

Mono County

Feasibility Criteria for Expansion of Small Water Systems

If the following criteria are met, or other criteria that the Board of Supervisors determines to be more reasonable or appropriate, then expansion of the White Mountain Estates Mutual Water Company to serve the proposed development may be considered feasible:

- 1) The existing water service provider is physically close enough to the proposed development for expansion of the existing system to occur, as determined by a qualified third-party engineer.
- 2) There is no physical, topographical, or geological reason why expansion of the existing system is not feasible, as determined by a qualified third-party engineer.
- 3) There is no hydrologic reason why expansion of the existing system is not feasible, as determined by a qualified third-party engineer.
- 4) The design of the existing system does not preclude expansion of that system, as determined by a qualified third-party engineer.
- 5) The costs associated with expanding the existing system, including fees charged to the developer, are determined to be reasonable by the Mono County Board of Supervisors.

The water service provider for the project shall be determined prior to approval of the Final Tract Map.

² Mono County General Plan, Conservation/Open Space Element, Water Resource Policies, Objective B, Policy 4 and Action 4.1:

Policy 4: Encourage the consolidation of small water providers to increase operational and service efficiency.

Action 4.1: Require new developments to be served by existing water providers, where feasible, rather than creating new service entities.

Program 8-A The project applicant shall work with the Mutual Water Company or the CSA to establish the administrative and managerial framework for the expanded system. That framework shall be in place prior to approval of the Final Tract Map. The process for establishing that system shall include the following steps, at a minimum:

- 7) The existing system shall be physically inspected by a registered engineer, in order to determine its condition and to establish a remaining life schedule and replacement values for equipment and system components.
- 8) The financial status of the existing system shall be reviewed by a qualified third-party, in order to determine its condition and to establish adequate reserves.
- 9) Reasonable costs associated with expanding the existing system, including fees charged to the developer, shall be determined.
- 10) Reasonable and equitable water rates shall be established for the existing development and the proposed development based on the operating costs to provide water to the respective units of the water system.
- 11) Separate capital improvement accounts shall be established for the maintenance, repair, and replacement of the existing infrastructure for the existing development and the infrastructure of the water system for the proposed development. Provisions shall be made and accounting practices instituted to assure that expenditures from these accounts for maintenance, repair, and replacement of the water system infrastructure are assigned to the appropriate account.
- 12) Provisions shall be instituted for equal representation from the existing and proposed development on the governing body of the water service provider.
- 7) Failure to accomplish these steps, caused by the unreasonable acts of the Water Company, may be used as grounds for the Board of Supervisors to determine that an expanded system is not feasible.

Alternatively, as allowed in Policy 8a, if the Board of Supervisors has determined that expansion of the existing water system is not feasible, for any of the reasons stated herein, and has established another service provider for the project, the project applicant shall work with that service provider to establish the managerial and administrative framework for the system as outlined above. That framework shall be in place prior to approval of the Final Tract Map.

Policy 8-B Provide a water system that meets estimated water needs for the project, including fire flow requirements.

Program 8-B The project applicant shall work with the White Mountain Mutual Water Company or the CSA to design an expanded water storage and distribution system that will serve both projects. The design for the expanded system shall be completed and approved by the Mono County Department of Environmental Health prior to approval of the Final Tract Map.

If the Board of Supervisors establishes a service entity other than the White Mountain Mutual Water Company or the CSA, the project applicant shall work with that entity to design a water storage and distribution system that is configured so that it may be connected to the existing system at some time in the future. The design for that system shall be completed and approved by the Mono County Department of Environmental Health prior to approval of the Final Tract Map.

The developer shall provide the necessary utility easements and/or deed the parcels containing the wells to the community water system prior to recording the final map. Well # 2 shall be designated as a utility lot on the final map.

Policy 8-C Ensure that the proposed water system meets all state and local requirements for small water systems.

Program 8-C Domestic water wells shall be developed for the project in compliance with all State and County regulations for domestic water wells. Prior to approval of the Final Tract Map, the White Mountain Mutual Water Company, or the CSA, shall submit a complete permit application for an expanded integrated water system to serve the existing and proposed development and shall receive a domestic water permit for such a system from the Mono County Department of Environmental Health. The expanded water system may be developed in phases as outlined in Land Use Program 1-D. In any case, the components of the expanded water system necessary to serve Phase I of the development shall be installed, passed final inspection, and fully operational prior to recording the Final Tract Map.

If the Board of Supervisors establishes a service entity other than the White Mountain Mutual Water Company or the CSA, the project applicant, along with that provider, shall submit a complete permit application for a water system to serve the proposed development and shall receive a domestic water permit for such a system from the Mono County Department of Environmental Health. The water system may be developed in phases as outlined in Land Use Program 1-D. In any case, the components of the water system necessary to serve Phase I of the development shall be installed, passed final inspection, and fully operational prior to recording the Final Tract Map.

Policy 8-D Ensure that the proposed water system avoids impacts to surrounding wells and to the surrounding environment.

Program 8-D All parcels in this project shall be connected to the community water supply permitted for the project. The water system shall be designed, constructed, and tested as specified in the Water Resource Conservation Standards in this plan (See also, Land Use Program 1-D).

SEWER SYSTEM

Policy 9-A Individual septic systems shall be installed for the single-family residences.

Program 9-A Septic system permits shall be obtained from the Mono County Environmental Health prior to the installation of any septic systems.

STORM DRAINAGE SYSTEM

Policy 10-A The storm drainage system shall be designed to accommodate the runoff from a 100-year 24-hour storm event.

Program 10-A The storm drainage system shall be designed and constructed as specified in the preliminary drainage figures (see Appendix A, Map Set, Figure 5).

Policy 10-B The storm drainage system shall be maintained over the life of the project to ensure it functions properly.

Program 10-B The storm drainage system shall be maintained by a zone of benefit and/or by the CSA, so that it is fully functioning at all times.

SOLID WASTE DISPOSAL

- Policy 11-A*** Solid waste disposal for the proposed residential uses shall be the responsibility of individual homeowners.
- Program 11-A The CC & Rs for the project shall reiterate that solid waste disposal is the responsibility of individual homeowners.

ENERGY FACILITIES AND SERVICES

- Policy 12-A*** All utility lines (electricity, phone, cable) shall be installed underground in compliance with the Mono County Land Use Regulations Chapter 11, Development Standards--Utilities.
- Program 12-A Utility lines shall be installed as shown on Figure 7, Utility Plan (see Appendix A, Map Set).
- Policy 12-B*** Propane shall be the primary heating source for the project. The propane storage and distribution system for the project shall include three 1000-gallon tanks located on Lot B and underground distribution lines as shown on Figure 6, Water, Propane and Sewage Plan (see Appendix A, Map Set).
- Program 12-B The propane storage and distribution system shall be installed in the location shown on Figure 6, Water, Propane and Sewage Plan (see Appendix A, Map Set). The propane storage yard shall be visually screened as required by Design Standard 19 in this plan. The facilities for the propane tanks shall include a containment facility and automatic shutoff valves. Each house/parcel shall have a standardized propane shutoff box.
- Policy 12-C*** Woodburning stoves or fireplace inserts may be installed as a secondary heating source in residences but must be Phase II EPA certified in compliance with Mono County General Plan policies (Conservation/Open Space Element, Public Health and Safety policies, Objective A, Action 6.1).
- Program 12-C The CC & Rs for the project shall reiterate the requirement that any woodburning appliances installed in the project be Phase II EPA certified appliances.
- Policy 12-D*** The installation and use of alternative energy systems, such as solar, shall not be discouraged.
- Program 12-D The CC & Rs for the project shall not prohibit alternative energy systems.

FIRE PROTECTION SERVICES

- Policy 13-A*** The development shall comply with California State Fire Codes as well as with the Mono County Fire Safe Requirements (Mono County Land Development Regulations, Chapter 22), pertaining to emergency access, signing and building numbering, emergency water supplies, and vegetation modification.
- Program 13-A Compliance with State Fire Codes and the Mono County Fire Safe Requirements shall be determined through the building permit approval process.
- Policy 13-B*** The development shall comply with the requirements of the Chalfant Valley Fire Protection District.
- Program 13-B The project shall comply with the following minimum requirements in order to increase fire safety:
- All buildings on adjoining lots shall be a minimum of 30 feet apart. For lots 1-8, the rear yard setback shall be 30'. For lot 25, the western side yard setback shall be 30'. For all other lots less than one acre in size the side and rear yard setbacks shall be 15'.

Note: The rear yard setbacks may be reduced for lots 1-8 and the western side yard setback may be reduced for lot 25, if existing buildings on the adjoining lots within the existing subdivision have at least a 15' setback from the applicable rear or side property lines. If a property within the existing subdivision that adjoins lots 1-8 or 25 is vacant, the applicable rear or side yard setback shall be 30'..

- Each house/parcel shall have a standardized propane shutoff box.
- The propane tanks for the project shall be located on the lot designated for utility uses.
- The facilities for the propane tanks shall include a containment facility and automatic shutoff valves.
- The project shall have illuminated house numbers on each residence.
- The Fire District shall review the hydrant plan prior to approval of the Final Tract Map.
- A hydrant shall be installed by the water tanks.

Prior to approval of the Final Tract Map, the project proponent shall provide the County with a "will serve" letter from the Chalfant Valley FPD, indicating its capability to serve the proposed development and its approval of fire protection and suppression components of the proposed project design. Fire mitigation fees shall be collected as part of the building permit application process.

Policy 13-C The development shall contribute its fair share of the cost of additional fire equipment and facilities needed to serve Chalfant.

Program 13-C The developer shall work with the Chalfant Valley Fire Department to determine its fair share of costs and the means of contributing to those costs. An agreement shall be reached concerning this prior to approval of the Final Tract Map.

LAW ENFORCEMENT

Policy 14-A Ensure that the development provides funding for its fair share of additional law enforcement services required as a result of the development.

Program 14-A As part of the building permit application process, the applicant shall pay the fees established by the Mono County Development Impact Fee Ordinance.

EMERGENCY MEDICAL SERVICES

Policy 15-A Ensure that the development provides funding for its fair share of additional emergency medical services required as a result of the development.

Program 15-A As part of the building permit application process, the applicant shall pay the fees established by the Mono County Development Impact Fee Ordinance.

SCHOOLS

Policy 16-A Ensure that the development provides funding for its fair share of additional school facilities and services required as a result of the development.

Program 16-A As part of the building permit application process, collect school mitigation fees.

RECREATIONAL FACILITIES

~~**Policy 17-A** — Ensure that the development provides funding for its fair share of additional recreational facilities and services required as a result of the development.~~

~~Program 17-A Prior to recording the final map, the applicant shall pay \$1,000 per lot to offset impacts to recreational facilities and services in Chalfant, as required by the Mono County Department of Public Works.~~

POSTAL SERVICE

Policy 18-A The developer shall provide cluster mailboxes at the location shown on Figure 4, Traffic Circulation Plan (see Appendix A, Map Set). Easements and concrete bases or other provisions shall be provided for the mailboxes.

Program 18-A Prior to the approval of the Final Tract Map, the developer shall confer with local postal authorities and the Mono County Department of Public Works regarding the installation of cluster mailboxes. The applicant shall provide a letter from the postal authorities and the Mono County Department of Public Works stating their approval of road names and cluster box locations for the development. The mailboxes shall be painted a muted earth tone (i.e. tan, green, brown, grey) that blends in with the surrounding environment and is non-reflective.

SPECIFIC PLAN DESIGN STANDARDS

- **Access and Roads**

DS-1 Project roads and access points shall conform to the applicable Mono County Road Improvement Standards.

DS-2 The project shall not include curbs or sidewalks.

DS-3 To provide pedestrian and bicycle access throughout the subdivision, including to the mailboxes and bus stop, subdivision streets shall be constructed with a wider paved section. Working outward from the centerline, each street section shall consist of a 10-foot wide travel lane, a fog line, a four-foot wide paved shoulder, a two-foot wide compacted Class II aggregate base shoulder, and (where applicable) a drainage ditch. These road specifications shall be included on the Final Tract Map.

DS-4 At a minimum, the encroachment from each lot to the adjacent public road shall be paved. This requirement shall be reiterated in the CC & Rs for the project.

DS-5 Driveway access shall meet fire-safe standards and shall not exceed a sixteen (16) percent grade.

- **Parking**

DS-6 Each single-family residence shall provide two off-street parking spaces in compliance with the Mono County Land Development Regulations, Chapter 6, Development Standards--Parking. This requirement shall be reiterated in the CC & Rs for the project.

- **Lighting**

DS-7 The project shall not have streetlights unless required for safety at intersections. Streetlights shall be shielded and directed so that no light emanates beyond the street.

DS-8 Exterior lighting at individual residences shall be limited to that necessary for safety reasons. Exterior lighting shall be concealed, high intensity lighting shall be avoided, and lighting shall be shielded and directed so that it does not emanate beyond the boundaries of each individual lot. This requirement shall be reiterated in the CC & Rs for the project.

- **Building Design**

- DS-9 Housing installed on-site by White Mountain Estates LLC may be either factory-built or traditional stick-built housing. There shall be at least 3 floor plans available and at least 2 exterior elevations per floor plan.
- DS-10 Any factory-built housing installed on the site, whether by the developer or subsequent property owners, shall be on an engineered load-bearing foundation system on top of a concrete footing. This requirement shall be reiterated in the CC & Rs for the project.
- DS-11 The scale and design of structures, fences and signs shall harmonize with existing development in the area and with the surrounding natural environment. Fencing shall be wildlife-friendly.
- **Building Height**

DS-12 Building heights for residential development shall be limited to a maximum of 35 feet from any given point above grade. All heights shall be calculated from the natural grade or finished grade, whichever is more restrictive. This requirement shall be reiterated in the CC & Rs for the project.
 - **Building Materials**

DS-13 In compliance with Mono County's minimum development standards, the color, design, and type of building materials for structures, fences, and signs shall be aesthetically compatible with the natural environment and/or surrounding community. Reflective materials shall not be allowed. Colors shall be muted earth tones, i.e. dark tans, browns, grays, or greens. Roof colors shall be muted, non-reflective dark earth tones, i.e. brown, green. Building materials shall have an appearance compatible with the surrounding environment, e.g. wood, stone, or stucco. This requirement shall be reiterated in the CC & Rs for the project.
 - **Signs**

DS-14 The project shall comply with the provisions of the Mono County Sign Ordinance, Chapter 7 of the Land Development Regulations, specifically with Section 07.020 (D), Real Estate Signs.

DS-15 Individual illuminated house number signs are required in compliance with the Mono County Fire Safe Standards, Chapter 22 of the Land Development Regulations.
 - **Utilities**

DS-16 All utilities (electrical, communication lines, water distribution lines, propane distribution line, etc.) shall be installed underground in conformance with applicable provisions of the Mono County Land Development Regulations. All service connections shall be placed so that public roadways will not have to be cut up for service connections to future residences.

DS-17 All utilities shall be installed to all parcels within each development phase prior to the occupancy of any structure constructed on any parcel within that development phase.

DS-18 Mailboxes shall be clustered and shall be installed by White Mountain Estates LLC at a location approved by the Public Works Department and the US Postal Service. Prior to approval of the Final Tract Map, the applicant shall provide a letter from the US Postal Service and the Mono County Department of Public Works stating their approval of road names and cluster box locations for the development. The location of the mailboxes shall be shown on the Final Tract Map. The mailboxes shall be painted a muted dark earth tone (i.e. tan, green, brown, gray) that blends in with the surrounding environment and is non-reflective.

- **Landscaping/Screening**

- DS-19 In compliance with Mono County's minimum development standards, visually offensive land uses such as the production well(s), water storage tanks, and propane tanks shall be adequately screened through the use of landscaping, fencing, contour grading, or other appropriate measures, including the use of an appropriate paint color and finish that blends into the surrounding visual environment. Paint color and finish shall be approved by the Planning Director. Landscaping shall occur as shown on the Master Landscape Plan in Appendix A, Map Set.
- DS-20 Landscaping installed by the developer shall comply with the Landscape Plan prepared for the White Mountain Estates Specific Plan (see Figure 8 in Appendix A, Map Set). A detailed landscape plan, prepared in accordance with Mono County's Landscape and Revegetation Requirements, shall be prepared, reviewed by the Planning Commission and approved prior to approval of the Final Tract Map. The landscape plans shall include requirements for irrigation and maintenance of the landscaping installed by the developer.
- DS-21 Landscaping on individual residential lots shall be predominantly xeriscape (i.e. 65 percent of the landscaped area on an individual lot shall be xeriscape) and fire safe. The requirement for xeriscapic and fire safe landscaping shall be reiterated in the CC & Rs for the project.

Xeriscape means a dry landscape or a landscape requiring low irrigation and low maintenance. Many of the plants may not require any irrigation once they are established; others may require only limited drip irrigation. Xeriscape landscaping incorporates several basic principles that lead to saving water:

- Soil preparation. Amending soil, particularly in areas for shrubs and flowers, will improve the soil's water-holding capacity and reduce water consumption.
- Plant selection. Selecting trees, shrubs and groundcovers based on their adaptability to a region's soil and climate will reduce irrigation and maintenance requirements.
- Efficient irrigation. The use of efficient irrigation methods, such as drip irrigation and timed watering systems, will also reduce water consumption.
- Mulch. Using mulch in flower and shrub beds and around the base of trees will prevent water loss from the soil through evaporation and increase water penetration during irrigation.
- Maintenance. Appropriate maintenance (pruning, weeding, fertilization, pest control, irrigation) increases the health of plants and decreases the need for water.

Information on fire safe landscaping can be obtained from the Mono County Land Use Regulations, Chapter 22, Fire Safe Regulations, and from the Eastern Sierra Regional Fire Council (www.easternsierrafirecouncil.org). Fire safe landscaping includes maintaining a defensible perimeter around structures and using plants with a high moisture content and low resin or oil content. The Fire Safe Plant Guide (see Appendix D in the DEIR) issued by the Eastern Sierra Regional Fire Safe Council provides a list of Fire Safe plants that are available and grow well in the Eastern Sierra.

SPECIFIC PLAN CONSERVATION STANDARDS

- **Noise**

- CS-1 Construction shall be limited to daylight hours in accordance with the Mono County Noise Regulations (Mono County Code Section 10.16) in order to minimize impacts to nocturnal wildlife species and adjacent sensitive noise receptors.
- CS-2 Noise levels during all construction activities shall be kept to a minimum by equipping all on-site equipment with noise attenuation devices and by compliance with all requirements of the Mono County Noise Regulations (Mono County Code Section 10.16).
- CS-3 During all construction activities, all stationary construction equipment shall be placed so that emitted noise is directed away from sensitive receptors nearest the project site, i.e. residential uses in the existing White Mountain Estates subdivision.
- CS-4 During all construction activities, equipment staging areas shall be located the greatest distance possible from the nearest sensitive noise receptors, i.e. residential uses in the existing White Mountain Estates subdivision.
- **Air Quality**
 - CS-5 Only energy star rated heating systems and appliances shall be installed in the residences. No units shall have wood burning appliances as the primary heating source.
 - CS-6 In compliance with Mono County General Plan policies, any wood-burning appliances installed in the project shall be Phase II EPA certified (Mono County General Plan, Conservation/Open Space Public Health and Safety policies, Objective A, Action 6.1). This requirement shall be reiterated in the CC & Rs for the project.
 - CS-7 An air quality permit shall be obtained from the Great Basin Unified Air Pollution Control District.
 - CS-8 A final Grading Plan, based on the preliminary grading and drainage plan in this document, must be approved by the Mono County Department of Public Works prior to recording the Final Tract Map. The Grading Plan must include erosion control and stormwater management BMPs. Grading shall be minimized; structures shall be designed to fit the site.
 - CS-9 Building envelopes and driveways shall be established on the Final Tract Map for all lots adjacent to drainage channels, all lots affected by Alquist Priolo fault hazards, and lots on which Secondary Units may be allowed. The land use plan shall also indicate lots where Secondary Units may be allowed. On lots larger than one acre in size, where large animals such as horses are allowed, animal confinement areas shall also be established on the Final Tract Map in order to reduce site disturbance, protect vegetation, and to ensure that there is sufficient area for the leach field, replacement field, and animal areas.
 - CS-10 Building envelopes for each residential parcel shall be located to avoid development on ridgelines or ridgetops, when feasible, and to minimize cut and fill.
 - CS-11 In order to minimize the potential for dust erosion and visual impacts, land disturbance (grading, cut and fill) for road construction, infrastructure installation, and building construction shall be limited to the areas identified on the Final Tract Map for roads, utilities, buildings, and driveways.
 - CS-12 Dust generated during construction shall be controlled by the use of watering or other Best Management Practices. All material excavated or graded shall be sufficiently watered to prevent excessive amounts of dust. Watering shall occur at least twice daily with complete coverage.
 - CS-13 Speed limits on the construction site shall be reduced to minimize dust and windborne erosion.
 - CS-14 Construction materials (rock, debris, etc.) that are not utilized as road fill shall be removed to a permitted landfill or other approved site.
 - CS-15 The project proponent shall prepare a Stormwater Pollution Prevention Plan (SWPPP) and submit a Notice of Intent to comply with provisions of the State Water Resources Control Board's Stormwater NPDES Permit for Construction Activities.

- CS-16 All clearing, grading, earth moving, or excavation activities shall cease during periods of high winds (i.e. greater than 25 miles per hour averaged over one hour).
- CS-17 Adjoining streets shall be washed or swept clean of tracked-out vehicle dirt.
- CS-18 All material transported on-site or off-site shall be sufficiently watered or securely covered to prevent excessive amounts of dust.
- CS-19 All trucks hauling excavated or graded material off-site shall comply with State Vehicle Code Section 23114, which contains requirements for covering loads so materials do not blow or fall from a truck.
- **Wildlife**
 - CS-20 Domestic animals shall be restrained at all times, either through the use of leashes or private fenced yards. No animals shall be allowed to be free roaming. Fencing shall be wildlife-friendly. This requirement shall be reiterated in the project CC & Rs.
 - CS-21 Dogs on the project site during construction must be under the direct control of the owner at all times.
 - CS-22 Construction shall be limited to daylight hours in accordance with the Mono County Noise Regulations (Mono County Code Section 10.16) in order to minimize impacts to nocturnal wildlife species and adjacent sensitive noise receptors.

- **Vegetation**

- CS-23 Land uses on Lot D shall be limited to non-motorized passive recreational activities (e.g. hiking, birdwatching, wildlife viewing, horseback riding) and signs shall be posted at the entrances to the parcel reiterating the prohibition on motorized vehicles.
- CS-24 Any additional density on the remainder parcel beyond one single-family residential unit with one connection to the community water supply system, shall require regulatory approval through the Specific Plan process with associated CEQA documents. Any potential impacts to the spring or surrounding riparian habitat areas identified in the CEQA documents shall be avoided or fully mitigated.
- CS-25 If vegetation clearing is required during the avian breeding season, a qualified biologist, paid for by the developer, shall survey the area affected and if active nests are located, a protective buffer of 100 feet shall be established around the nests to be avoided until the young have fledged.
- CS-26 During construction, project boundaries shall be clearly delineated in order to avoid disturbances to surrounding off-site vegetation and soils.
- CS-27 The project proponent shall revegetate disturbed areas resulting from roadway construction, infrastructure installation, and earthquake fault trenching. Revegetation shall utilize local seed mixes and/or native plants and shall be conducted immediately following construction. Revegetated areas shall be irrigated as needed and maintained until the plants are established.
- CS-28 To deter the spread of weeds, stockpiled topsoil shall be covered and disturbed areas shall be revegetated immediately following construction.
- CS-29 Landscaping shall be utilized to minimize potential visual impacts resulting from development (e.g. water and propane tanks) and to minimize erosion. Landscaping on individual residential lots shall be predominantly xeriscape (i.e. 65 percent of landscaping on an individual lot shall be xeriscape) and fire safe. The requirement for xeriscapic and fire safe landscaping shall be reiterated in the CC & Rs for the project. See DS-21 for specific provisions regarding xeriscape and fire safe landscaping.
- CS-30 The project proponent shall work with LADWP and BLM to identify authorized trail/route access from the community across adjacent LADWP and BLM lands. Where feasible, existing roads/trails shall be used. The route(s) shall be identified prior to approval of the final tract map and shall be marked with signs at the property boundary. The signs shall be installed prior to the development of any housing and shall inform recreational users of LADWP and BLM lands of prohibited uses on those lands. The Homeowner's Association shall be responsible for maintaining the signs. The CC & Rs for the project shall inform all residents of BLM policies that prohibit cross-country vehicle use on adjacent public lands and limit that vehicle use to designated roads and trails. Access points shall be finalized and shown on the map prior to recording the final tract map.
- CS-31 The project proponent shall work with LADWP and BLM to place signs along the public land/private subdivision boundary along the north and south sides of the project site in order to reduce trespass on public lands. The Homeowner's Association shall be responsible for maintaining the signs. The signs shall be installed prior to the development of any housing. Access points shall be finalized and shown on the map prior to recording the final tract map.

- **Cultural Resources**

- CS-32 The project proponent shall stop work and the County and local Native American tribal contacts if archaeological evidence and/or human remains or unmarked cemeteries are encountered during ground-disturbing activities. No disturbance of such a site shall be permitted until such time as the applicant hires a certified archaeologist and an archaeological

survey that identifies acceptable site mitigation measures is filed with the County Planning Department.

Native American monitors shall be onsite during the archaeological survey to ensure the proper identification and care of cultural resources. The disposition of any recovered artifacts shall be made in consultation with local tribal contacts. In the event of the accidental discovery of human remains, Health and Safety Code §7050.5, Public Resources Code §5097.98, and CEQA Guidelines §15064.5 (d) shall be consulted for the proper procedure to follow.

Road construction/grading plans shall include a copy of this mitigation measure.

- **Geology and Soils**

CS-33 The applicant shall be required to submit a soils report or process a soils waiver report. Any such report or waiver shall be reviewed and approved by the Director of Public Works, according to the provisions of Mono County Code Section 17.36.090.

CS-34 All development on-site (structures, utilities) shall comply with the requirements of the Uniform Building Code for Seismic Zone 4.

Note: See Air Quality Conservation Standards for additional standards that address geology and soils.

- **Hazards**

CS-35 The project shall comply with all requirements of the Chalfant Valley FPD and shall obtain a will serve letter from the FPD prior to approval of the Final Tract Map.

CS-36 Development on-site shall be designed and constructed to minimize off-site runoff impacts. A stormwater drainage system shall be constructed and maintained on-site, as shown in Figure 5 in Appendix A, Map Set.

CS-37 The project shall comply with the following minimum requirements in order to increase fire safety:

- All buildings on adjoining lots shall be a minimum of 30 feet apart. For lots 1-8, the rear yard setback shall be 30'. For lot 25, the western side yard setback shall be 30'. For all other lots less than one acre in size the side and rear yard setbacks shall be 15'.

Note: The rear yard setbacks may be reduced for lots 1-8 and the western side yard setback may be reduced for lot 25, if existing buildings on the adjoining lots within the existing subdivision have at least a 15' setback from the applicable rear or side property lines. If a property within the existing subdivision that adjoins lots 1-8 or 25 is vacant, the applicable rear or side yard setback shall be 30'.

- Each house/parcel shall have a standardized propane shutoff box.
- The propane tanks for the project shall be located on the lot designated for utility uses.
- The facilities for the propane tanks shall include a containment facility and automatic shutoff valves.
- The project shall have illuminated house numbers on each residence.
- The Fire District shall review the hydrant plan prior to approval of the Final Tract Map.
- A hydrant shall be installed by the water tanks.

- **Visual Resources**

CS-38 Visual resources in the project area shall be conserved through implementation of the design standards and the Landscaping Plan contained in this plan.

- **Water Resources**

CS-39 All landscaping on-site shall be predominantly xeriscape and fire safe in compliance with Design Standard DS-21.

CS-40 Water conserving fixtures shall be installed in all development on-site, including all residential structures and irrigation systems. This requirement shall be reiterated in the CC & Rs for the project.

CS-41 Prior to approval of the Final Tract Map, the White Mountain Mutual Water Company, or the CSA, shall submit a complete permit application for an expanded integrated water system to serve the existing and proposed development and shall receive a domestic water permit for such a system from the Mono County Department of Environmental Health. The expanded water system may be developed in phases as outlined in Land Use Program 1-D. In any case, the components of the expanded water system necessary to serve Phase I of the development shall be installed, passed final inspection, and fully operational prior to recording the Final Tract Map.

If the Board of Supervisors establishes a service entity other than the White Mountain Mutual Water Company or the CSA, the project applicant, along with that provider shall submit complete permit application for an expanded integrated water system to serve the existing and proposed development and shall receive a domestic water permit for such a system from the Mono County Department of Environmental Health. The water system may be developed in phases as outlined in Land Use Program 1-D. In any case, the components of the expanded water system necessary to serve Phase I of the development shall be installed, passed final inspection, and fully operational prior to recording the Final Tract Map.

CS-42 The Technical, Managerial and Financial Capacity report required with the permit application for an expanded water system shall determine the source capacity of the two wells for the proposed project, or the developer's qualified hydrologist may propose an alternative measure for determining the apparent long-term yield for review by the Environmental Health Department. The Technical Report must take into consideration the water demand attributable to secondary residences that may be constructed on the proposed project and on the existing White Mountain Estates subdivision. If the data and conclusions in the report do not meet regulatory requirements, the Mono County Environmental Health cannot issue a permit for an expanded water system. In that case, the applicant may choose to redesign the project and complete additional CEQA analysis on the redesigned project.

CS-43 If the water system is not the White Mountain Mutual Water Company or a CSA serving the existing and proposed development, the water system operator shall ensure that the new wells constructed for the project are not impacting the existing well operated by the White Mountain Estates Mutual Water Company.

The well maintenance program for the onsite water system shall include annual monitoring as required by the State. As part of that monitoring process, the level of the water table shall be measured in all of the wells utilized by the system, as well as in the wells owned and operated by the White Mountain Mutual Water Company.

If the static water level in any of the wells decreases by 20 feet or more in one year, then landscape watering in the proposed development shall be restricted during the summer months (June 1-September 30).

If the static water level rebounds fully by the following annual monitoring, landscape watering shall not be restricted. If the static water level remains at a decreased level for a second year, any second units allowed by the Specific Plan that have not been built at that

point in time shall not be allowed until the static water level has rebounded and remained at a higher level for five consecutive years.

A water conservation schedule, identifying trigger points in well water levels and corresponding restrictions in landscape watering, shall be developed and approved by the Mono County Department of Environmental Health prior to approval of the Final Tract Map.

- CS-44 Future development will require the installation of individual sewage disposal systems on each parcel. The applicant shall submit a soils suitability report, prepared by a registered civil engineer licensed in the state of California, supporting the suitability of soils for installation of individual sewage disposal systems. The report shall contain, at a minimum, two percolation test results and two soil profile results for each new parcel to be created, or percolation test results and soil profile results as required by the Environmental Health Department. The report shall document, to the satisfaction of the Environmental Health Department, that the soil structure meets or exceeds applicable State and County standards for the siting and installation of individual sewage disposal systems.
- CS-45 The Environmental Health Department requires that the bottom of subsurface leach fields and rock-filled infiltration trenches be a minimum of five feet above the level of seasonal high groundwater to provide adequate treatment. Soil profiles and percolation testing shall be conducted during a period of highest groundwater, preferably during April or May. The Environmental Health Department shall be notified a reasonable period in advance of conducting the required soil profiles and percolation tests so staff may make inspections. Individual sewage disposal system permits shall be obtained from the MCEHD prior to installation of septic tanks.
- CS-46 All lots adjacent to the drainage course shall have a 50-foot setback from the drainage course.
- CS-47 The tract map shall indicate 100-foot sanitary setbacks from all community wells.

**TTM 37-46 / White Mountain Estates
Conditions of Approval**

FORMAT:

Condition of Approval.....

- a. Schedule of Compliance.....
 - b. Responsible Monitoring Agency or Department.....
Public Works, CDD—Building Division, CDD—Planning Division
 - c. Implementing Party
 - d. Type of Mitigation: Design, Ongoing, Cumulative
-

1. Future residential development shall meet the requirements of the Mono County General Plan and the White Mountain Estates Specific Plan.
 - a. Requires monitoring over time; usually linked to future development associated with approved residential construction. Must be satisfied prior to issuance of a building permit and/or certificate of occupancy.
 - b. Community Development Department / Building and Planning divisions
 - c. Applicant / Property Owner
 - d. Design / Ongoing

2. The developer shall inform future owners and developers of project mitigation measures as a means of reducing or eliminating development impacts to less-than-significant levels. These minimum development standards shall be cross-referenced to map conditions recorded by the County by notation on a supplemental sheet of the tract map, and shall also be included in project CC&Rs.
 - A. Construction activities shall take place only during daylight hours or per Mono County Code 13.08.290, whichever is more restrictive.
 - B. Noise levels shall be in conformity with Mono County Noise Standards. Construction equipment shall be adequately muffled.
 - C. Homeowners' dogs shall be restrained by leashes or contained within fenced areas or yards.
 - D. Dogs belonging to construction workers shall be prohibited in the project area during construction or be under the owner's complete control at all times.
 - E. Vegetation removal should be limited to disturbance necessary for construction of residences, accessory buildings, driveways, walkways, corrals, and landscaping.
 - F. Homeowners shall provide erosion control measures for disturbed areas during and following construction. Topsoil shall be stockpiled at the construction site and redistributed over disturbed areas as soon as practical following completion of construction.
 - G. Control of dust during any construction and/or land-clearing activities shall be required using watering, mulching, or other erosion-control methods as necessary.
 - H. Homeowners shall aim, shield and direct exterior lighting downward to reduce glare.
 - I. Future development projects shall comply with the Visual Resources requirements of the White Mountain Estates Specific Plan.
 - a. Developer's notification must be satisfied prior to final approval of the tract map. Property owner compliance requires monitoring over time; usually linked to future development.
 - b. Department of Public Works and Community Development Department / Planning Division
 - c. Applicant / Property Owner
 - d. Design / Ongoing

3. Pursuant to section 66424.6(a) of the Subdivision Map Act, when a subdivider divides only a portion of a parcel of land, the undivided portion may be designated as a “remainder” parcel so long as that portion is not divided for the purpose of sale, lease, or financing immediately or in the future. The designated remainder may be subsequently sold at a later date, but the owner must file a request for certificate of compliance or conditional certificate of compliance with the Mono County Department of Public Works prior to the sale (section 66424.6(d)). This requirement shall be noted on the final map.
 - a. Notation must be satisfied prior to final approval of the tract map. Future sale requires monitoring over time.
 - b. Department of Public Works
 - c. Applicant / Property Owner
 - d. Design / Ongoing
4. Lot numbering on the final tract map shall be presented in a continuous, sequential order to correct the lot numbering shown on the tentative tract map.
 - a. Must be satisfied prior to final approval of the tract map.
 - b. Department of Public Works
 - c. Applicant
 - d. Design
5. The developer shall make offers of dedication for 60-foot-wide rights-of-way for street, drainage, and utility purposes for subdivision roads shown on the Tentative Parcel Map. Offers of dedication shall also be made for slope maintenance easements as necessary for any slope area that extends outside street rights-of-way. Offers of dedication or easements to the benefit of a homeowner’s association shall also be made for any area necessary for bus stop or mailbox cluster purposes and/or for drainage facilities constructed outside street rights-of-way.
 - a. Must be satisfied prior to final approval of the tract map.
 - b. Department of Public Works
 - c. Applicant
 - d. Design
6. The developer shall provide necessary easements for existing and proposed utility service within the subdivision. All existing and proposed easements shall be shown on the tract map.
 - a. Must be satisfied prior to final approval of the tract map.
 - b. Department of Public Works
 - c. Applicant
 - d. Design
7. The subdivider shall convey an easement or license to the county, approved as to form by the county counsel, for access to the on-site well for ground water monitoring purposes. All proposed easements shall be shown on the tract map.
 - a. Must be satisfied prior to final approval of the tract map.
 - b. Department of Public Works
 - c. Applicant
 - d. Design
8. Liquefied Petroleum Gas (LPG) shall be installed according to all applicable codes and Mono County Code 15.04.056.

- a. Requires monitoring over time; usually linked to future development associated with approved residential construction. Must be satisfied prior to issuance of a building permit and/or certificate of occupancy.
 - b. Community Development Department / Building Division
 - c. Applicant / Property Owner
 - d. Design / Ongoing
9. All new residential construction shall conform to the requirements of Chapter 21, "Flood Plain Regulations," of the Land Use Element of the Mono County General Plan.
- a. Requires monitoring over time; usually linked to future development associated with approved residential construction.
 - b. Department of Public Works and Community Development Department / Building Division
 - c. Applicant / Property Owner
 - d. Design / Ongoing
10. A field investigation has identified seismic faulting on the property. The tract map shall include a note stating that a fault investigation report has been prepared and is available from the County. A supplemental sheet to the tract map shall delineate the boundaries of the Alquist-Priolo Earthquake Fault Zone and note that residential development is not permitted within 50 feet of the fault trace. In lots affected by the fault zone, a building envelope shall be shown and dimensioned to indicate limits of residential development. However, unoccupied structures such as barns, sheds, and detached garages may be constructed within this area.
- a. Delineation and notation must be satisfied prior to approval of the tract map. Future construction requires monitoring over time, usually associated with approved residential construction. Setbacks must be satisfied prior to issuance of a building permit.
 - b. Department of Public Works and Community Development Department / Building Division
 - c. Applicant / Property Owner
 - d. Design / Ongoing

FINAL MAP CONDITIONS

11. The developer shall inform future owners of development standards and mitigation measures as a means of reducing or eliminating impacts to less-than-significant levels. At a minimum, Conditions of Approval 1–20, or as otherwise required by the County, shall be cross-referenced to map conditions recorded by the County by notation on a supplemental sheet of the tract map. Conditions of Approval 1–20 shall also be reiterated in project CC&Rs.
- a. Must be satisfied prior to final approval of the tract map.
 - b. Department of Public Works
 - c. Applicant
 - d. Design

**TTM 37-46 / White Mountain Estates
White Mountain Estates Specific Plan
Mitigation Monitoring Program**

FORMAT:

Mitigation Measure.....

- a. Schedule of Compliance.....
 - b. Responsible Monitoring Agency or Department.....
Public Works, CDD—Building Division, CDD—Planning Division, Environmental Health
 - c. Implementing Party
 - d. Type of Mitigation: Design, Ongoing, Cumulative
-

Public Services:

1. The developer shall provide the Department of Public Works with a “will serve” letter from the Chalfant Valley Fire Protection Department indicating approval of fire protection and suppression components of the proposed project design and that the department will provide service to the proposed parcels. The project shall comply with the following minimum requirements in order to increase fire safety:
 - All buildings on adjoining lots shall be a minimum of 30 feet apart. For lots 1-8, the rear yard setback shall be 30’. For lot 25, the western side yard setback shall be 30’. For all other lots less than one acre in size the side and rear yard setbacks shall be 15’.

Note: The rear yard setbacks may be reduced for lots 1-8 and the western side yard setback may be reduced for lot 25, if existing buildings on the adjoining lots within the existing subdivision have at least a 15’ setback from the applicable rear or side property lines. If a property within the existing subdivision that adjoins lots 1-8 or 25 is vacant, the applicable rear or side yard setback shall be 30.

- Each house/parcel shall have a standardized propane shutoff box.
- The propane tanks for the project shall be located on the lot designated for utility uses.
- The facilities for the propane tanks shall include a containment facility and automatic shutoff valves.
- The project shall have illuminated house numbers on each residence.
- The Fire District shall review the hydrant plan prior to approval of the Final Tract Map.
- A hydrant shall be installed by the water tanks.

Fire mitigation fees shall be collected as part of the building permit application process. Prior to acceptance of subdivision improvements by the Department of Public Works, the developer shall furnish documentation from the district indicating that improvements satisfactorily meet district requirements.

(EIR Mitigation Measure PS-2, H-2 and Specific Plan Program 13-B)

- a. The “will serve” requirement must be satisfied prior to final approval of the tract map. The latter requirement shall be furnished prior to release of surety posted for subdivision improvements.
- b. Department of Public Works
- c. Applicant
- d. Design

- ~~2. Consistent with recreation objectives identified for the Tri Valley area in the Land Use Element, the developer shall contribute improvements and/or in lieu fees for the Chalfant community park or an alternate location agreed upon by the developer and Department of Public Works. The cost for recreation improvements and/or in lieu fees shall not be less than \$40,000. Any improvements to the Chalfant community park shall be approved by the Department of Public Works and shall be completed concurrent with subdivision improvements.
(EIR Mitigation Measure PS5 and Specific Plan Program 17 A)~~
- ~~a. Must be satisfied prior to final approval of the tract map.~~
~~b. Department of Public Works~~
~~c. Applicant~~
~~d. Design~~
3. The developer shall contribute mitigation fees to the County for project impacts to emergency medical facilities, school facilities, and law enforcement services in Chalfant.
(EIR Mitigation Measures PS-3 and PS-4 and Specific Programs 14-A, 15-A, and 16-A)
- a. Must be satisfied prior to final approval of the tract map.
b. Department of Public Works
c. Applicant
d. Design

Geology and Soils:

4. Grading permits shall be required as specified in Mono County Code Section 13.08.030, et seq. Activities requiring a grading permit include, but are not limited to, land clearing and grading activities that clear more than 10,000 square feet, result in cuts greater than 4 feet or fill greater than 3 feet, or involve more than 200 cubic yards of cut or fill. Construction resulting in the alteration of a drainage course also requires a grading permit.
(EIR Mitigation Measures GS-1, AQ-4 and Specific Plan Conservation Standard CS-8)
- a. Requires monitoring over time; usually linked to future development associated with approval of grading, driveway and/or road improvements, and residential construction.
b. Department of Public Works
c. Applicant / Property Owner
d. Design / Ongoing
5. Drainage and erosion-control plans shall be required of residential construction involving more than 5,000 square feet of pad area disturbed, including secondary or accessory structures on any one parcel, at any one time. Drainage and erosion control plans shall also be required for construction on any one parcel that cumulatively exceeds 10,000 square feet. If plans are required, plans will be developed by the individual project applicant with review and concurrence by the Mono County Department of Public Works, Community Development Department / Building Division, and applicable federal and/or state agencies.
(EIR Mitigation Measure GS-1, AQ-4 and Specific Plan Conservation Standard CS-8)
- a. Requires monitoring over time; usually linked to future development associated with approval of grading, driveway and/or road improvements, and residential construction.
b. Department of Public Works, Community Development Department / Building Division, and applicable federal and/or state agencies
c. Applicant / Property Owner
d. Design / Ongoing

6. Building envelopes and driveways shall be established on the Final Phased Tract Maps for all lots adjacent to drainage channels, all lots affected by Alquist Priolo fault hazards, and lots on which Secondary Units may be allowed (for each particular phase). The land use plan shall also indicate lots where Secondary Units may be allowed. On lots larger than one acre in size, where large animals such as horses are allowed, animal confinement areas shall also be established on the Final Tract Map in order to reduce site disturbance, protect vegetation, and to ensure that there is sufficient area for the leach field, replacement field, and animal areas. Building envelopes for each residential parcel shall be located to avoid development on ridgelines or ridgetops, when feasible, and to minimize cut and fill. (EIR Mitigation Measures GS-2, GS-3, AQ-5, AQ-6, VW-4, VR-10 and Specific Plan Conservation Standards CS-9 and CS-10).
- Requires monitoring over time; usually linked to future development associated with approval of grading, driveway and/or road improvements, and residential construction.
 - Department of Public Works and Community Development Department / Planning Division
 - Applicant / Property Owner
 - Design / Ongoing
7. During all phases of construction, erosion-control measures shall be applied to disturbed areas and shall include the use of Best Management Practices such as placement of fiber blankets, fiber rolls, filter fencing, or similar materials. Removed topsoil shall be stockpiled and replaced over disturbed areas at, or prior to, the completion of construction. Redistribution of topsoil and revegetation of disturbed areas shall occur as soon as practical following construction and the use of stabilization material or landscaping shall be required to reduce impacts related to erosion. Use of native seed and/or native plants grown from seeds or seedlings obtained from local native stock is encouraged. Revegetated areas shall be irrigated as necessary to establish the plants. (EIR Mitigation Measures VW-9, VW-10 and Specific Plan Conservation Standards CS-27, CS-28)
- Requires monitoring over time; usually linked to future development associated with approved residential construction.
 - Community Development Department / Building and Planning divisions
 - Applicant / Property Owner
 - Design / Ongoing
8. To prevent wind erosion and public nuisance created by dust, property owners shall refrain from clearing native vegetation except as necessary for impending or same-year construction. In addition, land disturbance (grading, cut and fill) for road construction, infrastructure installation, and building construction shall be limited to the areas identified on the final tract map for roads, utilities, building envelopes, and driveways. (EIR Mitigation Measure GS-4, AQ-7, VR-11 and Specific Plan Conservation Standard CS-11)
- Requires monitoring over time; usually linked to future development associated with approved residential construction.
 - Community Development Department / Building and Planning divisions
 - Applicant / Property Owner
 - Design / Ongoing
9. All disturbed soil surfaces resulting from construction of improvements shall be stabilized within one year of completion of subdivision improvements. All exposed surfaces shall be stabilized prior to the onset of winter weather if such work is to be completed the following year.
- Must be made part of the subdivision improvement plans approved for the project.
 - Department of Public Works
 - Applicant

d. Design

10. For all phases of subdivision and parcel development, controls shall be instituted to reduce the impact of dust. Such controls are to include watering and mulching of disturbed areas or by other approved methods, e.g.:

- All material excavated or graded shall be sufficiently watered to prevent excessive amounts of dust. Watering shall occur at least twice daily with complete coverage
- Speed limits on the construction site shall be reduced to minimize dust and windborne erosion.
- Initiation of revegetation efforts should commence as soon as practical after construction.
- All clearing, grading, earth moving, or excavation activities shall cease during periods or high winds (i.e. greater than 25 miles per hour averaged over one hour).
- Adjoining streets shall be washed or swept clean of tracked-out vehicle.
- All material transported on-site or off-site shall be sufficiently watered or securely covered to prevent excessive amounts of dust.
- All trucks hauling excavated or graded material off-site shall comply with State Vehicle Code Section 23114, which contains requirements for covering loads so materials do not blow or fall from a truck.

(EIR Mitigation Measures GS-5, GS-6, GS9-12, AQ8-9, AQ 12-15 and Specific Plan Conservation Standard CS-12, CS-13, CS16-19)

- a. Requires monitoring over time; usually linked to future development associated with approved residential construction.
- b. Community Development Department / Building and Planning divisions
- c. Applicant / Property Owner
- d. Design / Ongoing

11. Construction material (rock, debris, etc.) that is not utilized as fill material in the construction of improvements shall be removed to a permitted disposal site or other site approved by the Department of Public Works. All material proposed for fill shall be approved by a geotechnical engineer prior to placement in the project.

(EIR Mitigation Measure GS-7, AQ-10 and Specific Plan Conservation Standard CS-14)

- a. Must be made part of the subdivision improvement plans approved for the project.
- b. Department of Public Works
- c. Applicant
- d. Design

12. The applicant shall prepare a Storm Water Pollution Prevention Plan (SWPPP) and submit a Notice of Intent (NOI) to the Lahontan Regional Water Quality Control Board in compliance with provisions of the State Water Resources Control Board's Storm Water NPDES Permit for Construction Activities. The project shall comply with the Lahontan Basin Project Guidelines for Erosion Control. The developer shall furnish approved copies of the SWPPP and NOI to the Department of Public Works prior to its issuance of a grading permit for construction of subdivision improvements.

(EIR Mitigation Measure GS-8, AQ-11 and Specific Plan Conservation Standard CS-15)

- a. Must be satisfied prior to final approval of the tract map.
- b. Department of Public Works
- c. Applicant
- d. Design

13. The developer shall provide a soils report to, or request a soils report waiver from, the Department of Public Works. Any such report or request for waiver, acceptable to the Director of Public Works, shall comply with the provisions of Mono County Code Section 17.36.090.
(EIR Mitigation Measure GS-13 and Specific Plan Conservation Standard CS-33)
- a. Must be satisfied prior to final approval of the tract map.
 - b. Department of Public Works
 - c. Applicant
 - d. Design

Vegetation and Wildlife:

14. Land uses on Lot D shall be limited to non-motorized passive recreational activities (e.g. hiking, birdwatching, wildlife viewing, horseback riding) and signs shall be posted at the entrances to the parcel reiterating the prohibition on motorized vehicles.
(EIR Mitigation Measure VW-1 and Specific Plan Conservation Standard CS-23)
- a. Requires monitoring over time; usually linked to future development associated with approved residential construction.
 - b. Community Development Department / Planning Division
 - c. Applicant / Homeowner's Association
 - d. Design / Ongoing
15. Any additional density on the remainder parcel beyond one single-family residential unit with one connection to the community water supply system shall require regulatory approval through the Specific Plan process with associated CEQA documents. Any potential impacts to the spring or surrounding riparian habitat areas identified in the CEQA documents shall be avoided or fully mitigated.
(EIR Mitigation Measure VW-2 and Specific Plan Conservation Standard CS-24)
- a. Requires monitoring over time; usually linked to future development associated with approved residential construction.
 - b. Community Development Department / Planning Division
 - c. Applicant / Property Owner
 - d. Design / Ongoing
16. If vegetation clearing is required during the avian breeding season, a qualified biologist, paid for by the developer, shall survey the area affected and if active nests are located, a protective buffer of 100 feet shall be established around the nests to be avoided until the young have fledged.
(EIR Mitigation Measure VW-3 and Specific Plan Conservation Standard CS-25)
- a. Requires monitoring over time; usually linked to future development associated with approved residential construction.
 - b. Community Development Department / Building Division
 - c. Applicant / Homeowner's Association
 - d. Design / Ongoing
17. Dogs belonging to individuals involved in construction activities shall be prohibited in the project area during construction phases or under the owner's complete control at all times.
(EIR Mitigation Measure VW-6 and Conservation Standard CS-21)
- a. Requires monitoring over time; usually linked to future development associated with approved residential construction.
 - b. Community Development Department / Building and Planning divisions

- c. Applicant / Property Owner
 - d. Design / Ongoing
18. Domestic animals shall be restrained at all times, either through the use of leashes or private fenced areas. No animals shall be allowed to be free roaming. Horses and other grazing animals shall be penned or tethered. This requirement shall be reiterated in the project CC & Rs.
(EIR Mitigation Measure VW-5 and Specific Plan Conservation Standard CS-20)
- a. Requires monitoring over time; usually linked to future development.
 - b. Community Development Department / Planning Division
 - c. Applicant / Property Owner
 - d. Ongoing
19. During construction, project boundaries shall be clearly delineated in order to avoid disturbances to surrounding off-site vegetation and soils
(EIR Mitigation Measure VW-8 and Specific Plan Conservation Standard CS-26)
- a. Requires monitoring over time; usually linked to future development associated with approved residential construction.
 - b. Community Development Department / Building Division
 - c. Applicant / Property Owner
 - d. Design / Ongoing
20. The project proponent shall work with LADWP and BLM to identify authorized trail/route access from the community across adjacent LADWP and BLM lands. Where feasible, existing roads/trails shall be used. The route(s) shall be identified prior to approval of the final tract map and shall be marked with signs at the property boundary. The signs shall be installed prior to the development of any housing and shall inform recreational users of LADWP and BLM lands of prohibited uses on those lands. The Homeowner's Association shall be responsible for maintaining the signs. The CC & Rs for the project shall inform all residents of BLM policies that prohibit cross-country vehicle use on adjacent public lands and limit that vehicle use to designated roads and trails. The project proponent shall also work with LADWP and BLM to place signs along the public land/private subdivision boundary along the north and south sides of the project site in order to reduce trespass on public lands. The Homeowner's Association shall be responsible for maintaining the signs. The signs shall be installed prior to the development of any housing. Access points shall be finalized and shown on the map prior to recording the final tract map.
(EIR Mitigation Measure VW-11 and Specific Plan Conservation Standards CS-30, CS-31)
- a. Requires monitoring over time; usually linked to future development.
 - b. Community Development Department / Planning Division
 - c. Applicant / Homeowner's Association
 - d. Design / Ongoing

Visual Resources:

21. The project shall not have streetlights unless required for safety at intersections. Streetlights shall be shielded and directed so that no light emanates beyond the street. Exterior lighting at individual residences shall be limited to that necessary for safety reasons. Exterior lighting shall be concealed, high intensity lighting shall be avoided, and lighting shall be shielded and directed so that it does not emanate beyond the boundaries of each individual lot. This requirement shall be reiterated in the CC & Rs for the project.
(EIR Mitigation Measures VR-1, VR-2 and Specific Plan Design Standard DS-7, DS-8)

- a. Requires monitoring over time; usually linked to future development.
 - b. Community Development Department / Building and Planning Divisions
 - c. Applicant / Property Owner
 - d. Design / Ongoing
22. The project shall comply with the provisions of the Mono County Sign Ordinance, Chapter 7 of the Land Development Regulations, specifically with Section 07.020 (D), Real Estate Signs.
(EIR Mitigation Measures VR-6 and Specific Plan Design Standard DS-14)
- a. Requires monitoring over time; usually linked to future development.
 - b. Community Development Department / Planning Divisions
 - c. Applicant
 - d. Design / Ongoing
23. The developer shall extend all applicable utilities (electricity, telephone, propane, cable TV, etc.) to the property line of each parcel. The location and design of utilities shall be included on improvement plans submitted to the Department of Public Works for review and approval. All new on-site utility extensions shall be installed underground.
(EIR Mitigation Measures VR-7 and Specific Plan Design Standard DS-16)
- a. Utility extension to lot lines must be satisfied prior to approval of the tract map. Future extension requires monitoring over time, usually associated with approved residential construction.
 - b. Department of Public Works and Community Development Department / Building division
 - c. Applicant / Property Owner
 - d. Design / Ongoing
24. The developer shall provide a “will serve” letter from the local postal authority indicating its intent to serve the subdivision and stating its approval of subdivision street names and the location and design of cluster mailboxes for the development. The location and design of cluster mailboxes shall be included on improvement plans submitted to the Department of Public Works for review and approval. The mailboxes shall be painted a muted dark earth tone (i.e. tan, green, brown, gray) that blends in with the surrounding environment and is non-reflective
(EIR Mitigation Measures VR-8 and Specific Plan Design Standard DS-18)
- a. Utility extension to lot lines must be satisfied prior to approval of the tract map. Future extension requires monitoring over time, usually associated with approved residential construction.
 - b. Department of Public Works and Community Development Department / Building division
 - c. Applicant / Property Owner
 - d. Design / Ongoing
25. Future residential development should not dominate the natural environment and should complement existing rural character. The siting of a project and the scale, design, color and building materials for structures and fences shall harmonize with existing development in the area, the surrounding natural environment, and on-site topography. The following design guidelines are encouraged for all development:
- A. Building areas for each lot shall be selected to reflect sensitivity to on-site topography and potential visual obstructions.
 - B. Roofing materials shall be non-reflective and shall be in a natural dark earth tones (i.e., brown, dark green, or similar colors).
 - C. Bright colors or reflective materials shall not be used for any component of any structure.

- D. Siding materials shall have a natural appearance compatible with the surrounding environment. The use of indigenous rock shall be encouraged.
- E. Siding materials shall be stained, painted or otherwise finished in muted earth tones (i.e. dark tans, browns, grays, or green)s in order to blend into the surrounding environment.
- F. Colors and materials for fences shall be muted and shall blend with the surrounding natural environment.
- G. Building heights for residential development shall be limited to a maximum of 35 feet from any given point above grade. All heights shall be calculated from the natural grade or finished grade, whichever is more restrictive.

(EIR Mitigation Measures VR-3-5 and Specific Plan Design Standards DS-11-13)

- a. Requires monitoring over time. Associated with approved residential construction.
- b. Community Development Department / Building and Planning divisions
- c. Applicant / Property Owner
- d. Design / Ongoing

26. Visually offensive land uses such as well and water storage facilities, trash receptacles, propane tanks, and out-building structures shall be adequately screened through the use of landscaping, fencing, contour grading, or other appropriate measures, including the use of an appropriate paint color and finish that blends into the surrounding visual environment. Paint color and finish shall be approved by the Planning Director. Landscaping shall occur as shown on the Master Landscape Plan in the White Mountain Estates Specific Plan. The use of larger planting stock is encouraged to accelerate the process of visual screening. Young plants shall be protected from deer and rodents until they are established (e.g., a 5-foot wire fence or vexar tubing has been found to work well to protect seedlings from deer).

(EIR Mitigation Measures VR-9 and Specific Plan Design Standards DS-19)

- a. Requires monitoring over time. Associated with approved residential construction.
- b. Community Development Department / Planning division
- c. Applicant / Property Owner
- d. Design / Ongoing

27. Landscaping on individual residential lots shall be predominantly xeriscape (i.e. 65 percent of landscaping on an individual lot shall be xeriscape) and fire safe. The requirement for xeriscapic and fire safe landscaping shall be reiterated in the CC & Rs for the project. See Design Standard DS-21 in the White Mountain Estates Specific Plan for specific provisions regarding xeriscape and fire safe landscaping.

(EIR Mitigation Measures VR-9, WR-1, H-3 and Specific Plan Design Standards DS-19, DS-21)

- a. Requires monitoring over time. Associated with approved residential construction.
- b. Community Development Department / Planning division
- c. Applicant / Property Owner
- d. Design / Ongoing

Cultural Resources:

28. The project proponent shall stop work and notify the County and local Native American tribal contacts if archaeological evidence and/or human remains or unmarked cemeteries ~~is~~ are encountered during ground-disturbing activities. No disturbance of such a site shall be permitted until such time as the applicant hires a certified archaeologist and an archaeological survey that identifies acceptable site mitigation measures is filed with the County Planning Department.

Native American monitors shall be onsite during the archaeological survey to ensure the proper identification and care of cultural resources. The disposition of any recovered artifacts shall be made in consultation with local tribal contacts. In the event of the accidental discovery of human remains, Health and Safety Code §7050.5, Public Resources Code §5097.98, and CEQA Guidelines §15064.5 (d) shall be consulted for the proper procedure to follow. Road construction/grading plans shall include a copy of this mitigation measure.

(EIR Mitigation Measure CR-1, Specific Plan Conservation Standard CS-32)

- a. Generally associated with future development, but may occur any time construction is in progress. Requires monitoring over time.
- b. Community Development Department / Planning Division
- c. Applicant / Property Owner
- d. Design / Ongoing

Circulation:

29. The developer shall install an enclosed, shaded bus stop to serve the subdivision. The design shall be equivalent to existing covered bus stops in the county (e.g., YARTS) and its location shall be agreed upon by the Mono County Department of Public Works, the developer, the Eastern Sierra Unified School District, and Inyo-Mono Transit. The location and design of the shelter shall be included on improvement plans submitted to the Department of Public Works for review and approval.

(EIR Mitigation Measure C-6 and Specific Plan Circulation Program 7-A)

- a. Must be satisfied prior to final approval of the tract map.
- b. Department of Public Works
- c. Applicant
- d. Design

30. The developer shall construct improvements to the intersection of U.S. Highway 6 and White Mountain Estates Road pursuant to requirements specified by Caltrans and the County. A copy of the encroachment permit issued by Caltrans shall be furnished by the developer to the Department of Public Works.

(EIR Mitigation Measure C-3 and Specific Plan Policy 5-B and Program 5-B)

- a. Must be satisfied prior to final approval of the tract map.
- b. Department of Public Works
- c. Applicant
- d. Design

31. The developer shall relocate the existing cattle guard on White Mountain Estates Road to a straight section of road and pay in-lieu fees that would allow the County to rehabilitate the easterly 900-foot portion of White Mountain Estates Road by grinding and re-compacting existing pavement followed by a 0.25-foot overlay with PG64-28PM hot mix asphalt. The developer's 900-foot portion is approximately 20% of a larger County rehabilitation project on White Mountain Estates Road. If the County constructs the improvements prior to recordation of the final map, then the developer shall also pay 20% of the County's costs of engineering, pulverization, and the .025-foot overlay, based on the lowest responsible bid prior to contract award. After the road rehabilitation project is completed, and before final approval of the map, the developer shall also pay 20% of the costs of the actual quantity of materials, materials testing, and construction management incurred by the County in constructing the required improvements, along with any adjustment (upward or downward) in the costs of engineering, pulverization, and the 0.25-foot overlay realized during construction. If the developer records the final map prior to the construction of the required improvements by the County, then the developer shall pay to the County 100% of all estimated costs associated with the developer's share of the project and enter into an agreement with the County providing for the payment of an additional amounts by the

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

(Specific Plan Policy 5-D and Program 5-D)

- a. Must be satisfied prior to final approval of the tract map.
 - b. Department of Public Works
 - c. Applicant
 - d. Design
32. The developer shall construct paved subdivision streets in accordance with County Road Improvement Standards for County-maintained residential streets (ref. plate 8 or 9). An alternate street design consisting of narrower travel lanes in exchange for expanded bike and pedestrian access improvements will be considered by the Department of Public Works. Earthwork activities and construction of all subdivision improvements, including, but not limited to, streets, upgrades to White Mountain Estates Road and U.S. Highway 6, drainage facilities, utilities, bike and pedestrian improvements (if any), mailbox cluster(s), and a bus stop, shall be conducted in accordance with improvement plans prepared by a civil engineer licensed in the State of California and approved by the Department of Public Works. An estimate of construction costs for subdivision improvements shall be prepared by a licensed civil engineer for review and approval by the Department of Public Works. Construction of subdivision improvements shall be conducted under authority of a grading permit issued by the Department of Public Works and encroachment permits issued by the Department of Public Works and Caltrans. All costs for improvement installation, testing, inspections, and any related reports, plans and specifications shall be the responsibility of the developer.
(EIR Mitigation Measure C-1, C-2, and C-5 and Specific Plan Policy 5-A, Program 5-A, and Program 6-A)
- a. Must be satisfied prior to final approval of the tract map.
 - b. Department of Public Works
 - c. Applicant
 - d. Design
33. The developer shall establish a zone of benefit within the Countywide County Service Area for the extension of County services to the subdivision, including snow removal and the ongoing maintenance, repair, and ultimate replacement of subdivision streets, drainage facilities, and other improvements to be accepted by the County. The annual costs shall be extended to all lots within the subdivision and shall be adjusted annually for inflation. The initial annual costs shall be determined by an engineer's report prepared by a civil engineer licensed in the state of California, which shall be submitted for review and approval by the Department of Public Works.
(EIR Mitigation Measures C-4, H-6 and Specific Plan Program 5-C)

- a. Must be satisfied prior to final approval of the tract map.
- b. Department of Public Works
- c. Applicant
- d. Design

Noise:

34. Construction shall be limited to daylight hours (or per Mono County Code 13.08.290, whichever is more restrictive) in accordance with Mono County Code Chapter 10.16 (Noise Regulation) in order to minimize impacts to nocturnal resident wildlife species and adjacent sensitive noise receptors.
(EIR Mitigation Measures VW-7 and N-1, Specific Plan Conservation Standards CS-1 and CS-22)
- a. Requires monitoring over time; usually linked to future development associated with approved residential construction.
 - b. Community Development Department / Building and Planning divisions
 - c. Applicant / Property Owner
 - d. Design / Ongoing
35. Noise levels during construction shall be kept to a minimum by equipping all on-site equipment with noise-attenuation devices and by compliance with all requirements of Mono County Code Chapter 10.16 (Noise Regulation).
(EIR Mitigation Measure N-2, Specific Plan Conservation Standard CS-2)
- a. Requires monitoring over time; usually linked to future development associated with approved residential construction.
 - b. Community Development Department / Building and Planning divisions
 - c. Applicant / Property Owner
 - d. Design / Ongoing
36. During all construction activities, all stationary construction equipment shall be placed so that emitted noise is directed away from sensitive receptors nearest the project site, i.e. existing residential development at White Mountain Estates subdivision.
(EIR Mitigation Measure N-3, Specific Plan Conservation Standard CS-3)
- a. Requires monitoring over time; usually linked to future development associated with approved residential construction.
 - b. Community Development Department / Building and Planning divisions
 - c. Applicant / Property Owner
 - d. Design / Ongoing
37. During all construction activities, equipment staging areas shall be located the greatest distance possible from the nearest sensitive noise receptors, i.e. residential uses in the existing White Mountain Estates subdivision.
(EIR Mitigation Measure N-4, Specific Plan Conservation Standard CS-4)
- a. Requires monitoring over time; usually linked to future development associated with approved residential construction.
 - b. Community Development Department / Building and Planning divisions
 - c. Applicant / Property Owner
 - d. Design / Ongoing

Air Quality:

38. Only energy star rated heating systems and appliances shall be installed in the residences. No units shall have wood-burning appliances as the primary heating source.

(EIR Mitigation Measure AQ-1 ,Specific Plan Conservation Standard CS-5)

- a. Requires monitoring over time; usually linked to future development associated with approved residential construction. Must be satisfied prior to issuance of a building permit and/or certificate of occupancy.
 - b. Community Development Department / Building Division
 - c. Applicant / Property Owner
 - d. Design / Ongoing
39. All wood-burning devices installed in the project shall be Phase II EPA certified, in conformance with the Mono County General Plan (Conservation / Open Space Element, Public Health and Safety Policies, Objective A, Action 6.1). This requirement shall be reiterated in the (EIR Mitigation Measure AQ-2, Specific Plan Conservation Standard CS-6)
- a. Requires monitoring over time; usually linked to future development associated with approved residential construction. Must be satisfied prior to issuance of a building permit and/or certificate of occupancy.
 - b. Community Development Department / Building Division
 - c. Applicant / Property Owner
 - d. Design / Ongoing
40. An air quality permit shall be obtained from the Great Basin Unified Air Pollution Control District for subdivision improvements. The developer shall provide a copy of the permit to the Department of Public Works prior to its issuance of a grading permit for construction of subdivision improvements. (EIR Mitigation Measure AQ-3, Specific Plan Conservation Standard CS-7)
- a. Must be satisfied prior to final approval of the tract map.
 - b. Department of Public Works
 - c. Applicant
 - d. Design

Water Resources:

41. Water conserving fixtures shall be installed in all development on-site, including all residential structures and irrigation systems. This requirement shall be reiterated in the CC & Rs for the project. (EIR Mitigation Measure WR-2, Specific Plan Conservation Standard CS-40)
- a. Requires monitoring over time; usually linked to future development associated with approved residential construction. Must be satisfied prior to issuance of a building permit and/or certificate of occupancy.
 - b. Community Development Department / Building Division
 - c. Applicant / Property Owner
 - d. Design / Ongoing
42. Prior to approval of the Final Tract Map, the White Mountain Mutual Water Company, or the CSA, shall submit a complete permit application for an expanded integrated water system to serve the existing and proposed development and shall receive a domestic water permit for such a system from the Mono County Department of Environmental Health. The expanded water system may be developed in phases as outlined in Land Use Program 1-D. In any case, the components of the expanded water system necessary to serve Phase I of the development shall be installed, passed final inspection, and fully operational prior to recording the Final Tract Map.

If the Board of Supervisors establishes a service entity other than the White Mountain Mutual Water Company or the CSA, the project applicant, along with that provider shall submit complete permit application for an expanded integrated water system to serve the existing and proposed development and shall receive a domestic water permit for such a system from the Mono County Department of Environmental Health. The water system may be developed in phases as outlined in Land Use Program 1-D. In any case, the components of the expanded water system necessary to serve Phase I of the development shall be installed, passed final inspection, and fully operational prior to recording the Final Tract Map.

(EIR Mitigation Measure WR-3, Specific Plan Conservation Standard CS-41)

- a. Must be satisfied prior to approval of the final tract map.
 - b. Environmental Health
 - c. Applicant
 - d. Design
43. The Technical, Managerial and Financial Capacity report required with the permit application for an expanded water system shall determine the source capacity of the two wells for the proposed project, or the developer's qualified hydrologist may propose an alternative measure for determining the apparent long term yield for review by the Environmental Health Department. The Technical Report must take into consideration the water demand attributable to secondary residences that may be constructed on the proposed project and on the existing White Mountain Estates subdivision. If the data and conclusions in the report do not meet regulatory requirements, the Mono County Environmental Health cannot issue a permit for an expanded water system. In that case, the applicant may choose to redesign the project and complete additional CEQA analysis on the redesigned project.

(EIR Mitigation Measure WR-4, Specific Plan Conservation Standard CS-42)

- a. Must be satisfied prior to approval of the final tract map.
 - b. Environmental Health
 - c. Applicant
 - d. Design
44. If the water system is not the White Mountain Mutual Water Company or a CSA serving the existing and proposed development, the water system operator shall ensure that the new wells constructed for the project are not impacting the existing well operated by the White Mountain Estates Mutual Water Company.

The well maintenance program for the onsite water system shall include annual monitoring as required by the State. As part of that monitoring process, the level of the water table shall be measured in all of the wells utilized by the system, as well as in the wells owned and operated by the White Mountain Mutual Water Company.

If the static water level in any of the wells decreases by 20 feet or more in one year, then landscape watering in the proposed development shall be restricted during the summer months (June 1-September 30).

If the static water level rebounds fully by the following annual monitoring, landscape watering shall not be restricted.

If the static water level remains at a decreased level for a second year, any second units allowed by the Specific Plan that have not been built at that point in time shall not be allowed until the static water level has rebounded and remained at a higher level for five consecutive years.

A water conservation schedule, identifying trigger points in well water levels and corresponding restrictions in landscape watering, shall be developed and approved by the Mono County Department of Environmental Health prior to approval of the Final Tract Map
(EIR Mitigation Measure WR-5, Specific Plan Conservation Standard CS-43)

- a. Must be satisfied prior to approval of the final tract map.
 - b. Environmental Health
 - c. Applicant / Water System Operator
 - d. Design / Ongoing
45. Installation of individual sewage disposal systems will be required on each parcel at the time of future residential development. Prior to final map approval, however, the developer shall submit a soils suitability report, prepared by a civil engineer licensed in the state of California, supporting the suitability of soils for installation of individual sewage disposal systems. At a minimum, the report shall contain two percolation test results and one soil profile results for each new parcel to be created or alternate testing as approved by Mono County Environmental Health. The report shall document, to the satisfaction of Mono County Environmental Health, that the soil structure meets or exceeds applicable state and county standards for siting and installation of individual sewage disposal systems.
(EIR Mitigation Measure WR-6, Specific Plan Conservation Standard CS-44)
- a. Must be satisfied prior to approval of the final tract map.
 - b. Environmental Health
 - c. Applicant / Water System Operator
 - d. Design / Ongoing
46. The developer shall submit a plot plan, acceptable to Mono County Environmental Health, identifying designated areas for individual sewage disposal systems on each parcel. The plot plan shall be prepared by a civil engineer licensed in the state of California. The plot plan shall identify both the primary sewage disposal area and an area for future sewage disposal, described as a replacement area, equal to 100% of the primary sewage disposal area, should the primary system fail. The siting of individual sewage disposal systems shall comply with the Lahontan Regional Water Quality Control Board's (RWQCB) criteria contained in the Water Quality Control Plan for the Lahontan region. Leach fields and septic tanks shall be sited a minimum of 100 feet from any domestic well and a minimum of 50 feet from any drainage course. Alternative systems, if proposed, shall be reviewed and approved by Mono County Environmental Health and shall conform to RWQCB requirements.
- a. Must be satisfied prior to final approval of the tract map.
 - b. Environmental Health
 - c. Applicant
 - d. Design
47. A minimum 100-foot horizontal setback shall be provided from any livestock facility (corrals, etc.) and animal or fowl enclosure to any well.
- a. Requires monitoring over time; usually linked to future development.
 - b. Community Development Department / Building and Planning divisions
 - c. Applicant / Property Owner
 - d. Design / Ongoing

Hazards:

48. The project, as well as future development, shall comply with California State Fire Codes as well as with the Mono County Fire-Safe Regulations (Mono County General Plan, Land Use Element, Section VI, Land Development Regulations, Chapter 22) pertaining to emergency access, signing and building numbering, emergency water supplies and vegetation modification.
(EIR Mitigation Measure H-1, Specific Plan Program 13-A)
- a. Requires monitoring over time; usually linked to future development associated with approved residential construction. Must be satisfied prior to issuance of a building permit and/or certificate of occupancy.
 - b. Community Development Department / Building Division
 - c. Applicant / Property Owner
 - d. Design / Ongoing
49. The developer shall furnish a drainage report, prepared by a civil engineer licensed in the state of California and approved by the Department of Public Works, addressing the hydrologic analysis and hydraulic design of all drainage facilities to be constructed to route on-site and off-site storm flows through the subdivision. Analysis of any improvements necessary to handle storm flows upstream of and downstream from the subdivision shall be addressed. The developer shall furnish documentation to the Department of Public Works verifying authorization to discharge storm flows downstream of the subdivision and providing access rights to construct off-site improvements, if necessary.
(EIR Mitigation Measure H-4, H-5 and Specific Plan Policy 10-A and Program 10-A)
- a. Must be satisfied prior to final approval of the tract map.
 - b. Department of Public Works
 - c. Applicant
 - d. Design



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

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**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**

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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
 9 information contained in the FEIR prior to taking the actions in the Resolution; and
 - 10 c. The FEIR reflects Mono County's independent judgment and analysis.
- 11 2. Based on evidence in the FEIR, all potentially significant impacts of the project
 12 described therein have been reduced to less-than-significant levels through mitigation
 13 measures.

14 **NOW, THEREFORE, BE IT FURTHER RESOLVED** that the Mono County Board of
 15 Supervisors approves General Plan Amendment 06-01, which re-designates Assessor's Parcel #26-
 16 240-09 and # 26-240-10 from Rural Mobile Home (RMH) to Specific Plan (SP).

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

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

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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:

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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
not be significantly impacted by approval of the tentative map.

4 6) The design of the subdivision and its associated improvements are not likely to cause substantial
5 environmental damage or substantially and avoidably injure fish or wildlife or their habitat
because:

6 All potential environmental impacts of the project have been analyzed and mitigation
7 measures will be implemented that will reduce these potential impacts to less-than-
8 significant levels. The implementation of those mitigation measures is required as a
condition of project approval.

9 7) The design of the subdivision and its associated improvements are not likely to cause serious
10 public health problems because:

11 All potential impacts related to public health have been analyzed and mitigation measures
12 will be implemented to reduce these potential impacts to less-than-significant levels. The
implementation of those mitigation measures is required as a condition of project approval.

13 8) The design of the subdivision and its associated improvements will not conflict with easements,
14 acquired by the public at large, for access through or use of property within the proposed
subdivision because:

15 (a) No evidence was presented at the public hearing for this project indicating that the design of
16 the subdivision or any improvements proposed in conjunction with the approval of the
17 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.

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

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

20 **BE IT FURTHER RESOLVED** that the Chair of the Board of Supervisors is hereby authorized to
21 sign this Resolution on behalf of this Board.
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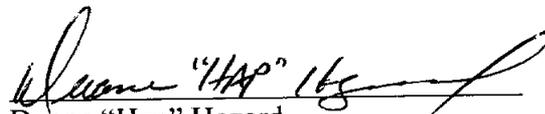
1 **PASSED AND ADOPTED** this 20th day of November, 2007, by the following vote of
2 the Mono County Board of Supervisors:

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

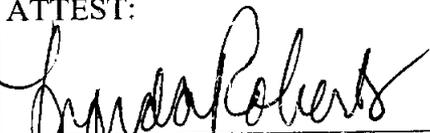
4 **NOES : None.**

5 **ABSENT : None.**

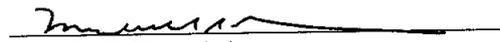
6 **ABSTAIN : None.**

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9 Duane "Hap" Hazard
10 Chairman

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13 **ATTEST:**

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15 Lynda Roberts
16 Clerk of the Board

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19 **APPROVED AS TO FORM:**

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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.**

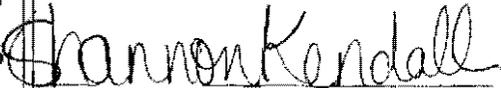
8 **ABSTAIN : None.**

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

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14 **ATTEST:**

14 **APPROVED AS TO FORM:**

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16 

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

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17 **Marshall Rudolph**
18 **Mono County Counsel**