

**Brown Specific Plan
And
Environmental Impact Report**

Part I: Specific Plan

DRAFT SEPT. 2004

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**BROWN SPECIFIC PLAN
AND
ENVIRONMENTAL IMPACT REPORT**

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COPY OF ADOPTING RESOLUTION

To be added after Specific Plan adoption.

**Brown Specific Plan
and
Environmental Impact Report**

Part I: Specific Plan

SUMMARY -- BROWN SPECIFIC PLAN

PURPOSE STATEMENT

The purpose of the proposed project is to increase the amount of single family housing in Mono County, specifically in Chalfant in the Tri-Valley, and to provide additional sites for small-scale commercial uses to serve the community. The proposed project would provide 48 single family residences (0.43 acres each), one commercial lot (2 acres in size), and 5 small lots for common area use and for the water system.

PROJECT COMPONENTS

The Brown Specific Plan includes the following components:

1. Subdivision of a 28.95 acre parcel (APN 26-210-37) into forty-eight (48) single family residential lots (0.43 acres each, gross lot size 0.5 acres each), one (1) commercial lot (2.0 acres in size), and five (5) small lots to be used as common areas and for the water system (ranging from 600 square feet to 28,699 square feet). Tract Map Application 37-54 addresses the subdivision of the property.
2. Designation of the newly subdivided lots as Single Family Residential with a 0.43 acre minimum lot size (SFR-0.43) and Commercial (C). Ten (10) lots along the western edge of the project will also have an Equestrian Overlay (E) designation. An application for a General Plan Amendment (GPA 03-02) addresses the redesignation of the parcel from Estate Residential (ER) to SFR-0.43, C, and SFR-0.43, E.
3. Development of required infrastructure onsite, including paved two-lane roads and realignment of Chalfant Road, a noise attenuation wall parallel to Hwy. 6, a domestic and fire protection water system (well, water distribution and storage system, fire hydrants), a propane tank yard (4 tanks) and propane distribution system, a storm drainage system, an underground electrical, telephone, and cable TV distribution system, and individual septic systems for all lots. Onsite infrastructure improvements would be developed in one initial phase by the developer.
4. Four of the residential lots and the commercial lot would be developed by the property owner. The remaining forty-four (44) residential lots would be developed by a developer in two consecutive phases. The housing would be manufactured housing assembled onsite, installed on an engineered load bearing foundation system. There would be 3 floor plans available and 2 exterior elevations per floor plan. Housing materials and colors would blend into the surrounding environment. Development of the site would include a noise attenuation wall and landscaping buffer between Hwy. 6 and the project and additional landscaping throughout the project site.

LOCATION

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The project site is located in the southeast corner of Mono County, California, in the community of Chalfant in the Tri-Valley. The project site is approximately 13 miles north of Bishop, in Inyo County, California, the nearest large incorporated area. It is approximately 45 miles southeast of Mammoth Lakes, the nearest large incorporated area in Mono County. The project site is adjacent to the northwest corner of the intersection of Hwy. 6 and Chalfant Road. It extends north, parallel to Hwy. 6, for slightly less than one half mile and west, parallel to Chalfant Road, for approximately one tenth mile.

ACREAGE

The proposed project site is a 28.95 acre parcel. The project would subdivide that parcel into forty-eight (48) single family residential lots with a 1/2 acre minimum gross density, one (1) commercial lot (2.0 acres), and five (5) lots used for common areas and the water system. One lot paralleling Hwy. 6 would be used for the noise attenuation wall, landscaping and storm drainage and would be 28,699 square feet. One lot would be used for the propane tank yard and would be 1,456 square feet. Three lots would be used for the water system (wells and storage tank) and would be 600 square feet, 600 square feet, and 9,585 square feet.

RANGE OF ISSUES

The range of issues identified for the proposed project includes the following:

1. The General Plan designation for the parcel is Estate Residential (ER) which has a one (1) acre minimum lot size (Mono County Land Use Maps, Figure 97--Chalfant Community North). The Mono County Land Use Element also states that "Gross densities for residential development in Chalfant shall not exceed one (1) dwelling unit per acre. For parcels ten (10) acres or greater, clustering shall be encouraged" (Mono County Land Use Element, Tri-Valley policies, Objective C, Action 2.1). The gross density for the proposed single family residences is one (1) dwelling unit per half acre. The proposed change in lot size and density requires a General Plan Amendment.
2. 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;
 - 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.
3. There are potential flooding and storm drainage issues in the project area.
4. Forty-eight additional residences and one additional commercial lot would create traffic impacts on Hwy. 6 and on Chalfant Road.

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5. Since the proposed project is adjacent to Hwy. 6 there could be noise impacts to the project from the traffic on the highway, particularly from the truck traffic. Construction-related noise impacts could also be an issue.
6. There are aesthetic issues related to the rural character of the area, i.e.:
 - the project should "preserve the rural character and setting of Chalfant" (Mono County Land Use Element, Tri-Valley policies, Objective B, Policy 2); and
 - the "look" of the development should remain rural (development layout, building styles and materials, **noise attenuation wall**).
7. The proposed project site is in an area identified in the Mono County Master Environmental Assessment (MEA Figure 18 F) as being subject to wind erosion. This would be a concern both during the construction/development process and on an ongoing basis.
8. Forty-eight additional residences and one additional commercial lot 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 Brown Specific Plan and EIR was prepared by a consultant utilizing comments from a public scoping meeting held in Chalfant on November 5, 2003, 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, and incorporation of special studies prepared for the Specific Plan (traffic, noise, geohydrology, flooding). An administrative draft was reviewed by Mono County staff and revised by the consultant.

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 (traffic, noise, geohydrology, 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. 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

DETAILED SPECIFIC PLAN PURPOSES

The purpose of the proposed project is to increase the amount of single family housing in Mono County, specifically in Chalfant, and to provide additional sites for small-scale commercial uses to serve the community. The proposed project would provide 48 single family residences (0.43 acres each) and one commercial lot (2.0 acres).

The proposed project is intended to meet the identified need for additional housing in Mono County. The Mono County Housing Element 2003 Update identifies the Regional Housing Needs for the unincorporated area of the county and for Tri-Valley:

TABLE 1 2003 Regional Housing Need--Mono County

Income Group	Unincorporated Area Need	Tri-Valley Need
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 2003 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 or more percent of the median income. The median income for the unincorporated area of Mono County was \$ 54,500 in 2003 (Mono County Housing Element 2003 Update). Housing in the proposed project is anticipated to sell at \$ 250,000 - \$300,000. 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.

The proposed project is also intended to comply with Mono County Land Use policies regarding residential development in Chalfant, i.e.:

"Integrate additional residential development into the existing community character in Benton and Chalfant" (Mono County Land Use Element, Tri-Valley policies, Objective B).

"Preserve the rural character and setting of Chalfant" (Mono County Land Use Element, Tri-Valley policies, Objective B, Policy 2).

"Encourage residential development in areas which will minimize the impact on the environment" (Mono County Land Use Element, Tri-Valley policies, Objective B, Policy 3).

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"Encourage residential land use patterns in Benton and Chalfant which will permit the efficient delivery of public services" (Mono County Land Use Element, Tri-Valley policies, Objective B, Policy 4).

"Encourage residential development in Benton and Chalfant to take place on parcels contiguous to existing development" (Mono County Land Use Element, Tri-Valley policies, Objective B, Action 4.1).

The proposed project is also intended to comply with Mono County Land Use policies regarding commercial development in Chalfant, i.e.:

"Provide adequate commercial facilities to serve visitors and residents in the Tri-Valley" (Mono County Land Use Element, Tri-Valley policies, Objective C).

"Designate adequate lands along Highways 6 and 120 in Benton and Chalfant for small-scale commercial uses which serve the communities" (Mono County Land Use Element, Tri-Valley policies, Objective C, Policy 1).

PROJECT COMPONENTS

The Brown Specific Plan includes the following components:

1. Subdivision of a 28.95 acre parcel (APN 26-210-37) into forty-eight (48) single family residential lots (0.43 acres each, gross lot size 0.5 acres each), one (1) commercial lot (2 acres), and five small lots to be used for common areas and the water system. Tract Map Application 37-54 addresses the subdivision of the property.
2. Designation of the newly subdivided lots as Single Family Residential with a 0.43 acre minimum lot size (SFR-0.43) and Commercial (C). Ten (10) lots along the western edge of the project will also have an Equestrian Overlay (E) designation. An application for a General Plan Amendment (GPA 03-02) addresses the redesignation of the parcel from Estate Residential (ER) to SFR-0.43, C, and SFR-0.43, E.
3. Development of required infrastructure onsite, including paved two-lane roads and realignment of Chalfant Road, a noise attenuation wall parallel to Hwy. 6, a domestic and fire protection water system (well, water distribution and storage system, fire hydrants), a propane tank yard (4 tanks) and propane distribution system, a storm drainage system, an underground electrical, telephone, and cable TV distribution system, and individual septic systems for all lots. Onsite infrastructure improvements would be developed in one initial phase by the developer.
4. Four of the residential lots and the commercial lot would be developed by the property owner. The remaining forty-four (44) residential lots would be developed by a developer in two consecutive phases. The housing would be manufactured housing assembled onsite, installed on an engineered load bearing foundation system. There would be 3 floor plans available and 2 exterior elevations per floor plan. Housing materials and colors would blend into the surrounding environment. Development of the site would include a noise attenuation wall and landscaping buffer between Hwy. 6 and the project and additional landscaping throughout the project site.

PROJECT LOCATION

The project site is located in the southeast corner of Mono County, California, in the community of Chalfant in the Tri-Valley (E 1/2, NE 1/4 Sec. 8, T.5S, R.33E, Mount Diablo Base and Meridian). The project site is approximately 13 miles north of Bishop, in Inyo County, 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 northwest corner of the intersection of Hwy. 6 and Chalfant Road. It extends north, parallel to Hwy. 6, for approximately four tenths of a mile and west, parallel to Chalfant Road, for approximately one sixth of a mile. Figure 1 of the Map Set (see Appendix A) provides a Regional Location Map and a Vicinity Map.

PLANNING AREA SETTING

Chalfant is a residential community of approximately 465 persons (2000 US Census, Summary File 1, Table P1) located adjacent to Hwy. 6 in the Tri-Valley area of Mono County. In 2000, Chalfant had 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, Chalfant has a small store and community facilities including a community center, a park, ballfields, a solid waste transfer station, and a fire station.

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 power. Telephone service is provided by Verizon.

Residential property in Chalfant is generally one acre or larger lots designated Rural Mobilehome (RMH) or Estate Residential (ER). The intent of the RMH designation is to:

"... provide for development in rural areas within the County consistent with developed lifestyles when mixed uses are determined to be acceptable to the citizens of the RMH area. The RMH district is further intended to provide for mixed uses including single-family residences, mobile homes used as residences, and small-scale agricultural uses including the keeping of fowl and animals for personal use" (Mono County Land Use Element, Rural Mobilehome Designation).

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 for personal use only" (Mono County Land Use Element, Estate Residential Designation).

Both designations allow mobilehomes 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).

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Hwy. 6 is the main access route to and through the Tri-Valley. In Chalfant, the community is split by Hwy. 6 with residential development and community facilities on the eastside of the highway and residential development on the westside. Two-lane paved county maintained roads provide access to communities from Hwy. 6. There are also a number of gravel and dirt non-county maintained roads throughout the Tri-Valley.

Land use in the area surrounding Chalfant is primarily open space and agriculture. Community areas on both sides of Hwy. 6 are surrounded by land 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, west and north, a 3 acre parcel to the immediate north designated Service Commercial (SC) that is utilized for heavy equipment and truck repair, and single family residential development designated Rural Mobilehome (RMH) across Hwy. 6 to the east of the project site. There is also a one-acre commercial site with a small store and gas station across Hwy. 6 to the east of the project site and a county park facility across Hwy. 6 from the southeast corner of the project site.

School-age residents of Chalfant commute to school in Bishop, approximately 13 miles to the south in Inyo County. Data from the 2000 US Census indicate that many residents also commute outside of the community and outside of Mono County for jobs. In 2000, 71 percent of employed persons in the Tri-Valley worked outside of the 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 southern portion of the valley, including the Chalfant 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

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is captured as groundwater. The area experiences very little rainfall and most of it is absorbed by the highly permeable soils in the area.

Mono County MEA Figure 12, Groundwater Basins and Recharge Zones, indicates that the entire Tri-Valley area is a groundwater basin with a recharge zone along the base of the White Mountains. MEA Figure 21, Shallow Groundwater, does not show the Tri-Valley to be an area of shallow groundwater.

The northern end of Fish Slough, a wetland with critical habitat for birds and fish, is located approximately one mile southwest of the project site. Fish Slough has been identified as an Area of Critical Environmental Concern by the Bureau of Land Management (BLM) and has a special management plan developed by the BLM (Mono County MEA, p. 190). Groundwater from the Tri-Valley basin is the primary source of supply to the wetlands of Fish Slough (Mono County MEA, p. 193).

Vegetation

Vegetation in the Chalfant area is primarily sagebrush scrub. The Mono County MEA provides two analyses of vegetation and landcover throughout the county. The California GAP Analysis Landcover system (MEA Figure 18) identifies vegetation in the Chalfant vicinity as Alkali Desert Scrub along the Hwy. 6 corridor, Cropland southeast of the community of Chalfant, and Freshwater Emergent Wetland at Fish Slough southwest of the project site. The USGS Landcover Analysis (MEA Figure 19) identifies vegetation in the Chalfant vicinity as Shrubland along the Hwy. 6 corridor, Pasture/Hay southeast of the community, Urban/Recreational along the Hwy. 6 corridor, and Grasslands/Herbaceous and Emergent Herbaceous Wetlands at Fish Slough.

Fish Slough, approximately one mile southwest of the project site, provides habitat for several special status plant species including Fish Slough Milk Vetch, Inyo County Star Tulip, Alkali Ivesia, Silver Leaved Milk Vetch, and Hot Springs Fimbristylus (California Department of Fish and Game, California Natural Diversity Database, www.dfg.ca.gov). Fish Slough Milk Vetch is the only one state or federally listed as an Endangered or Threatened species. The remaining plant species are listed as "Special Plants" by the California Natural Diversity Database, a group that includes species identified by a variety of agencies and organizations as rare, sensitive, threatened, or declining.

Wildlife

Wildlife use in the Chalfant area is limited. The Mono County MEA identifies the corridor along Hwy. 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 Chalfant, not in the center of the valley in the vicinity of the project site. No other wildlife species are identified as using the area around the project site.

Fish Slough, approximately one mile southwest of the project site, is utilized by a variety of wildlife including ducks and geese and several special status species (MEA Figure 33L/M). The northern end of Fish Slough is identified as habitat for Swainson's Hawk, Golden Eagle, Fish Slough Springsnail, Owens Speckled Dace, Owen's Tui Chub and Owen's Pupfish (California Department of Fish and Game, California Natural Diversity Database, www.dfg.ca.gov). However, only the Swainson's Hawk, Owen's Tui Chub and the Owen's Pupfish are classified as state or federally listed Endangered or Threatened species. The remaining wildlife species are listed by the California Natural Diversity Database as "Species of Special Concern", a term that

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applies to wildlife not listed under the state or federal Endangered Species Acts but which are declining or are low in numbers.

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 no 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 Hwy. 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 Hwy. 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).

Hwy. 6 does not have a scenic highway designation. There are 60-110 kV transmission lines that run roughly parallel to Hwy. 6 on the west side of the highway, from Bishop to Chalfant. Overhead electrical distribution lines are evident in Chalfant. Large transmission lines (>110 kV lines) run along the west edge of the valley from Bishop to south of Hammill 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). Caltrans has no immediate plans for improvements to the route. The major traffic concern along Hwy. 6 is decreased visibility resulting from periodic dust storms due to dust from plowed fields and from deposits from flash floods. ADT? Truck ADT?

Two-lane paved county maintained roads provide access to communities from Hwy. 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 Hwy. 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).

Noise

The primary existing noise source in the project vicinity is traffic, primarily on Hwy. 6 but also on Chalfant Road. Existing residential uses are located on the eastside of Hwy. 6, approximately 100

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feet from the project site. Those residential uses are considered sensitive receptors and could be affected by noise impacts from the proposed project.

Hazards

The project site is not in a fault-rupture hazard zone, or adjacent to a fault, or in an area at high risk for ground failure (MEA Figure 34 F). The site is also not in an area affected by rockfalls or landslides (MEA Figure 35 F). The project site is not within a 100-year flood zone as indicated on FEMA maps but the Tri-Valley area is subject to flash floods (MEA Figure 38L/M). **I thought it is?** The Flood Insurance Study (FIS) for Mono County prepared by FEMA contains the following information on past flash floods in the Tri-Valley:

The worst flood on record occurred on August 9 and 10, 1989, when precipitation amounts of 1.45 and 1.70 inches, respectively, resulted in tremendous flows down the alluvial fan slopes of the White Mountains. The ensuing mudflow traversed Spring Canyon Creek, causing damage to roads, agricultural land, and some structures. Crop damage was estimated at \$1.5 million. The U.S. Natural Resource Conservation Service (formerly the Soil Conservation Service) office in Bishop reported receiving nine applications under the Emergency Conservation Program for damage to 1,365 acres of cultivated agricultural land in the Benton and Hammil Valley areas. The CALTRANS office in Bishop reported expenditures of approximately \$150,000 to fix State highways. Damage to County roads was estimated at another \$257,000, for which the County applied to the Office of Emergency Services for reimbursement under the State Natural Disaster Assistance Act Program. There were reports of 50 homes being damaged from mudflows as high as 18 inches, although no structures were washed away. Some residents and tourists were evacuated."

DEVELOPMENT AND CONSERVATION ISSUES ADDRESSED IN THE PLAN

The Brown 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. Potential flooding issues.
3. Traffic impacts on Hwy. 6 and on Chalfant Road.
4. Noise impacts to the project from the traffic on the highway, particularly from the truck traffic and construction-related noise impacts.
5. Special status species, both vegetation and wildlife, with habitat in the vicinity of Fish Slough.

Infrastructure Constraints

6. The potential for wind erosion both during the construction/development process and on an ongoing basis.

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

Regulatory and Policy Constraints

8. Aesthetic issues related to the rural character of the area, i.e.:
 - the project should "preserve the rural character and setting of Chalfant" (Mono County Land Use Element, Tri-Valley policies, Objective B, Policy 2); and
 - the "look" of the development should remain rural (development layout, building styles and materials, **noise attenuation wall**).
9. Regulatory/policy issues relating to the proposed General Plan Amendment that would allow one (1) dwelling unit per 1/2 **gross** acre.

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RELATIONSHIP BETWEEN THE POLICIES AND REGULATIONS IN THE SPECIFIC PLAN

The Brown 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 Brown 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 Brown Specific Plan is to increase the amount of single family housing in Mono County, specifically in Chalfant in the Tri-Valley, and to provide additional sites for small-scale commercial uses to serve the community. The proposed project would provide 48 single family residences (0.43 acres each), one (1) commercial lot (2.0 acres), and five (5) small lots to be used for common areas and the water system.

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. The policies and regulations allow for the development of 48 single family residences, one commercial lot, and five small common area lots. The policies and regulations also specify how development will 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 Brown Specific Plan contains detailed direction for implementation of General Plan policies on a specific parcel in Chalfant. The Specific Plan has been designed to be consistent with the Mono County General Plan, in compliance with state planning law.

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

There are no neighboring plans affected by the proposed Brown 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. [White Mountain Estates?](#)

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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 Brown Specific Plan includes the required redesignation of the parcel from ER to SFR-0.43 and C, the required Tentative Tract Map, the design of onsite infrastructure including the water system, storm drainage system, propane yard, and roads, the development of single family residences, and the development of commercial units. 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 Caltrans and Mono County, and building permits.

II. LAND USE PLANNING AND REGULATORY PROVISIONS

LAND USE PLAN

The Land Use Plan for the Brown 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 onsite. 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 and programs

This section establishes land use objectives, policies, and programs to guide development on APN 26-210-37 in Chalfant, California.

Land Use

Objective 1 Provide single family residential uses, small-scale commercial uses, and common areas to meet community needs.

Policy 1-A Designate approximately 2.00 acres as Commercial (C) and approximately 26.95 acres as Single Family Residential with a 0.43 acre minimum lot size (SFR-0.43) as shown on the Master Land Use Plan (Appendix A, Map Set, Figure 2).

Program 1-A Implement the Commercial and Single Family Residential designations from the Mono County Land Use Element (Chapter IV), as amended herein.

Policy 1-B Allow forty-eight (48) single family lots, five (5) common area lots, and one (1) commercial lot on APN 26-210-37.

Program 1-B Approve Tentative Tract Map 37-54 to subdivide APN 26-210-37 into forty-eight (48) single family lots of 0.43 acres each (gross lot size 0.5 acres), five (5) common area lots as shown on Tentative Tract map 37-54, and one (1) commercial lot of 2.0 acres (see Appendix A, Map Set). **How is this a "program"? or even a policy?**

Policy 1-C In compliance with Mono County General Plan policies to preserve the rural character and setting of Chalfant, allow for equestrian uses on some parcels in the subdivision.

Program 1-C Implement the Equestrian Overlay designation from the Mono County Land Use Element (Chapter IV), as amended herein, on Lots 2, 3, 16, 17, 33-37, and 48. Designate those parcels SFR-E-0.43.

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:

Better

How about just Objectives and Polices - No programs?

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- Phase I, Infrastructure Installation, Residential Lots 1-20, and Commercial lot, will begin the day after recording the final tract map.
 - Phase II, Residential Lots 21-48, will begin 30-45 days later.
- Figure 3, Master 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-eight (48) single family residences onsite.

Program 2-A Develop forty-eight (48) single family residences onsite 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 supply one (1) unit of affordable housing. In conformance with Mono County General Plan Housing Element policies, the continued affordability of the affordable unit shall be assured through enforceable documents/deed restrictions that flow with the sale or ownership transference of the property. The affordable housing unit provided for the project shall not be considered in determining the maximum density permitted for the project. The affordable housing unit may be a secondary unit on one of the single family residential lots.

Commercial Development

Objective 3 Provide sites in Chalfant for the development of additional small-scale commercial uses to serve community needs.

Policy 3-A Allow the development of small-scale local commercial uses on the lot designated for commercial uses.

Program 3-A Commercial development shall comply with the requirements of this Specific Plan and the Mono County General Plan and Land Development Regulations.

Resource Conservation and Open Space

Objective 4 Design the project to conserve natural resources and to ensure open space opportunities.

Policy 4-A Protect onsite and offsite habitat and resources during construction and throughout the life of the project.

Program 4-A Implement the Conservation Standards in this plan.

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Policy 4-B Create a development that minimizes visual effects and blends with the surrounding natural environment.

Program 4-B Implement the Design Standards in this plan.

LAND USE DESIGNATIONS

The proposed land use designations for the Brown Specific Plan are the Mono County General Plan land use designations of Single Family Residential (with a 0.43 acre minimum lot size instead of the General Plan minimum of 1 acre), Commercial, and Equestrian Overlay. The permitted uses and development standards for each district are listed on the following pages. Development standards specific to the Brown Specific Plan are shown in red. In addition, 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), Master 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)
- Mobile home used as a single-family dwelling²
I thought the size of the lots prohibits separate dwellings... they must be attached and be part of the main dwelling's architecture...

USES PERMITTED SUBJECT TO DIRECTOR REVIEW

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

- Secondary unit (see Land Development Regulations, Ch. 16, Development Standards–Secondary Units)

USES PERMITTED SUBJECT TO USE PERMIT

(see Land Development Regulations, Use Permit Processing, Ch. 32)

- Cluster development of single-family dwellings on lots of 3+ acres

Is this what the developer intends?

DEVELOPMENT STANDARDS

Minimum Gross Lot Size: 0.5 acres

Don't we need net size ? We don't sign off building permits based on gross lot area...

Minimum District Area: 5 acres Is this needed since it is a Specific Plan?

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

Maximum Lot Coverage: 40 percent

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

Setbacks between private fenced yards and property lines shall be 10 feet for ease of wildlife movement through the project and recreational trail use. I'm not sure this is needed if there is no wildlife in the area and trail easements are designated as part of the subdivision map??

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

Building Density: 1 du/lot and a secondary unit (see Land Development Regulations, Ch. 16, Development Standards–Secondary Units).

Population Density: Maximum population density of 15 persons per acre gross?

Maximum Building Height: 20 feet (See Land Development Regulations, Table 4.080, for other provisions.)

NOTES

1. Accessory buildings and uses customarily incidental to any of the permitted uses when located on the same lot and constructed simultaneously with or subsequent to the main building.
2. Provided that the unit is newer than ten (10) years old and meets the criteria set forth in the Land Development Regulations, Section 04.280. When there are two mobile homes on the same parcel, they must 1) comply with the Secondary Housing requirements (see Land

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Development Regulations, Ch. 16), or 2) comply with state standards for a mobile-home park and obtain a use permit from the county (see Land Development Regulations, Ch. 17, Mobile Homes and RV Parks). [Why is this needed since this SP is for manufactured homes?](#)

3. Uses may have been omitted from the list of those specified. The Planning 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" in Land Development Regulations, Chapter 4, Uses Not Listed as Permitted.

Commercial (C)

INTENT

The C designation is intended to provide for a wide range of uses and services for the resident and visitor including retail, business and professional uses and services in community areas, including commercial lodging and higher density housing, when found compatible with retail and service functions. The creation of a pleasant and efficient environment for shopping and business is an important function of this district.

Because this is a small area, the above definition doesn't seem to fit... it's more of a neighborhood commercial /mixed use concept...and more limited in uses

PERMITTED USES

- Any proposed change of use when conducted within an existing conforming, legally developed structure for the following retail and professional uses. If exterior structural alterations or additional parking is required it shall require director review.
- Retail Trade—e.g., food, drug, hardware, limited apparel, liquor stores, limited department stores, dry goods, gift shops, home furnishings, paint, tires, bookstores, bakery, florist, pet supplies, health food stores, sporting goods, etc..
- Services—e.g., finance, insurance and real estate, banks, savings and loans, title abstracting, real estate developers and builders, commodity services, holding and investment services, bail bonds, etc..
- Personal Services—e.g., self-service laundries and dry cleaning (dry cleaning seems to be too intense?), beauty parlors, barbers, shoe repair, photographic services, cleaning and laundry (same), etc..
- Business Services—e.g., stenographic and mailing services, general advertising, business and management consulting, blueprinting, photo finishing, employment services, etc..
- Repair Services—e.g., radio and television repair, furniture and jewelry repair, repair of anything sold in this district, etc..
- Professional Services—e.g., physicians, dental and legal services, welfare and charitable services, medical and dental laboratories, etc..
- Cultural/Religious Activities—e.g., churches, art galleries, museums, etc..
- Food service establishments—e.g., restaurants, delis, fast food, bars, etc..
- Any combination of permitted uses.
- When found compatible with the intent, single-family residential, duplex and triplex, plus accessory structures. I don't think these should be a permitted uses unless they are in combo with commercial. Mixed use ok – first floor commercial/ second floor residential... should be by Director review.

USES PERMITTED SUBJECT TO DIRECTOR REVIEW

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

- All permitted uses if determined necessary by the director.
- Temporary uses: model homes, mobile-home display units, etc., only if one year or less.
Why not put these in the residential section of the SP – not tie up the commercial site?

USES PERMITTED SUBJECT TO USE PERMIT

(Land Development Regulations, Use Permit Processing, Ch. 32)

- All new construction for the purpose of conducting sales, business or services and all conversions from a prior use when structural alterations are required.
- Household units; if found compatible with the district, apartments, condominiums, etc..
These should not be part of the SP Commercial unless the Specific Plan is later amended
- Lodging—e.g., hotels, motels, time-share, RV parks, bed and breakfast establishments, etc. I don't think time shares and RV parks are what is envisioned, and what is the etc.?
- Transportation, communications— e.g., parking lot. (DITTO)

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- Retail trade—e.g., automotive service stations.
- Business services—e.g., stenographic and mailing services, general advertising, business and management consulting.
- Educational—e.g., nursery and primary schools, private childcare facilities.
- Miscellaneous services—e.g., religious activities. *A church is not what is envisioned on this site*
- Cultural activities—e.g., museums and art galleries, etc..
- Food service establishments—e.g., restaurants, ice cream parlors, fast food restaurants, lunch rooms, delicatessens, etc.. *This should be Director Review*
- Entertainment establishments—e.g., theaters, movies, cocktail lounges, bars, nightclubs, discotheques, etc..
- Retail establishments—e.g., department stores, sporting goods, etc..
- Professional offices—e.g., medical complex, administrative centers, animal hospitals and boarding kennels, etc..
- Buildings for conducting services—e.g., financial institutions, bath houses, health clubs, convention centers, roller skating, bowling, indoor ice-skating, auto rental, reducing and figure salons, etc.. *Many of these don't make sense for this site and should not be allowable*
- Accessory buildings and uses.¹
- All of the permitted uses and uses subject to director review if determined necessary by the director.

Generally these uses seem to be too broad for this site

DEVELOPMENT STANDARDS

- Minimum Lot Area:** 10,000 square feet *shouldn't it be what it is?*
- Minimum District Area:** 2 acres *Why is this needed - shouldn't it be what it is?*
- Minimum Lot Dimensions:** Width - 60 feet Depth - 100 feet *shouldn't it be what it is?*
- Maximum Lot Coverage:** 60 percent, when principal use is a residential use
70 percent, all other uses

This should be maximum setbacks - so the building and landscape are on the Hwy 6 frontage and not parking. Maximum 10 feet from Hwy 6 r.o.w.

~~Minimum Setbacks: Front: 10 feet Rear: 5 feet Side: 0 feet~~

Minimum side yard when abutting a residential district is 10 feet. Minimum (maximum?) side yard on a corner lot is 10 feet. Reduced front setbacks may be available in June Lake, Lee Vining, and Bridgeport. See Land Table 4.090, Special Yard Requirements.

Density: Residential uses - 15 du/acre Hotels, motels - 40 units/acre
If underground or understructure parking is provided for 50% to 100% of the hotel/motel rooms, then a density bonus up to 25% to 50% may be awarded as part of the use permit process. *(I don't see this as a motel/hotel site - it should be service commercial...)*

Maximum Building Height: *20 feet Why is there a low height limit? This would seem to preclude first floor commercial with second floor housing??* (See Land Development Regulations, Table 4.080, for other provisions.)

Landscaping: Fences and/or screening shall be required when abutting any residential district. Any use subject to use permit shall be required to either landscape (per approved landscape plan) or leave in natural open space (i.e., ungraded) all areas not covered by impervious surfaces. *Landscaping should be required for all uses with a landscape/irrigation plan*

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1. Accessory buildings and uses customarily incidental to any of the permitted uses when located on the same lot and constructed simultaneously with or subsequent to the main building.
2. Densities stated are based upon availability of both community water and sewer.
3. Uses may have been omitted from the list of those specified. The Planning 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" in Land Development Regulations, Chapter 4, Uses Not Listed as Permitted.

DEVELOPMENT STANDARDS-EQUESTRIAN OVERLAY DISTRICT

I'm not sure having this make any sense, since the lots are small...

Sections:

10.010	Intent.
10.020	Establishment of district.
10.030	Uses permitted.
10.040	Uses permitted subject to use permit.
10.050	Lot area/District area.
10.060	Special requirements.
10.070	Restrictions to use of an E-Overlay District.

10.010 Intent.

The equestrian overlay district is intended to provide for the superimposing of an equestrian district on all land use designations where single-family residences are permitted. The land use designation followed by the letter E (e.g., SFR-E) would indicate an equestrian district overlay providing for the keeping of large domestic animals for personal use subject to the minimum standards set forth in this district.

10.020 Establishment of district.

The equestrian district may be overlaid on any single-family residential district. In addition to the requirements of this chapter, initiation and application of this overlay district is subject to the same requirements as any land use redesignation (see Ch. 48, Amendments).

10.030 Uses permitted.

The following uses shall be permitted in the equestrian overlay district, plus such other uses as the Commission finds to be similar and not more obnoxious or detrimental to the public safety, health and welfare:

- A. All uses permitted in the basic land use designation with which the equestrian district is combined;
- B. Where the principal use of the subject parcel is single-family residential, the keeping of horses or other large domesticated animals for personal use may be permitted. No commercial animal raising or keeping shall be allowed.

10.040 Uses permitted subject to use permit.

All uses permitted in the basic land use designation with which the equestrian overlay district is combined shall be permitted, subject to securing a use permit.

10.050 Lot area/District area.

- A. Minimum lot area.
For the keeping of one horse or other large domesticated animal, fifteen thousand (15,000) square feet. **One horse or other large domesticated animal may be kept on the Equestrian Overlay parcels on the Mize/Brown subdivision (TM 37-54).**
- B. Minimum district area.
 - 1. Five acres;
 - 2. Any addition to an already established E overlay district shall be not less than one acre.

10.060 Special requirements.

- A. Animal confinement areas, including, but not limited to pens and corrals, shall be maintained in accordance with Mono County Health Department requirements. Confinement areas shall be maintained in a clean and orderly manner at all times. Accumulation of animal waste or other odor or insect producing materials shall not be permitted. No part of any animal confinement area shall be located closer than 50 feet to any dwelling with the exception of the animal owner's dwelling in which case the minimum distance may be twenty feet.

- B. Barns, stables and similar necessary buildings in the E overlay district may exceed the height limitations for accessory structures in the base designation, but in no case shall they exceed the heights permitted for primary dwellings in the base designation.

10.070 Restrictions to use of an E Overlay District.

Any lands within the County which are subject to valid recorded conditions, covenants and restrictions which would prohibit any of the uses permitted in the E overlay district shall not be included in any petition for initiation for the creation of, or the addition to, an E overlay district. Should valid conditions, covenants and restrictions arise, the conditions, covenants and restrictions shall prevail.

LAND DEVELOPMENT REGULATIONS

The Brown 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 and maximum 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 SFR-0.43 , C and SFR-E 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. Development standards specific to the Brown Specific Plan are shown in red.

DESIGN STANDARDS

Development within the Brown 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 Roadway Standards or Caltrans Design Standards. Why do we need such wide streets?
 - DS-2 Off-site access improvements shall be installed as shown on Figure 5 (see Appendix A Map Set).
 - DS-3 The project shall not include curbs or sidewalks.

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DS-4 The project shall include paved and striped bike lanes on all subdivision roads. This doesn't make much sense - bike lanes require special striping and signing - County may be liable for inconsistency so we're try to avoid "bike lanes" ("Bike Route" signing is preferred.) This size of subdivision needs access (eg. Easements) for bikes but not bike routes or lanes.

With narrowed paved street, a D.G., 5' wide access path on one side of the primary street seems all that is needed with access to Hwy 6.

- **Parking**

DS-5 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. Why is this needed?

DS-6 Driveways for each single family residence shall be paved. This requirement shall be reiterated in the CC & Rs for the project. Why is this needed?

DS-7 The commercial development shall provide parking as required by the Mono County Land Development Regulations, Chapter 6, Development Standards--Parking.

DS-8 Parking for the commercial development shall be screened from view.

- **Lighting**

DS-9 The project shall not have streetlights Except at major intersections. What about a street light at Hwy 6 intersection? Does one exist?

DS-10 Exterior lighting at individual residences and on the commercial lots 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-11 Building design for the single family residences shall be similar to the design prototypes shown in Figure 1. This requirement shall be reiterated in the CC & Rs for the project.

DS-12 The housing for the 44 lots developed by the developer shall be manufactured housing assembled onsite. There shall be 3 floor plans available and 2 exterior elevations per floor plan. The manufactured housing shall be installed on engineered load bearing foundation system on top of a concrete footing. What if later the owner wishes to build a regular house or the manufactured house burns down? Shouldn't regular housing be permitted?

DS-13 Building design for the commercial development shall be consistent with the rural character and setting of Chalfant and shall comply with the minimum development standards listed in the Mono County General Plan:

- a. Projects shall be encouraged to be multiple use (first floor commercial/second floor residential)
- b. Projects should not dominate the natural environment, and should complement existing community character; the scale, design, and siting of a project should be appropriate for the setting;

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- b. Building mass should be varied and should be appropriate for the surrounding community or area. Facades in commercial districts should be varied.;
- c. Project siting and structural design should be sensitive to the climate, topography, and lighting of the surrounding environment;
- d. The design, color, and building materials for structures, fences, and signs shall be compatible with the natural environment and/or surrounding community; ~~Without specifics/examples the above points are not enforceable~~
- e. Visually offensive land uses shall ~~not be allowed be adequately screened through the use of landscaping, fencing, contour grading, or other appropriate measures;~~
- f. The visual impacts of parking areas shall be minimized through the use of landscaping, covered parking, siting which screens the parking from view, ~~placement behind the structures~~, or other appropriate measures.
- g. Signs shall comply with the County's Sign Ordinance;
- h. Standardized commercial structures, design, and materials shall not be allowed (e.g. a "McDonalds" shall be designed with materials and finishes that harmonize with the surrounding area); ~~what does harmonize mean? Need specific guidelines...~~
- i. Industrial areas shall be as compact as possible. ~~There are no industrial areas....???~~
- j. Exterior lighting shall be shielded and indirect and shall be minimized to that necessary for security and safety; ~~Use standard condition for this see June Lake Highlands Phase two, #14)~~
- k. All new utilities shall be installed underground, in conformance with applicable provisions of the Mono County Land Development Regulations;

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QuickTime™ and a
Photo - JPEG decompressor
are needed to see this picture.

QuickTime™ and a
Photo - JPEG decompressor
are needed to see this picture.

FIGURE 1 HOUSING PROTOTYPES

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QuickTime™ and a
Photo - JPEG decompressor
are needed to see this picture.

QuickTime™ and a
Photo - JPEG decompressor
are needed to see this picture.

FIGURE 1 HOUSING PROTOTYPES

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1. Existing roads shall be utilized whenever possible. Construction of new roads should be avoided except where essential for health and safety; **This doesn't make sense – aren't the roads specified in the tentative map?**
- m. Earthwork, grading, and vegetative removals shall be minimized;
- n. All site disturbances shall be revegetated with a mix of indigenous species native to the site (based upon a pre-project species survey). **I thought the site was pretty much devoid of vegetation???** A landscaping and irrigation plan shall be submitted and approved for all projects.
(Mono County General Plan, Conservation/Open Space Element, Visual Resource policies, Objective C, Action 2.1)

- **Building Height**

DS-14 Building heights for residential and commercial development shall be limited to one story, i.e. 20 feet. **Let commercial be higher in combo with residential... what about offices on the second floor?** This requirement shall be reiterated in the CC & Rs for the project.

- **Building Materials**

DS-15 In compliance with Mono County's minimum development standards, the color, design, and type of building materials for structures, fences, and signs shall be compatible with the natural environment and/or surrounding community. Reflective materials shall not be allowed. This requirement shall be reiterated in the CC & Rs for the project. **What are the colors... not enforceable if we want to enforce...**

- **Signs**

DS-16 There shall be no signs for the residential development other than the housing number signs required by the Mono County Firesafe Standards (Land Development Regulations, Chapter 22, Development Standards--Fire Safe Regulations).

DS-17 Signs for the commercial development shall comply with the requirements of the Mono County Sign Ordinance (Land Development Regulations, Chapter 7, Development Standards--Signs).

- **Utilities**

DS-18 All utilities (electrical, cable, communication lines, water distribution lines, propane distribution lines, 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-19 All utilities shall be installed to all parcels prior to the development of any parcel.

DS-20 Mailboxes shall be clustered and shall be installed by the developer at the location shown on Figure 4 (Master Circulation Plan) in the Appendix Map Set. The mailboxes shall be painted a color that blends in with the surrounding environment and is non-reflective.

- **Landscaping/Screening**

DS-21 In compliance with Mono County's minimum development standards, visually offensive land uses such as the wells, water storage tanks, the propane yard **(what is**

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a “propane yard?”), and the noise attenuation wall shall be adequately screened through the use of landscaping, fencing, contour grading, or other appropriate measures. The noise wall is problematic... there should be a specific design so that we know what it’s going to look like... I concerned that it will have the “fortress America” look

- DS-22 Visually offensive uses resulting from the commercial development, such as propane tanks, solid waste dumpsters, parking, etc. shall be adequately screened through the use of landscaping, fencing, contour grading, or other appropriate measures.
 - DS-23 Building permit applications for the commercial development shall require a Landscape and irrigation Plan that follows Mono County requirements for landscape plans.
 - DS-24 Landscaping installed by the developer shall comply with the Landscape Plan included in this plan (see Figure 9 in the Appendix Map Set).
 - DS-25 Landscaping installed by the developer shall be maintained and irrigated in accordance with the requirements specified on the Landscape Plan.
 - DS-26 Landscaping on individual lots shall be xeriscapable. (should define what this means – see) The requirement for xeriscapable landscaping shall be reiterated in the CC & Rs for the project.
- **Noise**
 - DS-27 A six-foot sound wall shall be installed on the project's eastern property line for Lots 4, 5, 11, 12, 13, and 20. This is problematic. Why is this needed? Can't this be done so that it is combined with a berm and landscaping ?? Should have non-fortress look... How about a combo of wall, berm, landscape?
 - DS-28 An eight-foot sound wall shall be installed along the project's northern and eastern property line for Lot 1. Ditto...
 - DS-29 A form of mechanical ventilation shall be installed in all frontline units facing traffic from Hwy. 6, including Lots 1, 4, 5, 11-13, 20-25, and 40-43.
 - DS-30 If the building setback on Lot 1 is less than 21 feet from the eastern property line or less than 91 feet from the centerline of Hwy. 6, double-paned windows with a minimum rating of STC-30 would be required for bedroom windows directly exposed to Hwy. 6 traffic. Why not just require double paned units?
 - DS-31 The sound walls shall be designed and screened with vegetation as shown on the landscape plan (see Figure 9 in Appendix A Map Set). The walls shall be constructed of materials and colors that blend into the surrounding environment. Need specifics...

CONSERVATION STANDARDS

Development within the Brown 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 onsite equipment with noise attenuation devices and by compliance

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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. **What are the sensitive receptors? This should be stated so later we don't have to figure it out...**

CS-4 During all construction activities, equipment staging areas shall be located the greatest distance possible from the nearest sensitive noise receptors. **ditto**

- **Air Quality**

CS-5 Only high efficiency heating systems 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, if necessary. **We had this condition in a previous development... we should know whether one is needed or not...**

- **Wildlife** **Is there a wildlife problem? If not this part doesn't make a lot of sense...**

CS-8 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. This requirement shall be reiterated in the project CC & Rs.

CS-9 Dogs are prohibited on the project site during construction.

CS-10 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 disturbances to wildlife.

CS-11 No tall, solid fencing shall be constructed along adjoining backyards in order to allow for wildlife movement. This requirement shall be reiterated in the project CC & Rs. **This really doesn't make sense re the noise wall...**

CS-12 Open ditches and trenches shall be barricaded at night to prevent disturbances to wildlife.

- **Vegetation**

CS-13 During construction, access to work areas shall utilize existing roads in order to avoid unnecessary disturbances to surrounding vegetation and soils. **I thought this site was pretty much denuded?**

CS-14 The project proponent shall revegetate disturbed areas resulting from roadway construction and infrastructure installation. Revegetation shall utilize native plants and shall be conducted immediately following construction. Revegetated areas shall be irrigated as needed and maintained until the plants are established.

CS-15 To deter the spread of weeds, stockpiled topsoil shall be covered and disturbed areas shall be revegetated immediately following construction.

CS-16 Landscaping shall be utilized to minimize potential visual impacts resulting from development and to minimize erosion. Landscaping installed by the developer shall comply with the Landscape Plan included in this plan. Landscaping on individual lots shall be xeriscape. This requirement shall be reiterated in the CC & Rs for the project.

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- **Cultural Resources**

CS-17 The project proponent shall stop work and notify appropriate agencies and officials if archaeological evidence is encountered during earthwork activities. No disturbance of an archaeological site shall be permitted until such time as the applicant hires a qualified consultant and an appropriate report that identifies acceptable site mitigation measures is filed with the County Planning Department. Road construction/grading plans shall include such notice.

- **Geology and Soils**

CS-18 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 the commencement of any development activities. The Grading Plan must include a comprehensive erosion and sediment transport control plan. The project shall adhere to county grading standards. Cut and fill slopes shall be contoured, tops and toes shall be tapered or rounded.

CS-19 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-20 In order to minimize the potential for dust erosion, land disturbance (grading, cut and fill) for road construction, infrastructure installation, and housing construction shall be minimized.

CS-21 Dust generated during construction shall be controlled by the use of watering or other acceptable measures.

CS-22 Speed limits on the construction site shall be reduced to minimize dust and windborne erosion.

CS-23 All road grading and earthwork activities must be conducted in accordance with the approved grading plan.

CS-24 Construction materials (rock, debris, etc.) that is not utilized as road fill shall be removed to a designated dump or approved site.

CS-25 The project proponent shall plant and maintain a windbreak along the western edge of the project site in order to reduce dust and windborne erosion over the life of the project. The windbreak shall be indicated on the Landscape Plan and its ongoing existence and maintenance shall be reiterated in the CC & Rs for the project.

CS-26 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. A letter of clearance and/or waste discharge requirements from the Lahontan Regional Water Quality Control Board is required prior to grading/disturbance/construction of any kind.

- **Hazards**

CS-27 The project shall comply with all requirements of the Chalfant Valley FPD and shall obtain a will serve letter from the FPD prior to beginning any land disturbance or construction activities.

CS-28 Development shall comply with the requirements of the Mono County Flood Plain Regulations, Chapter 21 of the Mono County Land Development Regulations, pertaining to the placement of structures within areas with flood hazards.

CS-29 Development shall comply with the recommendations contained in the Base Flood Elevation Study prepared for the project, i.e.:

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- a. Construct homes such that finished floor elevations are above the base flood elevations indicated on Figure A1 in the Base Flood Elevation Study for the project (see Appendices).
 - b. Homes shall be built to conform fully to FEMA requirements for homes in flood areas, including, but not limited to, the installation of required ventilation for the home's crawl space. This shall be reiterated in the CC & Rs for the project.
 - c. Lot grading shall be kept to a minimum so as not to significantly obstruct the flow of storm waters. Driveways and roads shall be constructed essentially at grade and shall not be constructed to obstruct the flow of a storm. This shall be reiterated in the CC & Rs for the project.
 - d. Homes for north lots shall be built generally toward the road, to minimize the potential effect on upstream properties.
 - e. As much as is practicable, homes built in a row perpendicular to the flood flow path shall be minimized.
 - f. Homes shall be built to minimize channeling away from the overflow weir created at Chalfant Road.
 - g. Openings shall be included in the sound wall adjacent to Hwy. 6 to balance flow between the residential area and the area to the east.
- **Visual Resources**
 - CS-30 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-32 All landscaping on site shall be xeriscape. (define)
 - CS-32 Water conserving fixtures shall be installed in all development onsite, including all residential and commercial structures and irrigation systems. This requirements shall be reiterated in the CC & Rs for the project.
 - **Recreation**
 - CS-33 The project shall provide paved and striped bike lanes along all subdivision roads in compliance with the Design Standards in this plan. Again this doesn't make a lot of sense - very low level of use anticipated... If it were a major county road, then yes, it might make sense...
 - CS-34 The project shall pay its fair share for improvements to recreational facilities in Chalfant prior to construction of any residential units.

III. INFRASTRUCTURE PLAN

The Infrastructure Plan for the Brown 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 onsite. 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 26-210-37 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. *So wide paved roads will be installed? This is a specific plan and less wide streets should be included...*

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

Program 5-A An encroachment permit 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 Figure 5 (Master Off-Site Access Improvements) in Appendix A--Map Set.

Program 5-B An encroachment permit 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 the road into the County system.

Program 5-C A CSA-Zone of Benefit district shall be created by the developer along newly constructed public roads in order to pay for road maintenance. The CSA-Zone of Benefit shall be formed prior to approval of the final tract map.

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 access within the subdivision and to the commercial lots.

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Program 6-A Paved and striped bike lanes shall be marked on all subdivision roads immediately following the installation of all infrastructure for the project. At the same time, zebra stripe crosswalks shall be marked where appropriate to provide safe access from the residential development to the commercial lots. **Rather than stripping bike lanes, there should be 5' dg walkways along the frontage of the streets...**

Policy 6-B Provide safe access for bicycles within the subdivision and to the commercial lots.

Program 6-B Paved and striped bike lanes shall be marked on all subdivision roads immediately following the installation of all infrastructure for the project. At the same time, zebra stripe crosswalks shall be marked where appropriate to provide safe access from the residential development to the commercial lots.

Policy 6-C Provide safe linkages for non-motorized transportation modes to other areas of Chalfant.

Program 6-C Work with Caltrans to provide a safe crossing of Hwy. 6 from the commercial lots to commercial and community facilities on the east side of Hwy. 6 in Chalfant. A safe crossing shall be established within one year of the completion of housing on the project site.

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.

Program 7-A The project developer shall install an enclosed shaded transit shelter on the commercial lot at the corner of Hwy. 6 and Chalfant Road. The shelter shall be installed prior to the completion of Phase I of the housing development.

Policy 7-B Provide a school bus stop for the subdivision.

Program 7-B The project developer shall install an enclosed shaded school bus stop at the Chalfant Road entrance to the subdivision. The shelter shall be installed prior to the completion of Phase I of the housing development.

Why not combine the above?

TRANSPORTATION SYSTEM PLANS

Figures 4 and 5 (see Appendix A, Map Set) shows proposed improvements to the transportation system needed to support the planned residential and commercial land uses proposed in the Brown Specific Plan. Proposed improvements to the transportation system include the onsite circulation system and offsite safety improvements to Hwy. 6 and Chalfant Road. The onsite circulation system is shown on Figure 4, Master Circulation Plan, of the Map Set. Offsite improvements are shown on Figure 5, Master Off-Site Access Improvements.

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TRANSPORTATION DEVELOPMENT STANDARDS

A typical road cross section is shown in Figure 4, Master Circulation Plan, of the Map Set.

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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 26-210-37 in Chalfant, California.

Water System

Objective 8 Provide an onsite water system 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 8-A Provide a water system that meets estimated water needs for the project, including fire flow requirements.

Program 8-A Install the water wells, water storage and water distribution system as shown on Figure 7, Master Utility Plan, Water and Sewage System (see Appendix A, Map Set).

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

Program 8-B Two domestic water wells shall be developed for the site as outlined in the Water Well Feasibility Study for the project in compliance with all State and County regulations for domestic water wells. Development of the wells shall follow the Preliminary Drilling Recommendations and the Preliminary Well Completion Parameters as well as the recommendations for permanently destroying the two existing wells. The developer shall obtain a well permit from the Mono County Environmental Health Department prior to approval of the Final Tract Map.

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

Program 8-C As recommended in the Water Well Feasibility Study for the project, to better define the actual amounts, if any, of the possible drawdown impacts on offsite wells that may be caused by pumping of the new onsite wells, a maximum 72-hour pumping test shall be designed and conducted in the first new onsite well. I don't see that this will test off-site wells, if that is desired... unless the off-site wells are included in the test...

Policy 8-D Provide a funding mechanism to address ongoing maintenance of the water storage and distribution system.

Program 8-D A CSA-Zone of Benefit district shall be created by the developer to pay for water system maintenance. The CSA-Zone of Benefit shall be formed prior to approval of the final tract map. This implies that the County will be responsible for the water system... I don't think we want that do we?

Sewer System

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Objective 9 Provide onsite 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 and the commercial uses.

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

Storm Drainage System

Objective 10 The storm drainage system for the project shall address potential onsite flooding as well as offsite runoff impacts.

Policy 10-A Development onsite shall be designed and constructed to avoid impacts to housing from flooding.

Program 10-A Development shall comply with the recommendations contained in the Base Flood Elevation Study prepared for the project, i.e.:

- a. Construct homes such that finished floor elevations are above the base flood elevations indicated on Figure A1 in the Base Flood Elevation Study for the project (see Appendices).
- b. Homes shall be built to conform fully to FEMA requirements for homes in flood areas, including, but not limited to, the installation of required ventilation for the home's crawl space. This shall be reiterated in the CC & Rs for the project.
- c. Lot grading shall be kept to a minimum so as not to significantly obstruct the flow of storm waters. Driveways and roads shall be constructed essentially at grade and shall not be constructed to obstruct the flow of a storm. This shall be reiterated in the CC & Rs for the project.
- d. Homes for north lots shall be built generally toward the road, to minimize the potential effect on upstream properties.
- e. As much as is practicable, homes built in a row perpendicular to the flood flow path shall be minimized.
- f. Homes shall be built to minimize channeling away from the overflow weir created at Chalfant Road.

Policy 10-B Development onsite shall be designed and constructed to minimize offsite runoff impacts.

Program 10-B Openings shall be included in the sound wall adjacent to Hwy. 6 to balance flow between the residential area and the area to the east.

Policy 10-C Prospective homeowners shall be informed of the potential for flooding in the area.

Program 10-C The development requirements in Program 10-A above shall be reiterated in the CC & Rs for the project.

PLANS

Water System

The water system includes two wells, water storage tanks, an underground distribution system, a booster/pump station, and fire hydrants (see Figure 7, Master Utility Plan-Water and Sewage Systems, in Appendix A, Map Set). There will be three water tanks, capable of storing 20,000 gallons each. The water tanks will be underground and will have an approximately 2 foot tall berm on top of them. The water tanks and booster/pump station will be installed on a lot adjacent to the commercial lot and Hwy. 6. That lot will have a 6 foot high security fence with landscaping around the fence.

Sewer System

Individual septic systems are proposed for each residential lot and the commercial lot (see Figure 7, Master Utility Plan-Water and Sewage Systems in Appendix A, Map Set).

Storm Drainage System

The storm drainage system is shown on Figure 6, Master Preliminary Grading & Drainage Plan (see Appendix A, Map Set).

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SOLID WASTE DISPOSAL

POLICIES

This section establishes objectives, policies, and programs to guide development of solid waste disposal on APN 26-210-37 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.

Policy 11-B Solid waste disposal for the proposed commercial uses shall be the responsibility of the individual businesses.

Program 11-B Any solid waste dumpsters utilized by businesses onsite shall be visually screened as stipulated in the design standards in this plan.

PLANS

There are no plans for solid waste disposal since solid waste disposal will be the responsibility of individual homeowners and businesses. The design standards in this plan require any solid waste dumpsters used by businesses to be visually screened.

ENERGY FACILITIES AND SERVICES

POLICIES

This section establishes objectives, policies, and programs to guide development of energy facilities and services on APN 26-210-37 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 that minimize impacts 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 8, Master Utility Plan--Dry Utilities (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 four 1000 gallon tanks located on Lot E and underground distribution lines as shown on Figure 8, Master Utility Plan--Dry Utilities (see Appendix A, Map Set).

Program 12-B The propane storage and distribution system shall be installed in the location shown on Figure 8, Master Utility Plan--Dry Utilities (see Appendix A, Map Set). The propane storage yard shall be visually screened as required by Design Standard 20 in this plan.

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 contain a requirement that any woodburning appliances installed in the project be Phase II EPA certified appliances.

PLANS

Figure 8, Master Utility Plan--Dry Utilities (see Appendix A, Map Set) illustrates the plans for the electrical distribution system and the propane distribution system for the project.

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FIRE PROTECTION SERVICES

POLICIES

This section establishes objectives, policies, and programs to guide development of fire protection services on APN 26-210-37 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 be served by the Chalfant Valley Fire Protection District and shall comply with the FPD's requirements, as well as 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 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.

PLANS

Figure 7, Master Utility Plan--Water and Sewage System (see Appendix A, Map Set) shows 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 26-210-37 in Chalfant, California.

Police

Objective 15 Provide adequate police 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 law enforcement services required as a result of the development.

Program 15-A Prior to the start of any construction/development activities onsite, the County and the developer shall finalize financial requirements for the project's contribution to the provision of additional law enforcement services in Chalfant.

Emergency Medical Services

Objective 16 Provide adequate emergency medical 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 emergency medical services required as a result of the development.

Program 16-A Prior to the start of any construction/development activities onsite, the County and the developer shall finalize financial requirements for the project's contribution to the provision of additional emergency medical services in Chalfant.

Schools

Objective 17 Provide adequate school services that meet the needs of the proposed development and that minimize impacts to existing service providers.

Policy 17-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 17-A At the time of building permit approval, collect school mitigation fees from the development.

Recreational Facilities

Objective 18 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 18-A Ensure that the development provides funding for its fair share of additional recreational facilities and services required as a result of the development.

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Program 18-A Prior to the start of any construction/development activities onsite, the County and the developer shall finalize financial requirements for the project's contribution to the provision of additional recreational facilities and services in Chalfant.

Postal Service

Objective 19 Provide adequate postal services that meet the needs of the proposed development and that minimize impacts to existing service providers.

Policy 19-A The developer shall provide cluster mailboxes at the location shown on Figure 4, Master Circulation Plan (see Appendix A, Map Set)/. Easements and concrete bases or other provisions shall be provided for the mailboxes.

Program 19-A Prior to the start of any construction/development activities onsite, the developer shall confer with local postal authorities regarding the installation of cluster mailboxes. The applicant shall provide a letter from the postal authorities stating their approval of road names and cluster box locations for the development.

IV. PROGRAM OF IMPLEMENTATION MEASURES

IMPLEMENTING REGULATIONS AND ORDINANCES

The Brown 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 Brown 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, geohydrology, 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.

CAPITAL IMPROVEMENT PROGRAM

TO BE ADDED

Specific Plan Guidelines Requirements for this section--

B. Capital improvement program

1. Estimated cost of capital projects identified in the specific plan's infrastructure plan.
2. The measures by which each capital project will be financed.
3. Identification of parties responsible completing each proposed improvement.

FINANCING

From the developer--

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.

TO BE ADDED

Specific Plan Guidelines Requirements for this section--

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- C. Financing measures necessary for implementation of each of the specific plan's proposals other than capital improvements.
1. List and description of projects needing financing.
 2. Cost estimates
 3. The measures by which each specific plan proposal will be financed.
 4. Identification of parties responsible for completing each proposal.

PHASING

The developer is installing all infrastructure onsite and forty-four of the single family residential units. The property owner is developing the remaining four single family residential units (Lots 1-4) and the commercial lot. There is no proposed phasing for the projects to be developed by the property owner. The developer is proposing the following phasing for infrastructure installation and development of the forty-four single family units:

- Phase I, Infrastructure Installation, Residential Lots 1-20, and Commercial lot, will begin the day after recording the final tract map.
- Phase II, Residential Lots 21-48, will begin 30-45 days later.

Figure 3, Master 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 Brown Specific Plan addresses all future development on the project site. It analyzes the subdivision of the project site and the development of forty-eight single-family residences and two commercial lots. The future development of the residences will not require additional environmental review.

PROJECTS THAT WILL REQUIRE ADDITIONAL ENVIRONMENTAL REVIEW

The development of the commercial lots associated with the Brown Specific Plan could require additional environmental review depending on the commercial use proposed.

This isn't fair... define a limited number of uses that can go there and analyze them now. Higher intensity uses will then require a SP revision/subsequent environmental analysis.

VI. SPECIFIC PLAN ADMINISTRATION

This seems to be unneeded as it is already in Code.

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 2.

TABLE 2 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.

<u>Type of Fee</u>	<u>Amount</u>
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

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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 3.

**Table 3 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.

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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;

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- 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 Brown Specific Plan will occur through implementation of the Specific Plan policies, standards, and diagrams, the mitigation measures proposed in the EIR, and the conditions of approval for the tract map. It will be integrated with the Mitigation Monitoring Program required for the EIR.

Over the life of the project, the Community Development Department (Planning, Building, Code Enforcement) will utilize the Compliance Checklist for the Brown Specific Plan to ensure that all Specific Plan requirements are met at the appropriate phase of the development. *The Compliance Checklist on the following page is currently a sample only.* Following adoption of the Specific Plan, the final checklist will be completed and will integrate all development requirements from the Specific Plan including the Specific Plan policies, standards, and diagrams, the mitigation measures proposed in the EIR, and conditions of approval for the tract map.

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.

Compliance Checklist: Brown Specific Plan

(A copy of pertinent permits or approvals should be attached to this checklist.)

(This checklist addresses compliance for the Brown Specific Plan, including Specific Plan policies and standards, Tract Map conditions of approval, and mitigation measures from the EIR).

Project Benchmark: Prior to Approval of Final Tract Map

Approvals/Permits/Mitigation Required	Monitoring Dept	Contact for Compliance	Date Completed	Staff Initials	Notes
1. Will serve letter from Chalfant FPD	CDD	developer			
2. Well permit	CDD	developer			
3. Septic system permit	CDD	developer			
4. Encroachment permit from Caltrans	CDD	developer			
5. Encroachment permit from Mono County	CDD	developer			
6. Grading permit	CDD	developer			
7. SWWPP	CDD	developer			
8. Permit from GBUAPCD, if necessary	CDD	developer			

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VIII. REFERENCES

References Consulted

Bureau of Land Management.

Resource Management Plan for the Bishop Resource Area. 1991.

California Department of Transportation. District 9.

District 9 Planning Documents--Route Concept Reports, Route Development Plans, and District System Management Plans.

California Governor's Office of Planning and Research

The Planner's Guide to Specific Plans.

California Regional Water Quality Control Board. **Water Quality Control Plan for the Lahontan Region (Basin Plan).** 1995.

Federal Emergency Management Agency (FEMA)

Flood Insurance Study (FIS) , Mono County, California, Unincorporated Areas. 1997.

Great Basin Unified Air Pollution Control District.

Mono County Ozone Attainment Plan. 1991.

Regulation XII. Conformity to State Implementation Plans of Transportation Plans, Programs, and Projects Developed, Funded or Approved Under Title 23 U.S.C. or the Federal Transit Act. 1994.

Regulation XIII. Conformity of General Federal Actions to State Implementation Plans. 1994.

LSA Associates, Inc.

Noise Impact Analysis, Chalfant Valley/APN 26-210-37, Mono County, California. 2004.

Traffic/Circulation Analysis: Brown/White Mountain Estates Projects, Mono County. 2004.

Mono County Community Development Department

Building/Planning Guide: Buying and Developing Property in Mono County. 2003.

Mono County Code

Mono County Land Development Regulations (Revised Land Use Element). 2001.

Mono County Local Agency Formation Commission (LAFCO)

Chalfant Fire Protection District Sphere of Influence Report.

Mono County Local Transportation Commission (LTC)

Mono County Regional Transportation Plan (RTP). 2002.

Mono County Planning Department

Mono County Environmental Handbook. 2003.

Mono County General Plan. 1993.

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Mono County General Plan, Revised Land Use Element and Land Development Regulations. 2001.

Mono County Housing Element. 2004.

Mono County Master Environmental Assessment. 2001.

Richard C. Slade & Associates, LLC

Water Well Feasibility and Siting Study, Proposed Specific Plan Area, Chalfant Valley Area, Mono County, California. 2004.

Triad Holmes Associates

Brown Property, Mono County, California. Base Flood Elevation Study. 2004.

US Census Bureau

1990 Census, Summary Tape Files 1, 3.

2000 Census, Summary Files 1, 3, 4.

Persons Consulted

Mono County Community Development Department.

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Keith Hartstrom, Senior Planner

Talon Associates, Mammoth Lakes.

Nate Greenberg, Partner

INTERNET REFERENCE SITES

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

STATE AGENCIES

Department of Fish and Game (DFG)

Habitat Conservation Planning Branch. Information on endangered species, Natural Diversity Database.

www.dfg.ca.gov.hcpb

Lahontan Regional Water Quality Control Board (LRWQCB)

Basin plans and compliance with water quality standards.

www.mscomm.com/~rwqcb6/lahontan

Resources Agency

California Environmental Quality Act (CEQA) Guidelines.

www.ceres.ca.gov

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