

**Mono County
Community Development Department**

PO Box 347
Mammoth Lakes CA, 93546
760.924.1800, fax 924.1801
commdev@mono.ca.gov

Planning Division

PO Box 8
Bridgeport, CA 93517
(760) 932-5420, fax 932-5431
www.monocounty.ca.gov

**PREAPPLICATION
REVIEW REQUEST**

DATE December 9th, 2020

PROJECT NAME Rock Creek Ranch Specific Plan

ANTICIPATED PERMIT OR APPLICATION:

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

REPRESENTATIVE Tim and Paula Richards

ADDRESS 1532 S. Bentley Ave CITY/STATE/ZIP Los Angeles, CA 90025

TELEPHONE (____) (310)869-8159 FAX (____) _____

E-MAIL Pazrichards69@gmail.com ASSESSOR PARCEL # AIN# 026-120-006-000
Timrichards@sierradeloro.biz

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

Please see attached

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

The Rock Creek Ranch project is located on a 54.64 acre parcel adjacent to the Paradise community in Southern Mono County. The project site, known as the "East Ridge", is privately owned property located on unincorporated land. The site is currently undeveloped except for several graded (not paved) roads, a well at the southwest corner and a second well at the northeast corner, and other structures to safe guard the well heads. The LRCMWC easements are occupied by 110,000 gallon potable water cisterns and distribution lines leading westward to existing homes in the Paradise community. The purpose of the Rock Creek Ranch Specific Plan is to establish a formal link between implementing policies of Mono County General Plan and the Rock Creek Ranch development proposal. This addendum to the second amendment of the Rock Creek Specific Plan

1. Reduces the number of lots from 10 lots to 2 lots.
2. Reduces the scope of the paved road to 700ft. The remaining road will be gravel. Impact from the development is further reduced which improves the habitat for native plants and conforms to maintaining the Mule Deer migration corridor because it increases the private open space to over 40 acres.
3. Increases the single phase (development of the infrastructure of the parcel) to two phases which further reduces any harmful mitigating factors, each phase will be accessed to the standards by which development will proceed.
4. The addendum of the amended Specific Plan is in substantial conformance - ***the relationship of the amended Specific Plan to the General Plan of Mono County of distribution, location, and extent of land uses, including open spaces, remains the same.***

Phase 1:

The parcel will be subdivided into 2 lots per the site plan, pg 7

Lot 1 (Lower Lot 29.96 Acres)

Lot 2 (Upper Lot 24.7 Acres)

Remains the same from the amended Specific Plan: ***All site improvements which include grading of roads, and the infrastructure improvements to develop on site water and drainage systems, and installation of other utility systems (power, communication, etc).*** This includes the building of the Lower Well house, Figure 3A. This will also include certain portions of the Agricultural Zone.

Phase 2:

The development of Lot 1 (Lower Lot) with Main Dwelling, Auxiliary Dwelling and Detached Garage, Figures 3B, 3C and 3D.

The development of Lot w (Upper Lot) with 6 off grid Camping Spaces, Figure 2A. Bee hives and the Butterfly Pavilion will be set up along with the development of trails in the open private spaces of both lots.

The development of the Agricultural Zone in Lot 1, page 4.

The Water Feature, Irrigation system, Pump House, and Water Tank, will be installed in phase 1 with water infrastructure.

Timeline:

Reference to-

IX.B Minor Modifications (to the amended Rock Creek Ranch Specific Plan

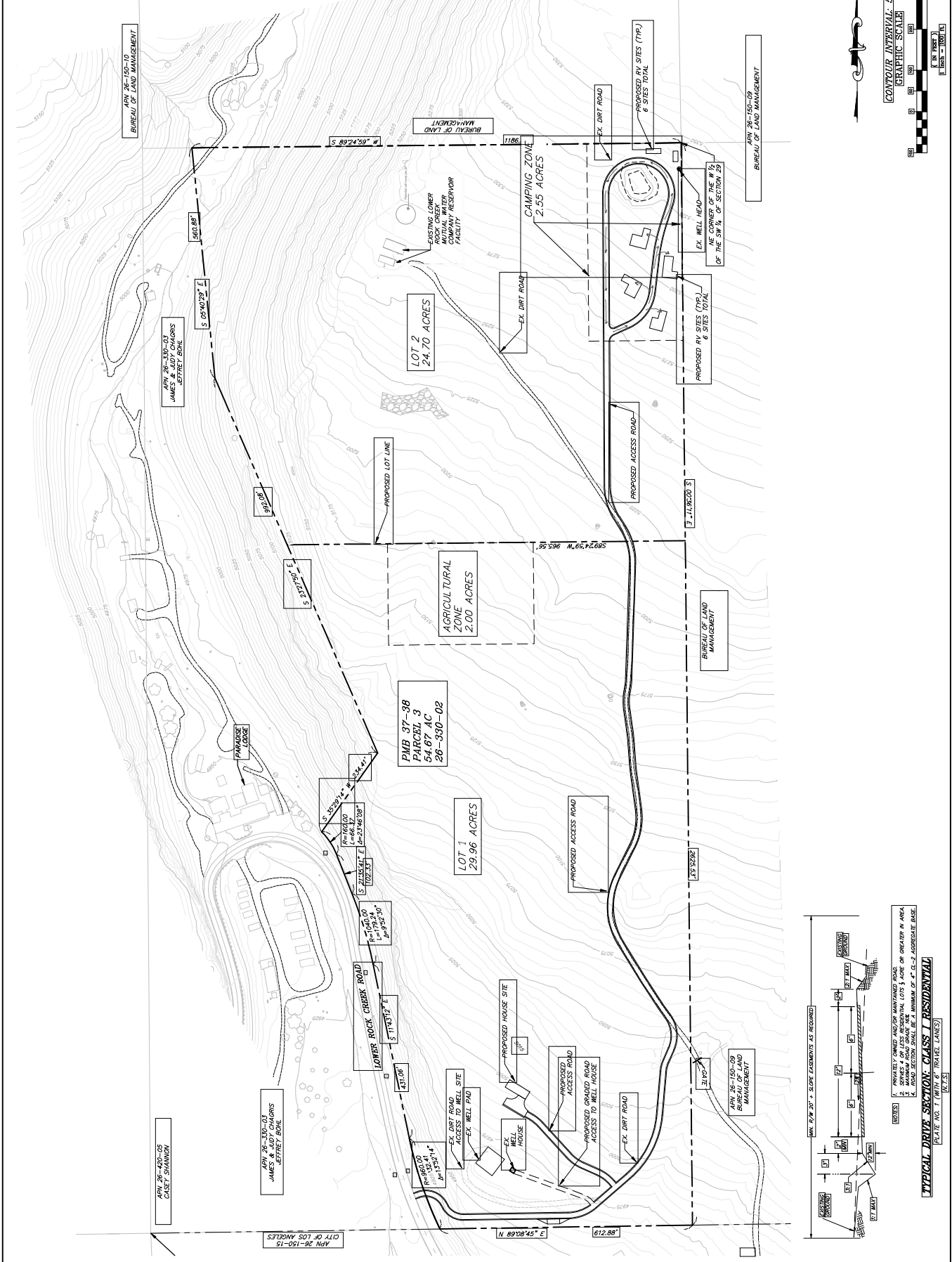
Minor modifications to the Specific Plan may be approved by the Community Development Director. Minor modifications may include changes in architectural colors of details, minor modifications to the street layout or public facility improvements, minor changes to utility placement or layout, minor changes to trail placement, as well as minor modifications to the subdivision plan, such as lot line adjustments and divisions, shall not require an amendment to this Specific Plan provided the Mono County Planning Director finds the modification is consistent with the general nature and intent of this plan.

X.A. Subdivision Required

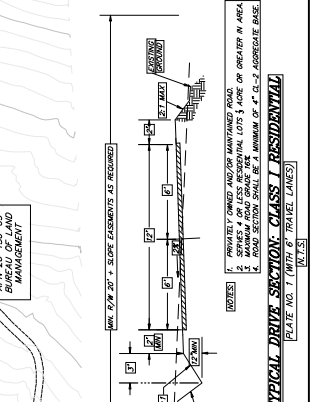
No development of the property shall occur, nor shall any permit related to such development (eg. building permit, grading permit) be issued unless and until the property is subdivided in accordance with this Specific Plan.

1. Parcel subdivision, Permits for buildings and grading
2. Building of Well House in Upper Lot, water infrastructure
3. Building of Well House in Lower Lot, water infrastructure
4. Road to Upper Lot, Campground development
5. Road to Lower Lot from Lower Rock Creek Rd
6. Auxiliary dwelling, Detached Garage, Main Dwelling
7. Agricultural Zone

DATE	17.07.2020
SCALE	1" = 30'
PROJECT	MAP
BY	17.27.13



APN 29-120-15 CITY OF LOS ANGELES
APN 29-120-17 BUREAU OF LAND MANAGEMENT
APN 29-120-18 BUREAU OF LAND MANAGEMENT
APN 29-120-19 BUREAU OF LAND MANAGEMENT
APN 29-120-20 BUREAU OF LAND MANAGEMENT



Upper Lot, Lot 2

24.70 Acres

2.55 acres of Lot 2 will be Camping Zone with a Natural Swimming Pond and a Well House w/water tanks
18 acres will be rehabilitated with Native plants, trails and water features which include basic irrigation

Well house 10'x12'
Roof 16'x24'
Solar panel system will consist of 14 panels
and 8 batteries
Possible option- will work w/Luis Molina

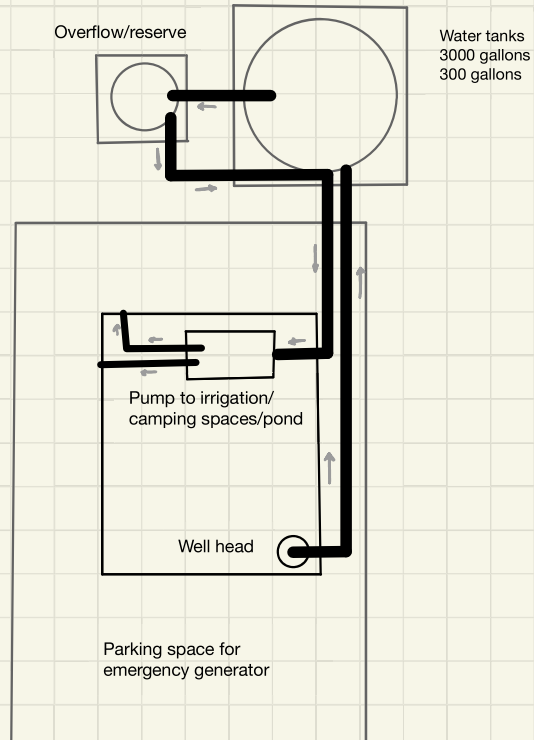


Figure 1A

18 acres of rehabilitation:

Large Trees- Cottonwood, Willows and Aspens and others

Medium Trees- Western Water Birch, Green Ash, Japanese Crabapple and others

Small Trees- Maples, Olives, Flowering Pear and others

Shrubs- Butterfly bush, Mountain Maple, Shadbush, Japanese Barberry, Wintercreeper and others

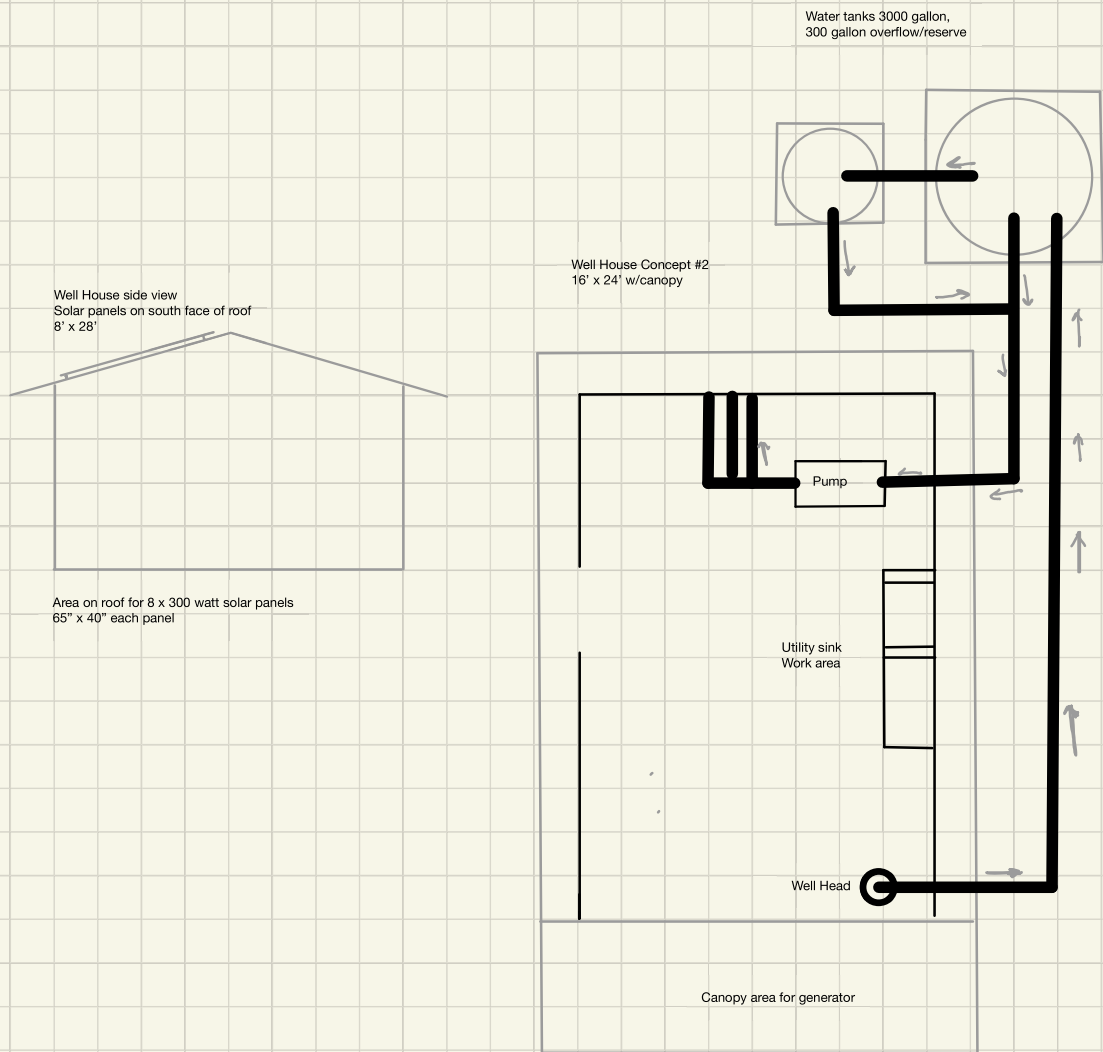
Ground covers and Grasses

Perennials

Upper Lot, Lot 2, Well House Option 2

24.70 Acres

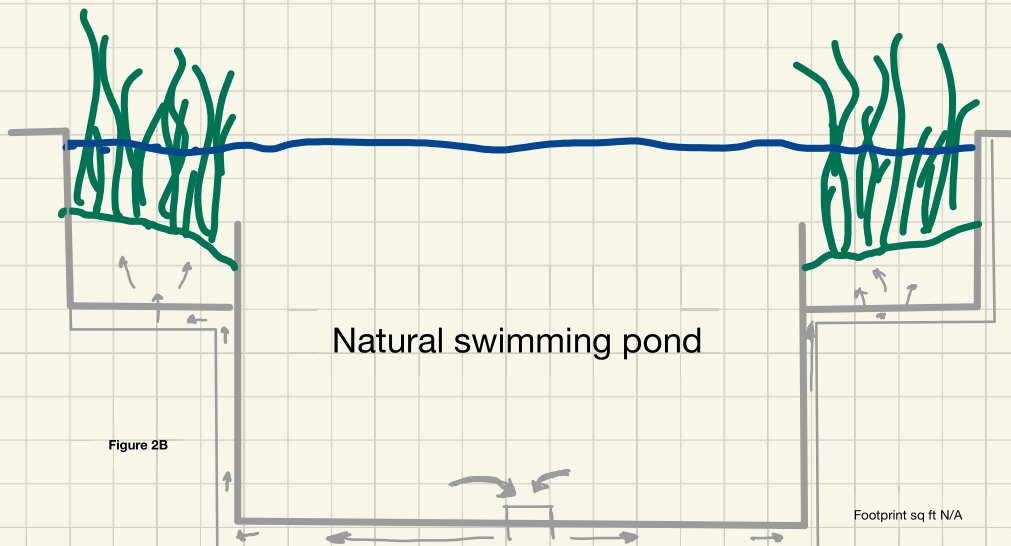
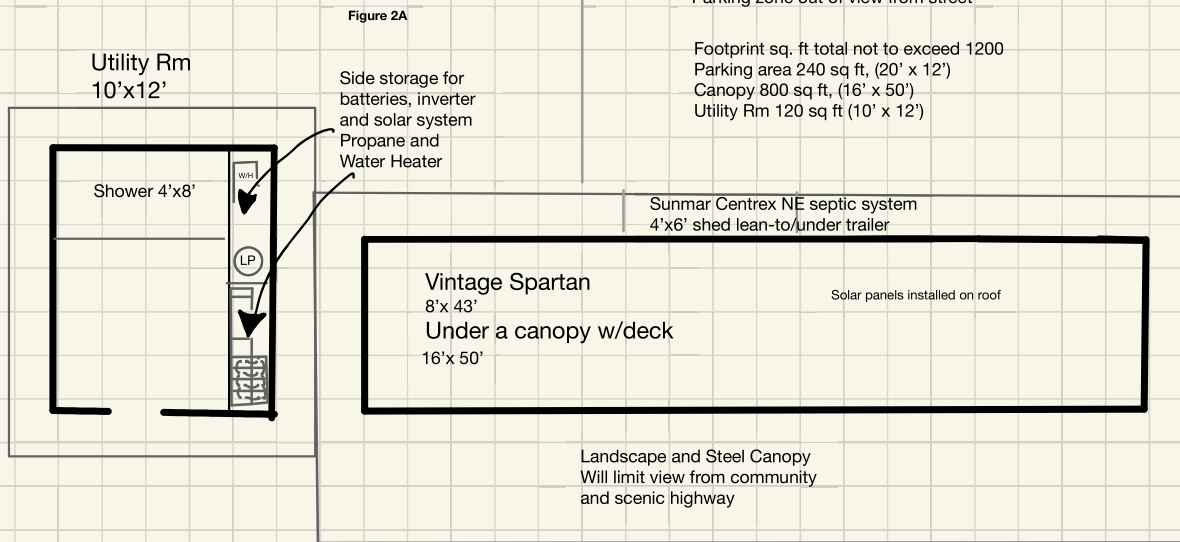
2.55 acres of Lot 2 will be Camping Zone with a Natural Swimming Pond and a Well House w/water tanks
18 acres will be rehabilitated with Native plants, trails and water features which include basic irrigation



Camping Zone 2.55 acres, Lot 2

Will include 6 spaces
 Pond for swimming (no fish)
 One way Loop Rd

Example of Camping Space



Natural swimming ponds are a chemical free, low maintenance alternative. The water is clean and filtered naturally using a built-in biological filtration system. It will provide year round access to the wildlife and create a supportive environment.

Lower Lot, Lot 1

29.96 Acres

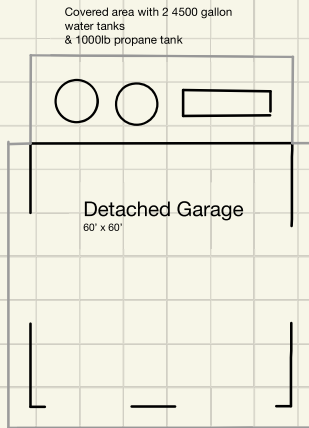
2 acres will be used as a Permaculture agricultural zone (6.7% of the lot) which will include an orchard, Barn w/work room, Greenhouse w/storage room, Chicken Coop, and Composting Shed and other support structures

Lower Well House

Main Dwelling, Auxiliary Dwelling and Detached Garage

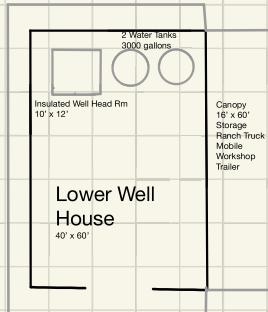
New Access Road from Lower Rock Creek Rd.

Water Feature



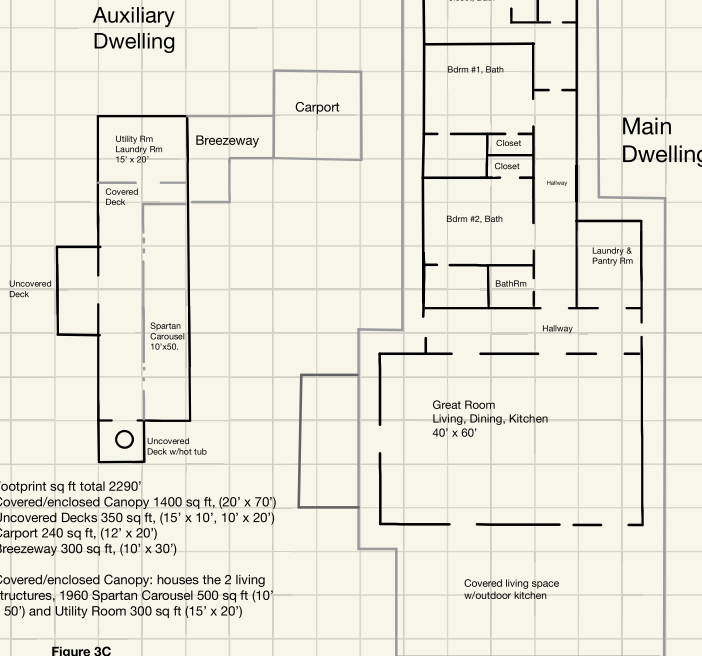
Footprint sq ft total 4800
Garage 3600 sq ft, (60' x 60')
Covered area 1200 sq ft, (20' x 60')

Figure 3B



Footprint sq ft total 3360
Well House 2400 sq ft, (40' x 60')
Canopy for Truck/Trailer 960 sq ft, (16' x 60')

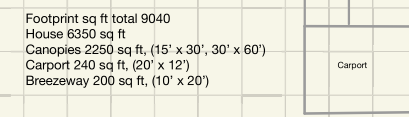
Figure 3A



Footprint sq ft total 2290'
Covered/enclosed Canopy 1400 sq ft, (20' x 70')
Uncovered Decks 350 sq ft, (15' x 10', 10' x 20')
Carport 240 sq ft, (12' x 20')
Breezeway 300 sq ft, (10' x 30')

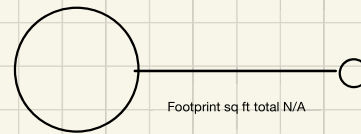
Covered/enclosed Canopy: houses the 2 living structures, 1960 Spartan Carousel 500 sq ft (10' x 50') and Utility Room 300 sq ft (15' x 20')

Figure 3C



Footprint sq ft total 9040
House 6350 sq ft
Canopies 2250 sq ft, (15' x 30', 30' x 60')
Carport 240 sq ft, (20' x 12')
Breezeway 200 sq ft, (10' x 20')

Figure 3D



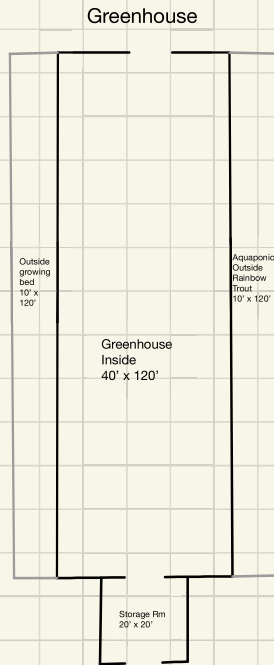
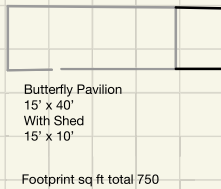
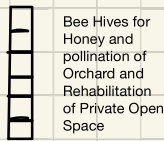
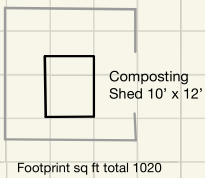
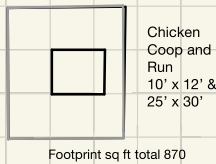
Footprint sq ft total N/A

Water Feature

Creek/Pond runs from Agricultural Zone to Dwelling Site

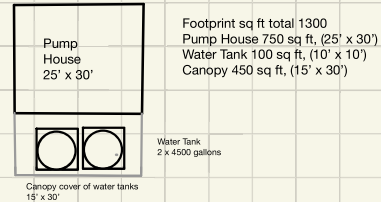
Agricultural Zone, Lot 1

2 acres, 6.7% of Lot

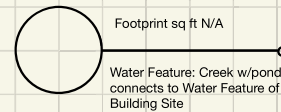
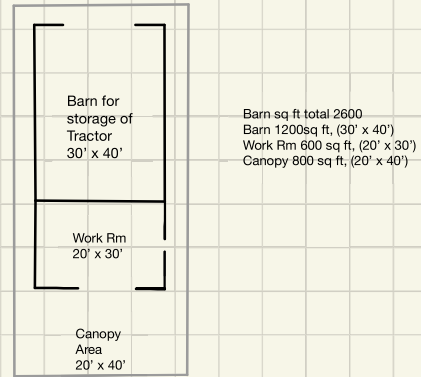


Footprint sq ft total 7600
Greenhouse 4800 sq ft, (40' x 120')
Aquaponic area 1200 sq ft, (10' x 120')
Outside growth bed 1200 sq ft, (10' x 120')
Storage Rm 400 sq ft, (20' x 20')

Pump House



Barn



1 acre orchard with Olive trees, Apple Trees, Pear trees, Plum trees and Cherry trees. The orchard will be fenced appropriately.

Irrigation system will be off grid solar.

Permaculture system. Currently studying with the Permaculture Institute and Dry farming Agroecology by Stephen R. Gliessman (Condors' Hope Ranch)

Aquaponic system with Rainbow Trout

*Please note: Water Feature, Irrigation system, Pump House, Water Tank will be built in Phase 1 with water infrastructure