
Rock Creek Ranch Vesting Tentative Tract Map Application & Minor Modification

10-LOT SUBDIVISION INTENTIONAL COMMUNITY
LOW INCOME PROJECT SUSTAINABLE COMMUNITY
BONUS DENSITY INFILL PROJECT FOR SFR
SB 330, SB 35, SB 226, & CEQA EXEMPTION

Rock Creek Ranch Vesting Tentative Tract Map Application is COMPLETE

INFILL PROJECT
BONUS DENSITY INCENTIVES, CONCESSIONS AND WAIVERS
SB 330, SB 35, SB 226
STREAMLINING MINISTERIAL REVIEW PROJECT
PERMIT STREAMLINING ACT UNDER SB 330

ROCK CREEK RANCH PROJECT

- 100% LOW INCOME RENTALS (20% MODERATE INCOME ALLOWED)
 - BONUS DENSITY, MEETS 80% INCREASE (24 ADDITIONAL ALLOWABLE DU'S)
 - INFILL PROJECT CEQA EXEMPT (PRC 21083.3; CEQA GUIDELINES 15183)
 - SB 35 MINISTERIAL PROJECT CEQA EXEMPT, NOTICE OF INTENT
 - SB 226 CEQA EXEMPT
 - SB 330 PRELIMINARY APPLICATION WITH VESTING RIGHTS
 - MONO COUNTY HOUSING ELEMENT SFR DENSITY 2.58 DU'S PER ACRE
 - SFR LAND USE FOR ROCK CREEK RANCH PROJECT PER SPECIFIC PLAN
 - MONO COUNTY SB 35 STATEWIDE DETERMINATION SUMMARY
INSUFFICIENT PROGRESS TOWARD LOWER INCOME RHNA (VERY LOW AND
LOW INCOME) AND THEREFORE SUBJECT TO THE STREAMLINED
MINISTERIAL APPROVAL PROCESS
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TIMELINE FOR VESTING TTM APPLICATIONS

MARCH 31 2023- Vesting TTM Application submitted as an infill project per Mono County Guidelines and per the Rock Creek Ranch Specific Plan, with four Dwelling Units per lot.

APRIL 21, 2023- Vesting TTM Application determined incomplete.

MAY 2, 2023- Vesting TTM Application determined incomplete because of necessary CAL FIRE road length exemption.

MAY 31, 2023- CAL FIRE EXEMPTION

AUGUST 8, 2023- Vesting TTM Application submitted with CAL FIRE EXEMPTION, "infill project, and four Dwelling Units per lot. (Lot 1 DU's included in application)

SEPTEMBER 19, 2023- Mono County is notified Bonus Density for Rock Creek Ranch 10-lot subdivision of a 50% Bonus Density because of 100% Low Income Rental DU's.

OCTOBER 9, 2023- SB 330 Preliminary Application and SB 35 Notice of Intent submitted to Mono County with Bonus Density and the Vesting TTM application.

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**ROCK CREEK RANCH 10-LOT
SUBDIVISION VESTING TTM
APPLICATION IS COMPLETE
INFILL PROJECT
STREAMLINING**

STREAMLINING FOR INFILL PROJECTS CONSISTENT WITH COMMUNITY PLANNING AND ZONING

CEQA limits the environmental review requirements for qualifying “infill projects” and projects that are consistent with a certified EIR for a general plan, community plan, specific plan, or zoning action. These limitations are not “exemptions”, but, after limited analysis, may lead to a determination that additional environmental review is not required, streamlining CEQA process. Where additional review may be required, the scope is significantly narrowed by invoking the streamlining benefits of CEQA Guidelines 15183 or 15183.3.

COMMUNITY PLAN/ZONING STREAMLINING CEQA

PRC 21083.3; CEQA Guidelines 15183

CEQA provides additional opportunities to avoid preparation of redundant project-level environmental reviews for projects consistent with a certified EIR for a general plan, community plan, specific plan, or zoning action.

Projects meeting the following criteria are NOT required to perform additional environmental review, unless there are project-specific significant effects which are peculiar to the project or its site.

The Rock Creek Ranch Project is consistent with:

- A community plan adopted as part of a general plan
 - A zoning action which zoned or designated the parcel on which the project would be located to accommodate a particular density of development
 - A specific plan
 - A general plan or local agency
 - An EIR was certified by the lead agency for the specific plan. There are no limitations on the number of units, size of the site, or other exceptions to employ this streamlining review. If an impact is not particular to the parcel or to the project, has not been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, then an additional EIR or addendum need not be prepared for the project solely on the basis of that impact.
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COMMUNITY PLAN/ZONING STREAMLINING CEQA

PRC 21083.3; CEQA Guidelines 15183

In approving an eligible project, a lead agency shall limit its examination of environmental effects to those the agency determines:

- Are particular to the project or the parcel on which the project would be located
 - Were not analyzed as significant effects in a prior EIR, with which the project is consistent
 - Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR
 - Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR
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**ROCK CREEK RANCH 10-LOT
SUBDIVISION VESTING TTM
APPLICATION IS COMPLETE
DENSITY BONUS**

PROJECTS ENTITLED TO DENSITY BONUS

Responsibility of Planning Department to prepare application for Density Bonus after notification. The Density Bonus is a State Mandate. A project that meets the requirements of the State Law is entitled to receive the Density Bonus and other benefits such as Concessions, Incentives and Waivers as a matter of right.

Cities and Counties are required to grant a density bonus and other incentives or concessions to housing projects which contain the following: **100% of the housing units (other than manager's units) are restricted to very low, low and moderate income residents (with a maximum 20% moderate).**

The amount of the density bonus is set on a sliding scale, based on percentage of very low and low dwelling units. Rock Creek Ranch is allowed 50% density bonus.

REQUIRED INCENTIVES AND CONCESSIONS

In addition to the density bonus, the city/county is also required to provide one or more “incentives” or “concessions” to each project which qualifies for a density bonus, defined as:

- A reduction in site development standards or a modification of zoning code or architectural design requirements, such as a reduction in setback or minimum square footage requirements
- Approval of mixed use zoning
- Other regulatory incentives or concessions which actually result in identifiable and actual cost reductions

The number of required incentives/concessions is based on the percentage of affordable units in the project. The Rock Creek Ranch Project will receive a total of 4 incentives/concessions- the maximum due to 100% affordable rental units.

REQUIRED INCENTIVES AND CONCESSIONS

The city or county is required to grant the concessions and/or incentives proposed by the developer unless it finds that the proposed concession or incentive does not

- result in identifiable and actual cost reductions
- would cause a public health or safety problem
- would cause an environmental problem
- would harm historical property
- would be contrary to law

The Density Bonus Law restricts the types of information and reports that a developer may be required to provide to the local jurisdiction in order to obtain the requested incentive or concession. The local jurisdiction has the burden of proof in the event it declines to grant a requested incentive or concession.

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Financial incentives, fee waivers and reductions in dedication requirements may be, but are not required to be, provided by the county. The developer may be entitled to the incentives and concessions even without a request for a density bonus.

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The Rock Creek Ranch 10-lot subdivision Intentional Community for Low Income would like to receive concessions and incentives for the Community Development Department to STREAMLINE the project and follow the proposed timeline submitted for review.

DENSITY BONUS OTHER FORMS OF ASSISTANCE

A development qualifying for Density Bonus also receives additional forms of assistance **WAIVER OR REDUCTION OF DEVELOPMENT STANDARDS**, which have important benefits for a housing project:

- If Mono County Development Standard would physically prevent the project from being built at the permitted density and with the granted concessions/incentives, the developer may propose to have those standards waived or reduced.
- Mono County is not permitted to apply any development standard which physically precludes the construction of the project at its permitted density and with the granted concessions/incentives

The Waiver or Reduction of a Development Standard does not count as an incentive or concession, and there are no limits on the number of development waivers that may be requested or granted.

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Development standards which have been waived or reduced utilizing Density Bonus Waivers and Reduction in Development Standards include:

- **Setback**
- **Lot coverage**
- **Open Space requirements**
- **Building height**

Rock Creek Ranch project Density Bonus Incentives, Concessions and Waivers:

- Road length per exemption CAL FIRE
- Trail design per Mono County Trail Design Guidelines
- Lot layout and design East to West per Subdivision Map Act
- Micro Grid Substation managed by Rock Creek Ranch Rural Electric Corporation per the Interconnection Agreement with Southern California Edison
- Emergency Fire Eco-paved access to Lower Rock Creek Canyon per CAL FIRE updated standards

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ROCK CREEK RANCH 10-LOT
SUBDIVISION VESTING TTM
APPLICATION IS COMPLETE
SENATE BILL 35
NOTICE OF INTENT
STREAMLINED
MINISTERIAL PROCESS

SENATE BILL 35

After receiving a Notice of Intent to submit an application for a Streamlined Ministerial Approval Process, and prior to accepting an application for a Streamlined Ministerial Approval Process, the local government must complete the Tribal Consultation process outlined in Government Code section 65913.4(b). The Notice of Intent shall be in the form of a preliminary application that includes all of the information described in Government Code section 65941.1.

A local government that has been designated as subject to the Streamlined Ministerial Approval Process by the State (Mono County determined subject to SB 35), shall provide information, in a manner readily accessible to the general public, about the locality's process for applying and receiving ministerial approval, materials required for the application as defined in section 102(b), and relevant objective standards to be used to evaluate application.

SENATE BILL 35

Where a local government has failed to provide information about the locality's process for applying and receiving ministerial approval, the local government shall accept any application that meets the requirements.

When determining consistency with objective zoning, subdivision, or design review standards, the local government shall only use those standards that meet the definition referenced in section 102(q). Design review standards that require subjective decision-making, such as consistency with "neighborhood character", shall not be applied as an objective standard unless "neighborhood character" is defined as non-discretionary.

Modifications to objective standards granted as part of Density Bonus Law Gov Code section 65915, Concession, Incentive or Waiver/Reduction of Development Standard, shall be considered consistent with objective standards.

SENATE BILL 35

In the event that objective zoning, general plan, subdivision, or design review standards are mutually inconsistent, a development shall be deemed consistent with the objective standards pursuant to section 400(c) of the SB Guidelines, if the development is consistent with the standards set forth in the General Plan. In no way should the application be deemed ineligible for the Streamlined Ministerial Approval Process if the project's use is consistent with section 401(a)(3).

Developments are only subject to objective zoning standards, objective subdivision standards, and objective design review standards enacted and in effect at the time that the application is submitted to the local government.

SENATE BILL 35

Determination of consistency with objective standards shall be interpreted and implemented in a manner to afford the fullest possible weight to the interest of, and the approval and provision of, increased housing supply. Design review standards and other objective standards that serve to inhibit, chill, or preclude the development of housing under the Streamlined Ministerial Approval Process are inconsistent with the application of SB 35 and the Housing Crisis Act.

When determining consistency with density requirements, a development that is compliant with up to the maximum density allowed within the Land Use element designation of the parcel in the general plan is considered consistent with objective standards,

Rock Creek Ranch parcel Land Use designation of SP (Specific Plan with SFR) is allowed 2.58 DU's per acre. And with Density Bonus Law eligible for additional DU's.

SB 35 DEVELOPMENT REVIEW AND APPROVAL MINISTERIAL PROCESSING

Ministerial approval, as defined in section 102(n), of a project that complies with Article IV of the SB 35 Guidelines shall be non-discretionary and cannot require a conditional use permit or other discretionary local government review or approval.

Ministerial design review/public oversight of the application, if any is conducted by the local government's planning commission or any equivalent board or commission responsible for review and approval of development projects, or the Board of Supervisors, as appropriate.

Design review shall be objective and strictly focused on assessing compliance with criteria required for streamlined projects.

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If application is determined in conflict with objective standards, the local government shall provide the development proponent written detailed documentation identifying with specificity the standard(s) in conflict. If the application can be brought into compliance with minor changes to the proposal, the local government may, in lieu of making the detailed findings referenced, allow the development proponent to correct any deficiencies within the timeframes for determining project consistency.

When determining consistency, a local government shall find that a development is consistent with the objective planning standards if there is substantial evidence that would allow a reasonable person to conclude that the development is consistent with the objective standards.

A determination of inconsistency with objective planning standards does not preclude the development proponent from correcting any deficiencies and re-submitting an application for streamlined review.

Approval of ministerial processing does not preclude imposing standard conditions of approval as long as those conditions are objective and broadly applicable to development standards within the locality.

The California Environmental Quality Act (Division 13, commencing with section 21000, of the Public Resource Code) does not apply to the following in connection with projects qualifying for the Streamlined Ministerial Approval Process: THE DETERMINATION OF WHETHER AN APPLICATION FOR A DEVELOPMENT IS SUBJECT TO THE STREAMLINED MINISTERIAL APPROVAL PROCESS.

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ROCK CREEK RANCH 10-LOT
SUBDIVISION VESTING TTM
APPLICATION IS COMPLETE

SENATE BILL 330

PRELIMINARY APPLICATION

VESTED RIGHTS

PERMIT STREAMLINING

SENATE BILL 330

SB 330 protections include, but not limited to, statutory vested rights, tightened local approval procedures, and restrictions on adoption of new regulations that would impede new housing development.

- Creating new timing requirements under the Permit Streamlining Act, SB 330 provides that no more than five public hearings, including continued hearings and appeals.
 - Subject to limited expectations, SB 330 provides that any determination to project site must be made at the time the application for the qualifying housing development project is deemed complete
 - Local agencies cannot impose or enforce non-objective design standards
 - With limited exceptions, local agencies cannot impose growth caps on new housing developments
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**ROCK CREEK RANCH 10-LOT
SUBDIVISION VESTING TTM
APPLICATION IS COMPLETE
SENATE BILL 226
CEQA STREAMLINING
INFILL PROJECT**

SENATE BILL 226

SB 226's CEQA streamlining provisions apply to eligible infill projects that fall within the scope of a prior planning-level decision (such as General Plan or Specific Plan) for which an Environmental Impact Report was previously prepared by the lead agency.

- SB 226 limits CEQA review to project-specific impacts not addressed in the prior EIR, or adverse impacts shown by substantial new information to be “more significant” than described in the prior EIR. If no such impacts exist, SB 226 constitutes a de facto exemption from further CEQA review. Where project-specific conditions or more significant adverse impacts do exist, the EIR need not consider alternative locations, densities or building intensities or growth inducing impacts, thus substantially speeding the review process.
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MONO COUNTY GENERAL PLAN INFILL PROJECTS

Policy 1.A.1. Contain growth in and adjacent to existing community areas.

Action 1.A.1.a. Encourage infill development in existing communities and subdivisions. New residential subdivision should occur within or immediately adjacent to existing community areas. New residential development outside existing community areas and subdivisions should be limited to an overall density of one unit per 40 acres, plus an Accessory Dwelling Unit.

Action 1.A.1.b. New residential development for permanent year-round residents should be concentrated in existing community areas.

Action 1.A.1.c. Provide sufficient land to accommodate the expansion of community areas, including sites for affordable housing.

ROCK CREEK RANCH SPECIFIC PLAN INFILL PROJECT

IV.D OBJECTIVES, POLICIES AND REGULATORY CONSIDERATIONS

The primary objective of the Rock Creek Ranch Specific Plan is to fulfill the *General Plan* vision for ultimate development of the Paradise community through a plan that protects the scenic, recreational and natural resources of the area while sustaining the small-town atmosphere and rural-residential character and quality of life that characterizes Mono County. An important secondary objective is to allow for enhanced reliability and fire safety to the Rock Creek Ranch project and the community of Paradise through a new interconnection between project water supplies (which will be privately owned and managed by a mutual water company) and water supplies serving the community at large (which are provided by LRCMWC). The Paradise Fire Protection District has indicated to the County that it will provide fire protection services to the 10-lot Rock Creek Ranch project

APPROVED 2009 ROCK CREEK RANCH SPECIFIC PLAN

APPROVED 2009 FINAL ENVIRONMENTAL IMPACT REPORT FOR 60-LOT SUBDIVISION

The Rock Creek Ranch Specific Plan and Tentative Tract Map 37-56 were approved by the Mono County Board of Supervisors on May 12, 2009. The approved project allowed for the 54.64-acre property to be subdivided into 60 lots, which included five lots that were deed-restricted for affordable housing, and eleven lots that were deed-restricted for accessory dwelling units. All sixteen of the deed-restricted lots were provided in compliance with requirements of a Housing Mitigation Ordinance in effect at that time of project approval.

FINAL EIR FOR 2009 ROCK CREEK RANCH SPECIFIC PLAN

Based on the considerations and analyses presented above, and based on the provisions contained in CEQA §15164[a]) as presented in its entirety in this Addendum, it is concluded that none of the conditions calling for preparation of a subsequent EIR have occurred. The County of Mono, acting as Lead Agency, has therefore determined that an Addendum to the certified 2008 Final EIR for Rock Creek Ranch is the appropriate CEQA document for the proposed second amendment to the Rock Creek Ranch Specific Plan. CEQA §15164(c-e) states that “an Addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration. The decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project. A brief explanation of the decision not to prepare a subsequent EIR pursuant to §15162 shall be included in an addendum to an EIR, the lead agency’s findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.” All of the mitigation measures adopted by the Mono County Board of Supervisors as part of the May 2009 Final EIR certification remain in full force and effect, with the exception of (a) Mitigation Measure UTIL 5/8-3a (Water System Intertie) which has been modified as shown above, and (b) the four adopted mitigation measures (listed below in Table 3) that are rendered inapplicable to the Rock Creek Ranch project with approval of the second amendment.

OBJECTIVE STANDARDS

CALIFORNIA HOUSING ACCOUNTABILITY ACT SB 330
CALIFORNIA HOUSING CRISIS ACT & SB 9, SB 35, SB 226
CALIFORNIA DENSITY BONUS LAW
CALIFORNIA FIRE REGULATIONS UPDATED 2023
CALIFORNIA SUBDIVISION MAP ACT
CALIFORNIA MUTUAL WATER COMPANY GUIDELINES
CALIFORNIA MICROGRID APPLICATIONS TECHNOLOGY
MONO COUNTY GENERAL PLAN
MONO COUNTY TRAIL DESIGN GUIDELINES
MONO COUNTY HOUSING ELEMENT
MONO COUNTY DESIGN GUIDELINES
MONO COUNTY LOW IMPACT DEVELOPMENT GUIDELINES
ROCK CREEK RANCH APPROVED 2014 SPECIFIC PLAN
ROCK CREEK RANCH AMENDED FINAL EIR 2014
ROCK CREEK RANCH APPROVED 2009 SPECIFIC PLAN
ROCK CREEK RANCH FINAL EIR 2008

CALIFORNIA STATE OBJECTIVE STANDARDS ROCK CREEK RANCH 10-LOT SUBDIVISION VESTING TENTATIVE TRACT MAP

OBJECTIVE GENERAL PLAN, ZONING AND SUBDIVISION STANDARDS

- **SUBDIVISION MAP ACT**
 - **SUBDIVIDED LAND LAWS**
 - **CAL FIRE REGULATIONS 2023**
 - **HOUSING CRISIS ACT**
 - **HOUSING ACCOUNTABILITY ACT**
 - **DENSITY BONUS LAW**
 - **SB 35, SB 330, SB 226, SB 9, SB 10**
 - **ACCESSORY DWELLING UNIT LAW**
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PENALTIES FOR FAILURE TO COMPLY

IF A CITY OR COUNTY DENIES A QUALIFYING HOUSING DEVELOPMENT PROJECT (INCLUDING WHEN BASED ON SUBJECTIVE CONSIDERATIONS):

- CITY/COUNTY COULD FACE WRIT OF ADMINISTRATIVE MANDAMUS THAT IT HAS VIOLATED STATE LAW UNDER SB 330/HAA
- COURT HAS AUTHORITY TO ISSUE ORDER DIRECTING CITY/COUNTY TO COMPLY, AT CITY/COUNTY'S COST, AND COURT CAN IMPOSE PENALTIES

Gov Code 65589.5(f)(4): “For purposes of this section, a housing development project . . . shall be deemed consistent, compliant, and in conformity with an applicable plan, program, policy, ordinance, standard, requirement, or other similar provision if there is substantial evidence that would allow a reasonable person to conclude that the housing development project or emergency shelter is consistent, compliant, or in conformity.”

MONO COUNTY OBJECTIVE STANDARDS ROCK CREEK RANCH 10-LOT SUBDIVISION VESTING TENTATIVE TRACT MAP

THE PURPOSE OF THE MONO COUNTY GENERAL PLAN IS TO ESTABLISH POLICIES TO GUIDE DECISIONS ON FUTURE GROWTH, DEVELOPMENT, AND CONSERVATION OF NATURAL RESOURCES.

- **MONO COUNTY GENERAL PLAN**
 - **MONO COUNTY HOUSING ELEMENT**
 - **MONO COUNTY DESIGN GUIDELINES**
 - **MONO COUNTY TRAIL DESIGN GUIDELINES**
 - **MONO COUNTY LOW IMPACT DEVELOPMENT STANDARDS**
 - **MONO COUNTY FIRE REGULATIONS**
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MONO COUNTY CODE

- **17.12.010- PRELIMINARY ACCEPTANCE:** EACH SUBDIVISION SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR PRELIMINARY CONSIDERATION IN MAP FORM. THE TENTATIVE MAP SHALL BE PREPARED IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND THE PROVISIONS OF THIS TITLE. SUCH SUBMITTAL MAY BE PRIOR TO THE COMPLETION OF FINAL SURVEYS, BUT SHALL BE PRIOR TO THE START OF ANY GRADING OR CONSTRUCTION WORK WITHIN THE PROPOSED SUBDIVISION. WHEN THE TENTATIVE TRACT MAP AND ACCOMPANYING DATA ARE DETERMINED BY THE PLANNING DEPARTMENT TO BE IN GENERAL COMPLIANCE WITH THIS CHAPTER, THE ENVIRONMENTAL REQUIREMENTS OF CHAPTER 16.04 AND STATE LAWS, IT SHALL BE FILED WITH THE COMMISSION AT THEIR NEXT REGULARLY SCHEDULED MEETING. THE DATE OF THIS MEETING SHALL BE THE DATE OF THE FILING OF THE TENTATIVE MAP.
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MONO COUNTY CODE

- **17.16.180 PARKS AND RECREATIONAL FACILITIES:** EACH SUBDIVIDER MAY BE REQUIRED BY THE COMMISSION TO DEDICATE LAND FOR PARK OR RECREATIONAL PURPOSES OR, AS A FEE IN LIEU THEREOF, THE REASONABLE MARKET VALUE OF SUCH LAND, OR ANY COMBINATION OF SUCH LAND AND FEE.
 - **17.16.190 COMMUNITY IMPROVEMENTS:** WHENEVER THE COMMISSION REQUIRES THE INSTALLATION OF ROADS, SEWERS, WATER SUPPLY SYSTEMS OR DRAINAGE FACILITIES BY THE SUBDIVIDER, AND SUCH IMPROVEMENTS ARE OF BENEFIT AND VALUE TO LAND OTHER THAN THAT LOCATED WITHIN THE SUBDIVISION, THE COMMISSION MAY RECOMMEND TO THE BOARD AN AGREEMENT WITH THE SUBDIVIDER TO REIMBURSE THE DEVELOPER IN WHOLE OR PART FOR THE USE OF SUCH IMPROVEMENTS BY LANDS OTHER THAN THOSE DEVELOPED BY THE SUBDIVIDER, AND MAY RECOMMEND TO THE BOARD THE IMPOSITION AND COLLECTION OF A CHARGE FOR THE USE OF SUCH FACILITIES AS PROVIDED IN THE SUBDIVISION MAP ACT.
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MONO COUNTY CODE

- **17.16.195- RESERVED AREAS FOR PUBLIC PURPOSES:** THE BOARD OF SUPERVISORS MAY, AS A CONDITION OF THE APPROVAL OF A TENTATIVE AND/OR FINAL MAP, REQUIRE THE SUBDIVIDER TO RESERVE AREAS OF REAL PROPERTY WITHIN THE SUBDIVISION TO BE USED FOR PUBLIC PURPOSES INCLUDING, BUT NOT LIMITED TO PARKS, RECREATIONAL FACILITIES, FIRE STATIONS, LIBRARIES OR OTHER PUBLIC USES ...
 1. Requirement is based upon an adopted specific plan or an adopted general plan containing community facilities element, a recreation and parks element or a public building element, and the required reservations are in accordance with the definite principles and standards contained therein
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MONO COUNTY CODE

- **17.16.210- FORMATION OF ENTITIES:** THE SUBDIVIDER MAY BE REQUIRED TO FORM APPROPRIATE LEGAL ENTITIES TO OPERATE AND PERFORM ALL REQUIRED MAINTENANCE AND SERVICES IF THEY ARE NOT A REGULAR COUNTY WIDE PUBLIC SERVICE, OR IF **THE SUBDIVIDER DESIRES A LEVEL OF SERVICE GREATER THAN THOSE THE COUNTY IS ABLE TO PROVIDE.**
 - **17.16.220(A)- IMPROVEMENTS GENERALLY:** PRIOR TO APPROVAL OR CONDITIONAL APPROVAL OF THE TENTATIVE MAP, THE COMMISSION SHALL REQUIRE SUCH STREET IMPROVEMENTS, UTILITIES, DRAINAGE STRUCTURES AND FACILITIES, EROSION CONTROL, FENCES, PLANTING, RIGHT-OF-WAY DEDICATION AND OTHER PROVISIONS FOR PUBLIC SAFETY, HEALTH AND GENERAL WELFARE, BOTH WITHIN THE SUBDIVISION AND OFF THE SITE AS ARE NECESSARY AND IN ACCORD WITH THE LAW AND TERMS OF CHAPTERS 17.12 THROUGH 17.28. SUCH REQUIREMENTS MAY INCLUDE PROVISIONS FOR MAINTENANCE, AND ALL CONSTRUCTION SHALL BE IN ACCORD WITH ROAD DEPARTMENT STANDARDS.
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MONO COUNTY CODE

- **17.16.230- STREETS AND HIGHWAYS-RELATION TO TOPOGRAPHY: TOPOGRAPHIC CONDITIONS SHALL DETERMINE THE GENERAL PATTERN OF BLOCKS AND NATURAL CONTOURS SHALL CONTROL THE PLACEMENT AND ALIGNMENT OF STREETS, HIGHWAYS AND WAYS.**
 - **17.16.310- DEAD END STREETS: WHERE NECESSARY TO GIVE ACCESS TO OR PERMIT A SATISFACTORY SUBDIVISION OF ADJOINING LAND, STREETS SHALL RUN THROUGH TO THE BOUNDARY OF THE PROPERTY AND THE RESULTING DEAD END STREET MAY BE APPROVED WITH A TEMPORARY TURNAROUND, BUT IN ALL CASES A TURNAROUND HAVING A MINIMUM RADIUS OF PAVEMENT OF FORTY FEET WITH A RIGHT OF WAY RADIUS OF FIFTY FEET SHALL BE PROVIDED. IN THOSE CASES WHERE IN THE JUDGEMENT OF THE ROAD COMMISSIONER EXTRAORDINARY CONDITIONS MAKE STRICT COMPLIANCE WITH THIS RULE IMPRACTICAL, HE MAY ALLOW ALTERNATE DESIGN.**
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MONO COUNTY CODE

- **17.16.330(A)- STREETS AND HIGHWAYS DRAINAGE REQUIREMENTS- DESIGN FACTORS:** SUFFICIENT DRAINAGE FACILITIES DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRINCIPLES, AND LOCATED IN PUBLIC STREETS OR DRAINAGE EASEMENTS, SHALL BE PROVIDED TO CARE FOR DRAINAGE WITHIN THE PROJECT.
 - **17.16.370- LOT LINES:** THE SIDE LINES OF ALL LOTS, EXCEPT THOSE EXCEPTIONAL LOCATIONS WHERE VIEWS ARE IMPORTANT, SHALL BE APPROXIMATELY AT RIGHT ANGLES TO THE STREETS ON WHICH THE LOT FACES, OR APPROXIMATELY RADIAL IF THE STREET IS CURVED.
 - **17.16.440- ACCESS ROADS:** LACK OF ADEQUATE ACCESS ROADS TO A SUBDIVISION MAY BE BASIS FOR DENIAL.
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ROCK CREEK RANCH SPECIFIC PLANS

- **R1-65, 2014 APPROVED ROCK CREEK RANCH AMENDED SPECIFIC PLAN- 10 LOT SUBDIVISION**
 - **2014 ADDENDUM FINAL ENVIRONMENTAL IMPACT REPORT**
 - **2009 APPROVED ROCK CREEK RANCH SPECIFIC PLAN- 55 LOT SUBDIVISION**
 - **2008 FINAL ENVIRONMENTAL IMPACT REPORT**
 - **GEO TECHNICAL REPORT INCLUDED IN 2008 EIR**
 - **SGSI GEOTECHNICAL REPORT FOR 2009 APPROVED SPECIFIC PLAN**
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