

**Mono County
Community Development Department**

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Planning Division

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**PREAPPLICATION
REVIEW REQUEST**

DATE 4/13/2021

PROJECT NAME Rock Creek Ranch

ANTICIPATED PERMIT OR APPLICATION:

- General Plan Amendment Specific Plan Conditional Use Permit Director Review
 Other _____

REPRESENTATIVE Tim and Paula Richards/Sierra del Oro

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REVIEW REQUEST: A preapplication review by the Mono County Land Development Technical Advisory Committee (LDTAC) is requested for the following project. Briefly describe below the type of project, units, square footage, etc. Please attach expanded narrative if available.

Please see attached

PLEASE PROVIDE: Maps, drawings, illustrations and narrative that may be useful for staff review.

The Rock Creek Ranch project is located on a 54.64 acre parcel adjacent to the Paradise community in Southern Mono County. The project site, known as the "East Ridge", is privately owned property located on unincorporated land. The site is currently undeveloped except for several graded (not paved) roads, a well at the southwest corner and a second well at the northeast corner, and a rustic structure to safe guard the lower well head. The LRCMWC easements are occupied by 110,000 gallon potable water cisterns and distribution lines leading westward to existing homes in the Paradise community.

The purpose of the Rock Creek Ranch Specific Plan is to establish a formal link between implementing policies of Mono County General Plan and the Rock Creek Ranch development proposal. This addendum to the second amendment of the Rock Creek Specific Plan

1. Reduces the number of lots from 10 lots to 2 lots, "Lower Lot" (#1) and "Upper Lot" (#2).
2. Reduces impact from 10 driveways to only 1. Uses existing primitive road as base of new paved road. The access from Lower Rock Creek Road is reduced which should reduce the disturbance to the neighborhood.

Impact from the development is further reduced which improves the habitat for native plants and conforms to maintaining the Mule Deer migration corridor because it increases the private open space to over 40 acres.

3. Increases the single phase (development of the infrastructure of the parcel) to two phases which further reduces any harmful mitigating factors, each phase will be accessed to the standards by which development will proceed.
4. The addendum of the amended Specific Plan is in substantial conformance - the relationship of the amended Specific Plan to the General Plan of Mono County of distribution, location, and extent of land uses, including open spaces, remains the same.

The original Specific Plan details remain in effect such as a proposed Cell Tower site, colors, implementation and concerns for neighborhood, etc.

5. The development plan involves a small agricultural area of approximately 10% of the Lower Lot. It will have several buildings, heritage orchard and farm animals. It will run as a small agricultural business with agricultural tourism and selling produce locally.

6. The development plan involves a small zone in the Upper Lot as a designated Camping Zone with 6 trailers, carports and support buildings that will be off grid. These trailers will be used as a support to the Agricultural area.

Site Plan Building/Development of Areas description:

Lower Lot-

Area 1: Lower Well House 55'x40'- 2,200 sq ft

Area 2: Main Dwelling pad 180'x80'- 14,400 sq ft

Detached Garage 60'x80'- 4,800 sq ft

Pole Barn Bldg Pad to house Auxiliary dwelling, 2 carports and Utility space 70'x50'- 3,500 sq ft

Greenhouse 30'x60' - 1,800 sq ft

Garden Shed 20'x40' - 800 sq ft

Pole Barn Bldg Pad to house 10,000 gallon water tank, Pump House and propane tanks 20'x40'- 800 sq ft

Guest Carport 20'x40'- 800sq ft

Area 3: Aquaponic Greenhouse 30'x120' - 3,600 sq ft

Rainbow trout fish tank 10'x100'- 1000 sq ft

Aquaponic Greenhouse 30'x120'- 3,600 sq ft

Minnow raised pond 20'x80' - 1600 sq ft

Seedling greenhouse 20'x40'- 800 sq ft

Garden shed 20'x40'- 800 sq ft

Compost/chicken coop 40'x40'- 1600 sq ft

Agricultural Bldg 40'x120'- 4800 sq ft

Barn 40'x60'- 2400 sq ft

Upper Lot-

Well House 8'x15'- 1200 sq ft

3000 gallon water tank

Carport with shed- 20'x20'- 400sq ft

Pole Barn to house vintage trailer, carport and shed 40'x 60'- 2400 sq ft

Pole Barn to house vintage trailer, carport and shed 40'x 60'- 2400 sq ft

Pole Barn to house vintage trailer, carport and shed 40'x50'- 2000 sq ft

Pole Barn to house vintage trailer, carport and shed 40'x50'- 2000 sq ft

Utility shed with Envirolet system and 5000 gallon water tank 8'x15'- 1200 sq ft

Utility shed with Envirolet system and 5000 gallon water tank 8'x15'- 1200 sq ft