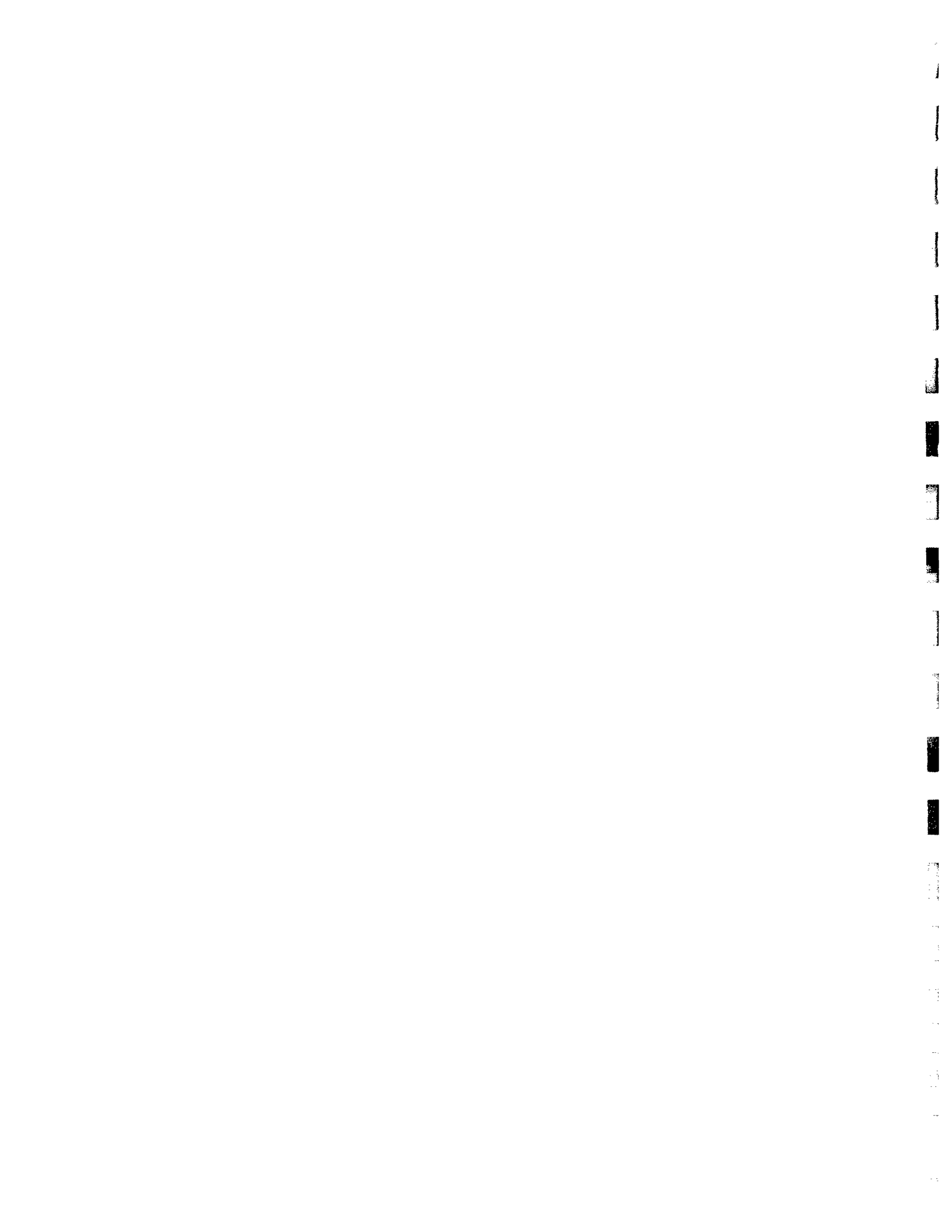


**Lakeridge Ranch Estates
Final Specific Plan and EIR**

August 1995

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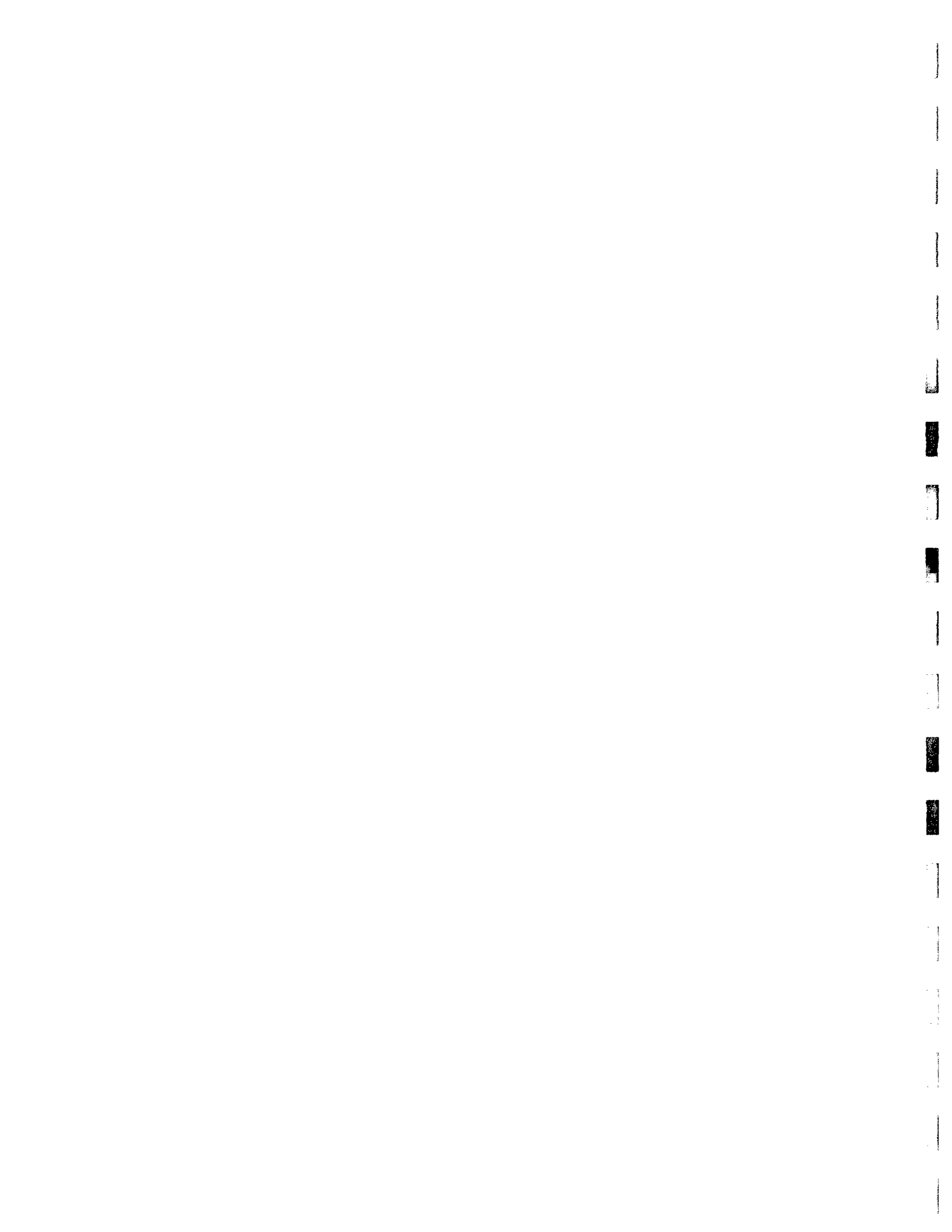
1. California Department of Fish and Game, Long Beach Office
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3. Hilton Creek Community Services District
4. Lahontan Regional Water Quality Control Board, Victorville Office
5. Long Valley Fire Protection District
6. Mammoth Unified School District
7. U.S. Soil Conservation Service, Bishop

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APPENDIX C--PRELIMINARY SUBDIVISION MAPS

1. Cover Sheet
2. Lot Layout
3. Preliminary Grading Plan
4. Detail Sheet
5. Preliminary Sewer Service Design 11/7/94
6. Preliminary Water Distribution Design 11/7/94



MONO COUNTY
PLANNING DEPARTMENT

P. O. Box 347
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(619) 924-5450 FAX 924-5458

P.O. Box 8
Bridgeport, CA 93517
(619) 932-5217 FAX 932-7145

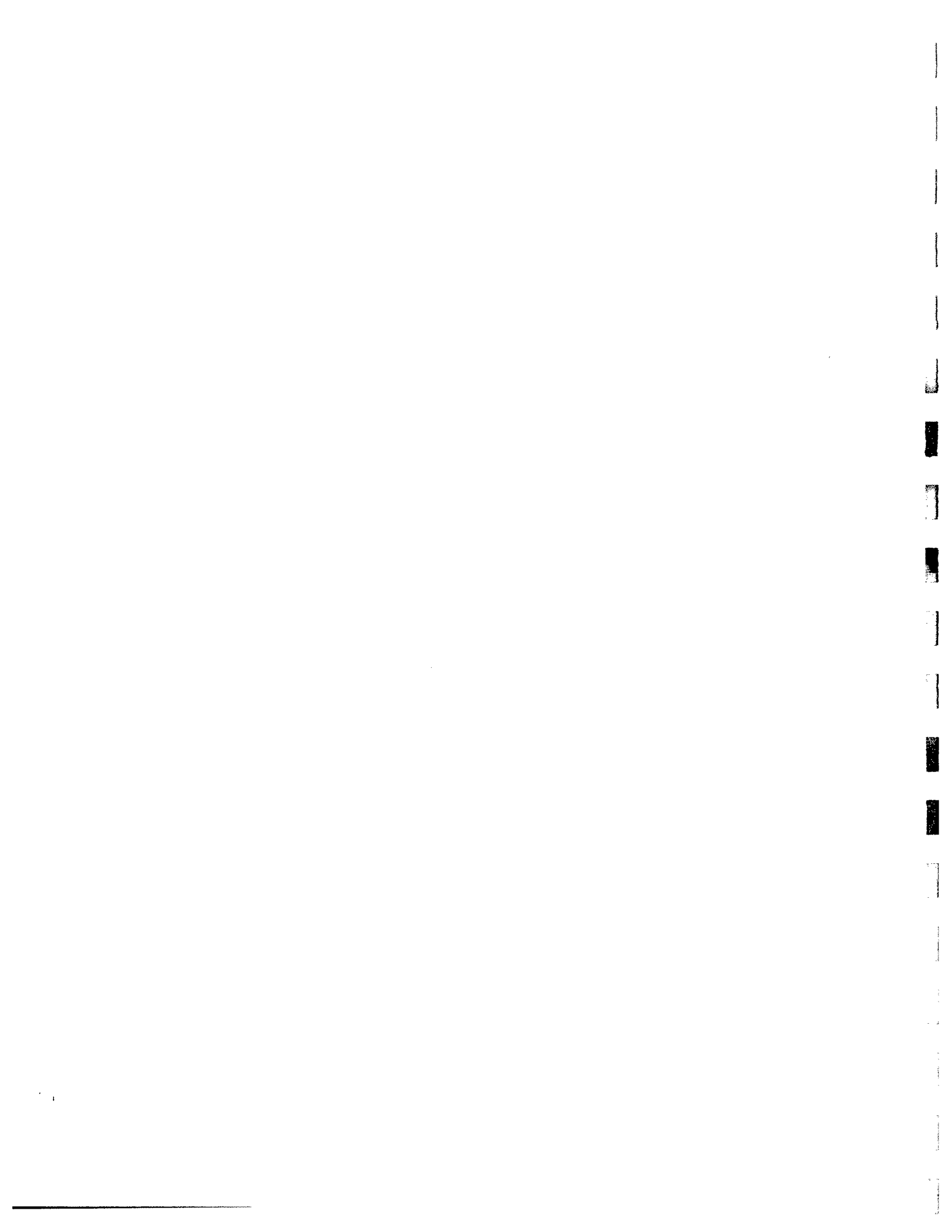
MEMO TO THE FILE

Date: November 7, 1995
From: Keith R. Hartstrom, Senior Planner
Re: Lakeridge Ranch Estates - Phasing Plan

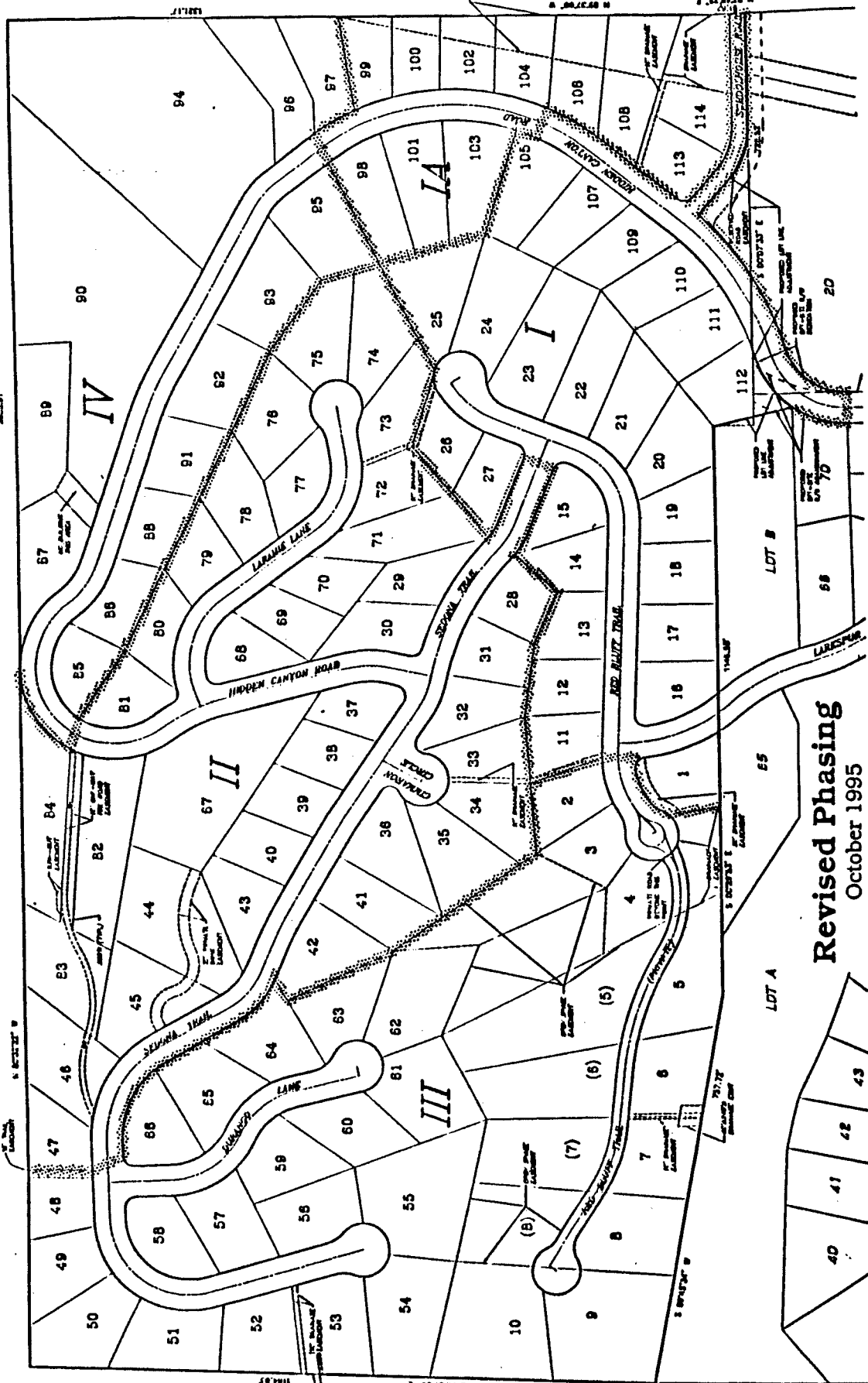
In accordance with the approval of the Lakeridge Ranch Estates Specific Plan (Minute Order 95-234) the applicant has submitted the following revised Phasing Plan which was approved by the Planning Commission on October 26, 1995 (see attached Phase Map).

PHASING PLAN

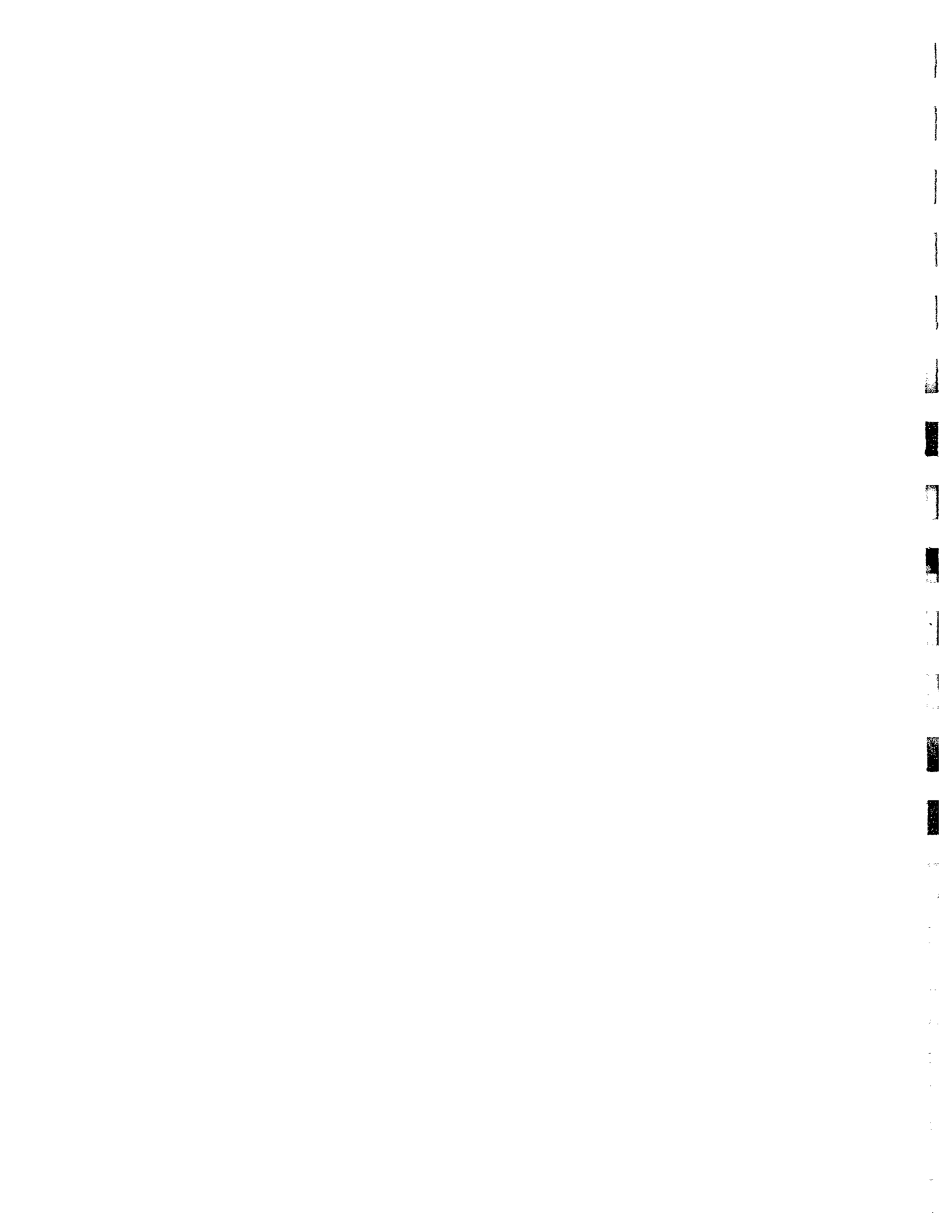
Phase I	Lots 1, 11-27, 105, 107, 109, 110-112
Phase IA	Lots 98-104, 106, 108, 113 and 114
Phase II	Lots 28-47, and 67-85
Phase III	Lots 2-10, and 48-66
Phase IV	Lots 85-97



PHASE MAP



Revised Phasing
October 1995



LAKERIDGE RANCH ESTATES

Specific Plan
and
Environmental Impact Report

August 1995

PREPARED BY
Laurie Mitchel, Planning Consultant

Prepared for:
Mono County Planning Department
P.O. Box 8, Bridgeport, CA 93517
(619) 932-5217



**Lakeridge Ranch Estates
Final Specific Plan and EIR**

August 1995



**Lakeridge Ranch Estates
Final Specific Plan and EIR**

August 1995

PREPARED BY:

**Laurie Mitchel, Planning Consultant
2887 Calle de Molina,
Santa Fe, NM 87505**



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I. INTRODUCTION

INTRODUCTION

The Lakeridge Ranch Estates Draft Specific Plan/Environmental Impact Report addresses State planning law requirements for a specific plan and CEQA requirements for an EIR in one integrated document, as allowed by §15120 (b) of the CEQA Guidelines.

The project utilizes a prior EIR (Mono County General Plan EIR, SCH #91032012), as allowed by §21083.3 of the Public Resources Code, which provides for the use of a certified EIR for subsequent development when the proposed development is consistent with an adopted community plan. For such projects, subsequent environmental review need only address effects on the environment that are peculiar to the project. Use of the prior EIR is fully addressed in Chapter III, Environmental Analysis.

SPECIFIC PLAN REQUIREMENTS

The Lakeridge Ranch Estates Specific Plan contains the following requirements as specified in §65451 of the California Government Code:

- a. Text and a diagram or diagrams which specify all of the following in detail:
 1. The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.
 2. The proposed distribution, location and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.
 3. Standards and criteria by which development will proceed, and standards for the conservation, development and utilization of natural resources, where applicable.
 4. A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs 1, 2 and 3.
- b. A statement of the relationship of the specific plan to the general plan.

RELATIONSHIP OF SPECIFIC PLAN TO EIR

The development standards and implementation measures required in a Specific Plan (see Chapter IV, Specific Plan Goals, Policies, & Implementation Measures) serve as the mitigation measures for potential impacts identified in the environmental analysis portion of this document (Chapter III). A Mitigation Monitoring Program, as required by the CEQA (PRC §21081.6) and the Mono County Environmental Handbook, is included in Chapter V.

RELATIONSHIP OF SPECIFIC PLAN TO MONO COUNTY GENERAL PLAN

The Mono County General Plan and its associated Area Plans contain general land use policies for the unincorporated areas of the county. The Lakeridge Ranch Estates Specific Plan provides detailed direction for implementation of General Plan policies for a specific area of Crowley Lake.

Section 65454 of the Government Code requires a proposed specific plan to be consistent with the General Plan, including any applicable Area Plan. The Lakeridge Ranch Estates Specific Plan has been designed to be consistent with all provisions of the Mono County General Plan and the Long Valley Area Plan. The Mono County General Plan designates the proposed Lakeridge Ranch Estates as Low Density Residential (LR), with a maximum density of 5.8 dwelling units per acre. The intent of this designation is to provide for single-family residential development in

Lakeridge Ranch Estates SP/EIR

community areas. Land use policies in the Long Valley Area Plan, which includes Crowley Lake/Hilton Creek, specify a minimum lot size of 15,000 square feet. Proposed Lakeridge Ranch Estates Specific Plan policies designate the property as Low Density Residential with a minimum lot size of 15,000 square feet and a maximum density of 1.43 dwelling units per acre; the average parcel size is 0.59 acres (25,700 square feet). The provisions of the Mono County General Plan and the Long Valley Area Plan apply except where other policies and implementation measures are detailed in the Specific Plan.

II. PROJECT DESCRIPTION

PROJECT SETTING

Lakeridge Ranch Estates is located in the community of Crowley Lake, approximately 12 miles south of Mammoth Lakes and 25 miles north of Bishop (see Figure 1, Location Map). Highway 395, located approximately 1/2 mile north of the project site, provides easy access to both Mammoth Lakes and Bishop. Crowley Lake Drive, located approximately 1/2 mile south of the project site, is the major local route, connecting to Hwy. 395 at Long Valley and Tom's Place. South Landing Road is the local arterial, connecting Hwy. 395 and Crowley Lake Drive. The project site is a 79.5 acre parcel, located on a series of small knolls at the northeastern corner of the community. Several swales intersect the knolls, draining generally towards the west and south of the project.

The community of Crowley Lake is primarily residential, with limited commercial development which serves local residents and recreational visitors to Crowley Lake. The community is situated approximately one mile south of Crowley Lake reservoir, on an alluvial fan at the eastern base of the Sierra Nevada, at an elevation of approximately 7,000 feet. The project site is surrounded on three sides by public lands managed by the Bureau of Land Management (BLM). The west side of the project site is adjacent to Sierra Springs and Rocking R Estates, both single family residential subdivisions which are in the process of being developed. Existing development adjacent to Sierra Springs and Rocking R Estates includes a mobile home park, single family residential subdivisions, and a small commercial area with a store/gas station, church/school, and a County Road Shop.

Vegetation in the Crowley Lake vicinity is predominantly Sagebrush Scrub (sagebrush, bitterbrush, rabbitbrush), with riparian vegetation (willow, aspen) in areas adjacent to the many small channels of Whisky Creek and Hilton Creek.

The entire Crowley Lake community area enjoys spectacular unobstructed vistas north across Crowley Lake to the Glass Mountains. Views from the project site also include the Sierra Nevada from Crowley north to Mammoth Lakes and June Lake.

PROJECT OBJECTIVE

Completion of the proposed project will contribute to the goal of developing a self-sufficient community in Crowley Lake and will provide lots for housing stock to both permanent residents and second homeowners. Crowley Lake's stability depends on the provision of adequate infrastructure to allow younger residents to remain in the community and to attract needed professional services such as medical, dental, legal, and accounting services. Lakeridge Ranch Estates serves these goals while maintaining the rural recreational character of Mono County and providing for the land use needs of its residents and visitors. The projects low density and design standards will add to the community's housing stock and address the community's goal of maintaining the quality and livability of community areas.

PROJECT DESCRIPTION

The project proponent proposes to subdivide the project site into 114 single family residential lots, with a minimum parcel size of 15,000 square feet (0.34 acre), and an average parcel size of 0.59 acre (see Figure 2, Lot Layout). The subdivision (lots and roadways) will encompass the entire 79.5 acres of the parcel, resulting in a density of 1.43 dwelling units per acre. The Low Density Residential land use designation allows a density of 2.9 dwelling unit per acre within

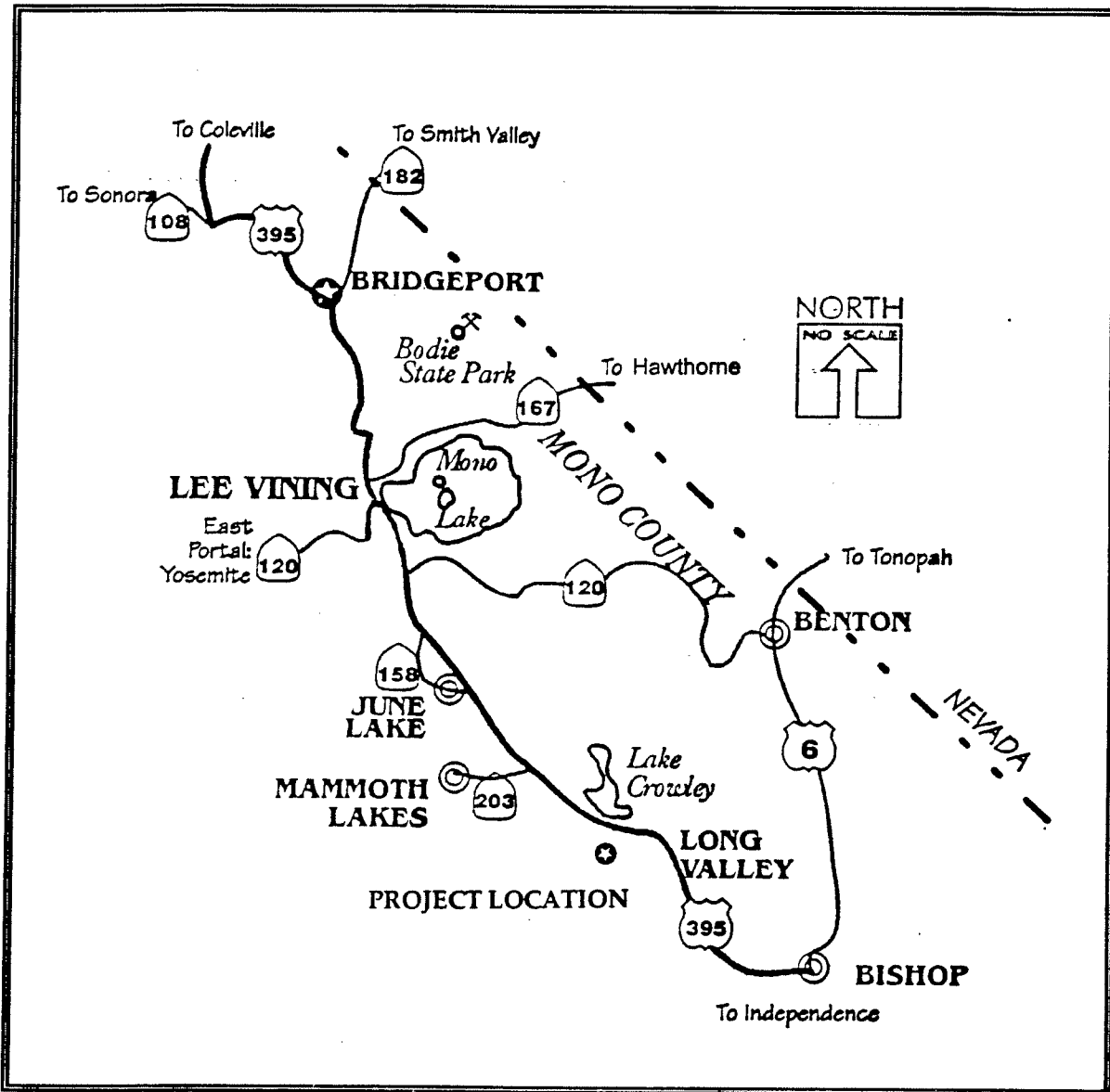


Figure 1
Location Map

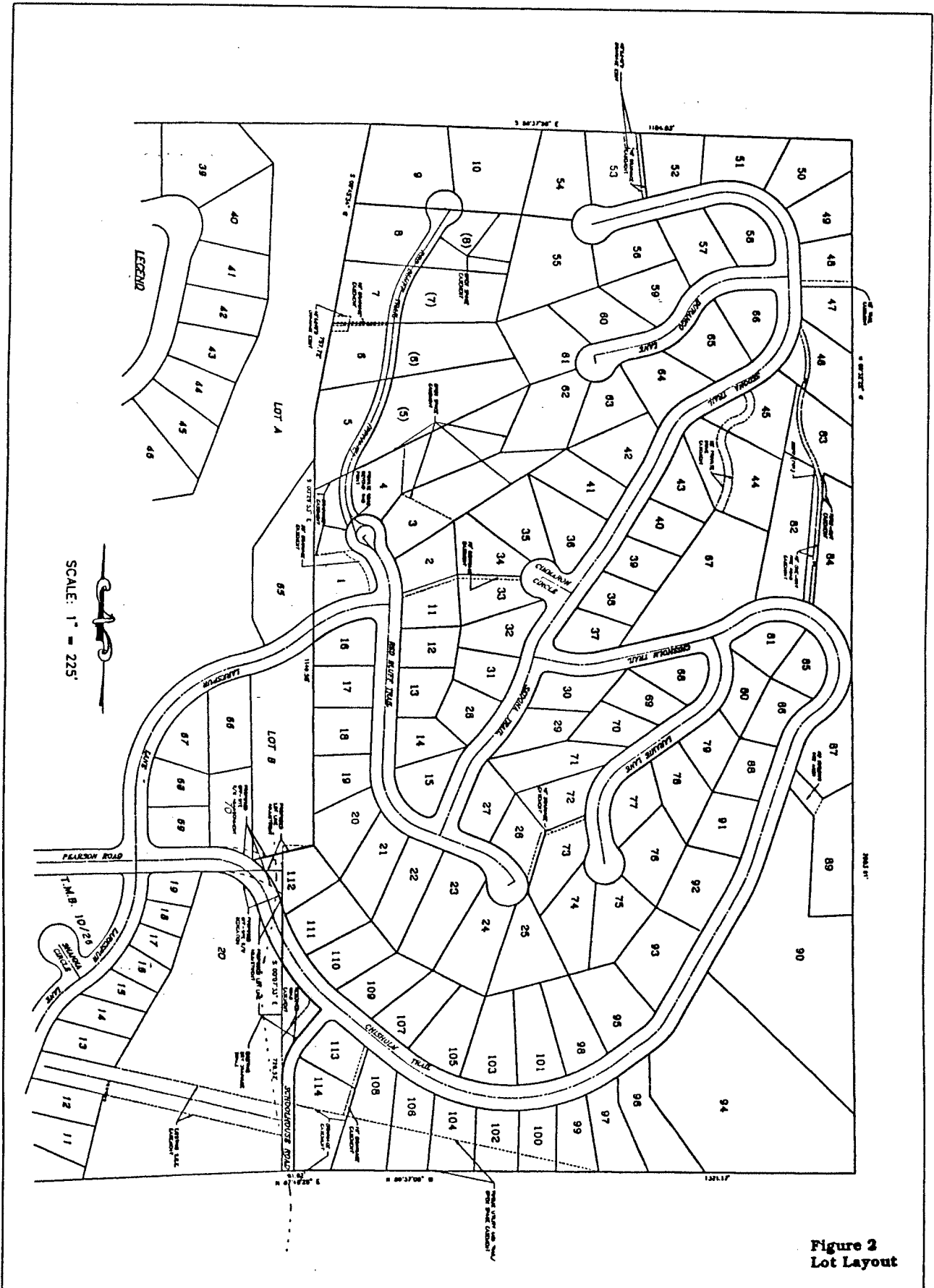


Figure 2
Lot Layout

triad/holmes
associates
INCORPORATED
10000 S. RAYBURN AVENUE
SUITE 100
DENVER, COLORADO 80231
TEL: 303.755.1234
FAX: 303.755.1235
WWW.TRIADHOLMES.COM

7
Adopted
August 1995

PRELIMINARY LOT LAYOUT
LAKERIDGE RANCH ESTATES
CROMLEY LAKE, CALIFORNIA
PREPARED FOR DUCK IDHARD

Lakeridge Ranch Estates SP/EIR

Crowley Lake (General Plan Land Use Element, Long Valley Policies) and a minimum lot size of 15,000 square feet. The proposed project site is the last remaining large undeveloped site in Crowley Lake designated for residential use.

Open space easements have been designated in the steep bluff area in the northwest portion of the project site. These easements will protect visual resources in the area, as well as valuable wildlife habitat, and will minimize impacts to air and water quality resulting from potential erosion.

Lots 94, 96, and 97 (approximately 4 acres) in the southeast corner of the parcel have been reserved as a potential equestrian boarding facility with a riding/roping arena. The project proponent does not intend to construct or operate this facility; the property would be made available to a commercial operator and the facility would be open to the public. The project proponent does not anticipate this facility will be constructed in the near term, but only if and when community demand develops to the point that such a facility would be economically feasible. The project's C.C. & R.'s and Specific Plan policies will not allow horses or other large animals (e.g. llamas) to be kept on individual parcels within the subdivision.

Infrastructure/Utilities

The proposed project site was subdivided into 106 single family residential lots in 1980; development never occurred and Tract Map 37-26 expired. As a result of TM 37-26, long-range infrastructure planning for the Crowley Lake community in the early 1980's included the proposed 106 parcels.

Water: 106 shares of the Mountain Meadows Mutual Water Company are allotted to the project site. One share will be allotted to each of the first 106 lots in the proposed subdivision. Additional water for the final 8 lots will be obtained from unused shares in the Water Company District.

Sewer: The property is within the boundaries of the Hilton Creek Community Services District (CSD) which provides sewer services to the community of Crowley Lake. The CSD has indicated that it can currently serve 30 additional single family residences and that it is in the process of expanding its sewage treatment capacity to serve projected development in the community. The District has also indicated that additional facilities, including a sewage pump station, stand-by generator and building, and sewer mainlines, will be necessary to serve the project. The District has not finalized financing plans for those improvements; options may include existing reserve funds, an assessment district, or other capital expansion financing methods.

The Hilton Creek CSD waste water facility has a design capacity of 87,000 gallons per day. The California Regional Water Quality Control Board, Lahontan Region records show that the current average daily flows range from 40,000 to 80,000 gallons per day. The existing sewage treatment facility does not have adequate capacity to serve the needs of the project. The CSD will, and is in the process of expanding its sewage treatment capacity, and will be coordinating with Regional Board staff. Before any additional homes beyond the district's capacity are connected, treatment plant expansion must be completed. Revised waste discharge requirements for Hilton Creek CSD will need to be approved by the Regional Board prior to construction of any subsequent phases.

Gas: The project proponent is proposing to install a centralized propane gas distribution system. The project anticipates utilizing a centralized supply tank located on property owned by the Rocking R Estates subdivision. The tank will also serve the County Road Shop and Rocking R Estates. Underground distribution lines will extend to each parcel.

This will eliminate the need for individual propane tanks on each lot, increasing safety and improving the visual quality of the development.

Electric: Electricity will be provided by Southern California Edison. All utility lines will be installed underground, in conformance with Mono County General Plan policies.

Phone/Cable: The project proponent intends to provide for future cable television service. Telephone and television lines will be installed underground.

Solid Waste Disposal: Specific plan policies require the project proponent to work with the Public Works Department and other subdivisions in the area (i.e. Sierra Springs, Rocking R Estates) to provide a collection method for the subdivisions.

Street lights: Street lights will not be provided. Specific plan policies address outdoor lighting at individual residences.

Drainage: Except where existing drainage courses intersect proposed roadway alignments, no changes to existing drainage patterns are foreseen. Properly designed and sized culverts will be installed where necessary along proposed roadways. Drainage will be retained on-site with retention basins proposed at several locations (see Appendix C for preliminary grading plans). Drainage improvements will conform with the provisions of the Lahontan Water Quality Control Board for a 20-year storm.

Access

Access to the project site will be via Pearson Road which intersects South Landing Road just south of the Crowley Lake Store. Pearson Road provides direct access to the subdivision, as well as access via Larkspur Lane. All proposed roads in the subdivision have been designed to County roadway standards, with one section of private roadway to be built to County standards in the northwest portion of the project. The private roadway has been designed to minimize cut and fill, thereby reducing potential erosion impacts and visual impacts. Roadway routing has been designed to avoid excessive cuts and fills while maintaining reasonable grades (< 9 percent) for snow removal and access (see Appendix C for preliminary grading plans). Cul-de-sacs are used throughout the property because of the amenities they provide for residential areas. The County Public Works Department has recommended that a CSD-Zone of Benefit for road maintenance and snow removal be formed prior to the approval of the first phase of the development.

Provisions have been made to link the project to future trails in the Long Valley area. Access to surrounding BLM lands will be provided by a trail easement in the northeast corner of the project site. Trail access is also provided by the public utility and open space easement under the SCE power lines in the southern portion of the project. Access to the Mammoth Unified School District site located to the southwest of the project site, including pedestrian and bicycle access (see Figure 3, Vicinity Map), will be provided by a road in the southwest corner of the project.

Design

Design guidelines in the Specific Plan are intended to ensure that development of the project minimizes potential impacts to wildlife, the visual environment, water quality and air quality. Cut and fill along roadways will be minimized; residential construction on slopes over 15 percent will require stem wall construction. Building envelopes have been specified on all lots. The Specific Plan addresses building and landscaping materials and fencing types in order to ensure development that blends harmoniously with the surrounding natural environment and protects natural resources. In addition, Specific Plan policies require the project's C.C. & R.'s to establish

an Architectural Control Committee which will be responsible for establishing and enforcing design guidelines used in construction on the project lots.

Animals

The Specific Plan contains policies relating to the keeping of animals on individual parcels in the subdivision. Horses and other large animals (i.e. cow, bull, mule, donkey, llama, pig, goat, sheep or similar sized animal) will not be allowed. Small animals (e.g. dogs, cats, rabbits) will be allowed, subject to Specific Plan policies which require containment of such animals.

Subdivision Sign

The project proponent is proposing to install two monument style subdivision signs at the western entries to the project on Lots 112 and 1 or 16. The signs will be constructed of stonefaced masonry with either carved roughsawn wood or sturdy metal lettering. The final sign design will be subject to Director Review approval and must conform to the requirements of the Mono County Sign Ordinance (Chapter 19.35, Mono County Code).

PROJECT PHASING

The project proponent anticipates developing the project in four phases. The proponent intends to sell finished lots, but not to construct homes. Phase I would be completed in the 1990's; the completion of subsequent phases would be dictated by market conditions. Complete buildout is not anticipated to occur until well into the next century. A phasing plan shall be approved by the Planning Commission prior to land division.

Infrastructure (utilities and roadways) and associated landscaping and revegetation will be developed concurrently with each project phase.

PROJECT FINANCING

The project will be financed with a combination of private and assessment district funding. In compliance with Long Valley Area Plan policies, Specific Plan policies pertaining to phasing ensure that future development will coincide with infrastructure and service capability and expansion. Specific Plan policies also require applications for each tract map to include a detailed description of project financing.

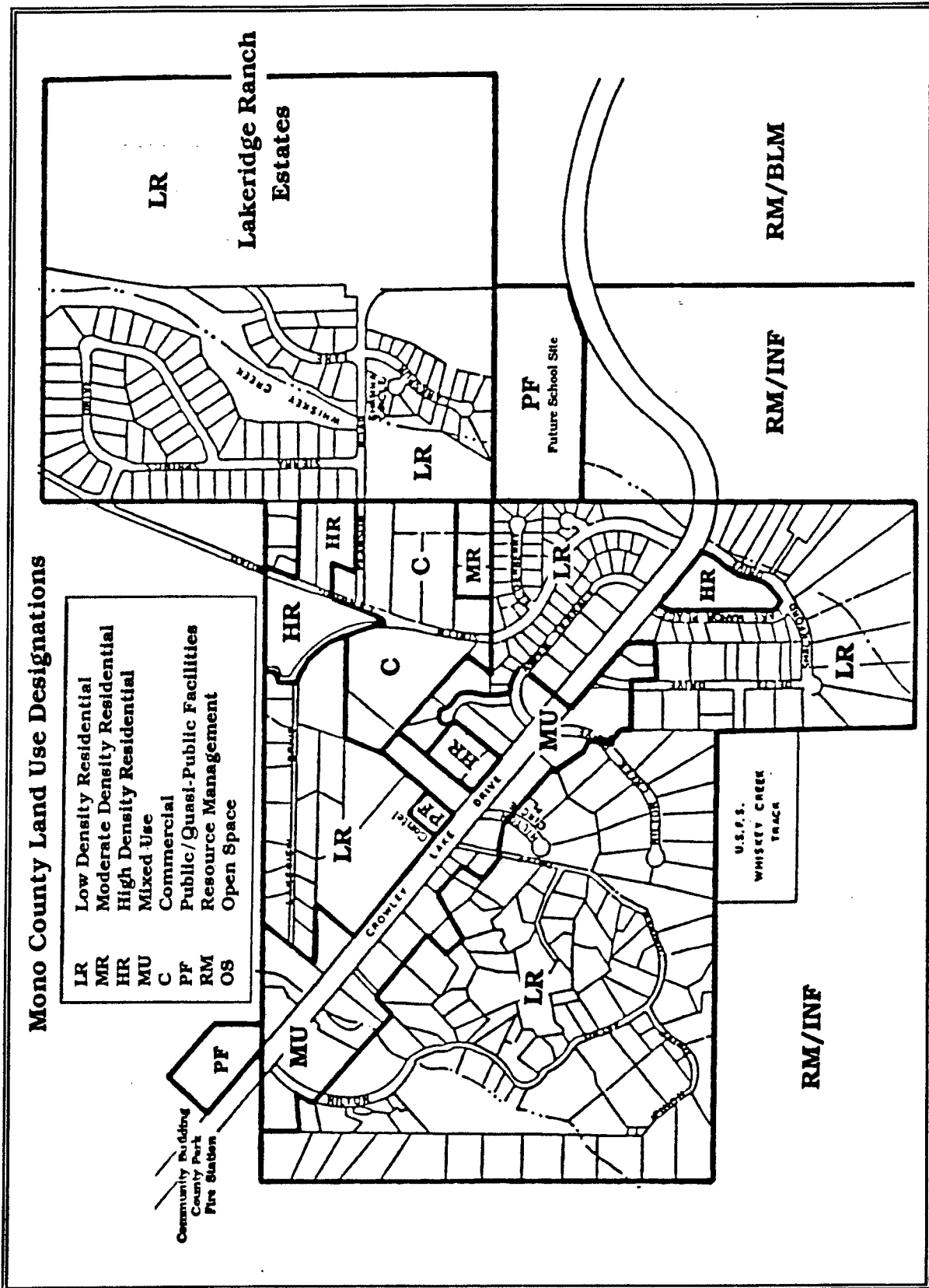
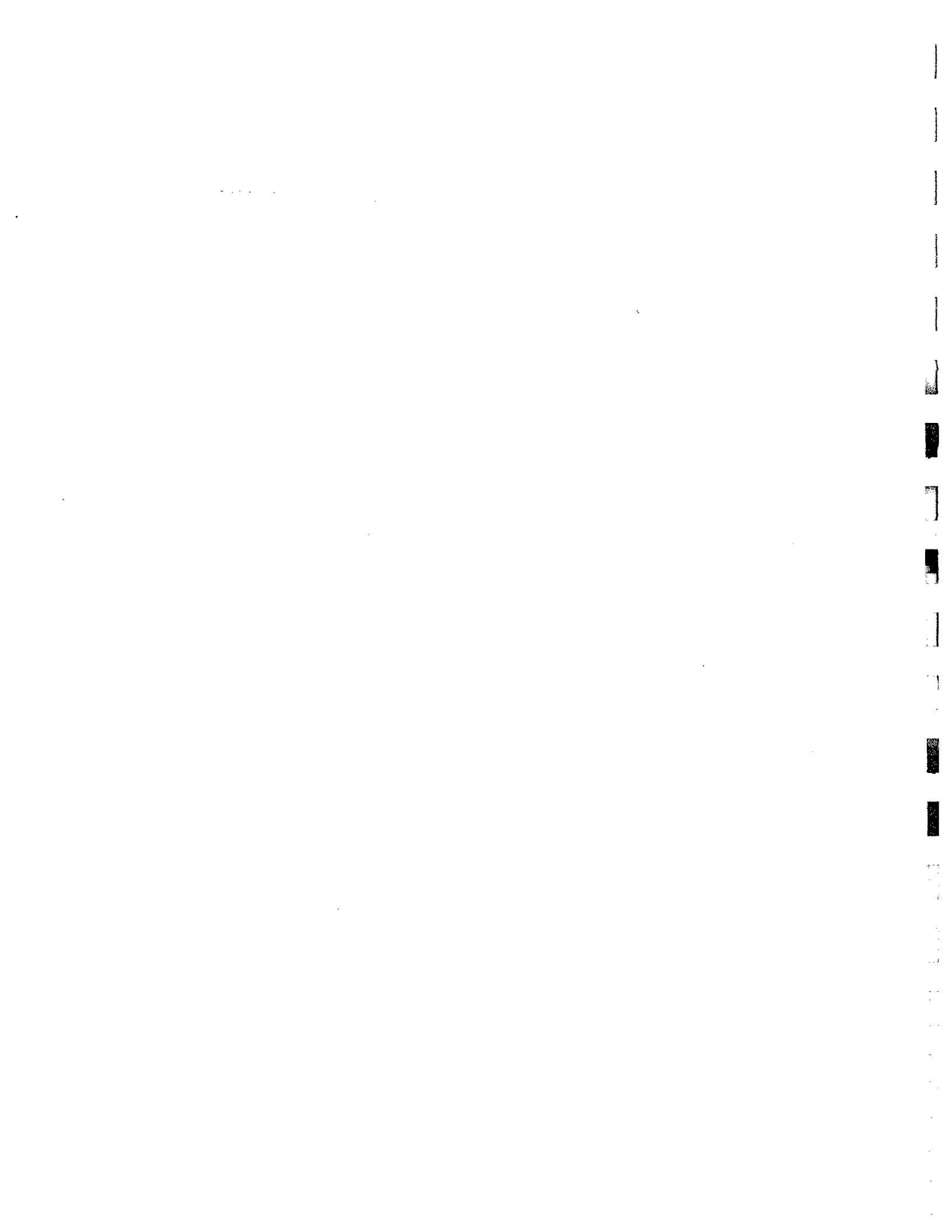


Figure 3
Vicinity Map



III. ENVIRONMENTAL ANALYSIS

TIERING

The California Environmental Quality Act (CEQA) provides for tiering of environmental documents. Section 21083.3 of the Public Resources Code provides for the use of a certified EIR for subsequent development when the proposed development is consistent with an adopted community plan. For such projects, subsequent environmental review need only address effects on the environment that are peculiar to the project, which were not addressed as significant impacts in the prior EIR or are susceptible to substantial reduction or avoidance by specific revisions in the project. The lead agency must make a finding that mitigation measures specified in the prior EIR relevant to potential significant effects from the proposed project have been adopted.

The intent of the tiering process is to focus environmental review on the environmental issues which are relevant to the approval being considered. Effects are not considered peculiar to the project if uniformly applied development standards have been adopted which will substantially mitigate environmental effects when applied to future projects.

The Lakeridge Ranch Estates Specific Plan is consistent with the Long Valley Area Plan and the General Plan; tiering off the Mono County General Plan EIR (SCH #91032012) is contemplated.

PRIOR ENVIRONMENTAL REVIEW

The Mono County General Plan EIR (SCH #91032012) was certified in 1993 by the Mono County Board of Supervisors. The Plan establishes land use designations and building densities for all private property in the unincorporated areas of the county. The EIR analyzes the potential impacts of that planned development at the maximum buildout allowed by the Plan and includes mitigation measures to address those impacts. General Plan policies were designed as mitigation measures and are identified in the EIR as mitigation measures. In addition, an EIR for a prior 106 unit subdivision at the site (SCH #80041404) was approved in 1980. That EIR provides information concerning environmental conditions on-site.

Copies of the Mono County General Plan and General Plan EIR are available for review at the Mono County Planning Offices in Bridgeport (Courthouse Annex I) and Mammoth Lakes (Minaret Village Mall, Suite P), and at the following community libraries: Coleville (Learning Center), Bridgeport (Courthouse Complex), Lee Vining (High School), June Lake (Community Building), Mammoth Lakes (Community Center), and Benton (Edna Beaman Elementary School).

PROJECT SCOPING

A Notice of Preparation was circulated in September, 1994. Comments were received from the following entities:

- California Department of Fish and Game, Long Beach Office.
- California Department of Transportation, Bishop Office.
- Hilton Creek Community Services District.
- Lahontan Regional Water Quality Control Board, Victorville Office.
- Long Valley Fire Protection District.
- Mammoth Unified School District.
- U.S. Soil Conservation Service, Bishop Office.

Copies of the scoping comment letters are attached in Appendix A. Concerns raised in those letters have been addressed by the environmental analysis in this document.

INITIAL STUDY

The following environmental analysis serves as the required initial study to determine the scope of additional project-specific review, if any, required for the Lakeridge Ranch Estates Specific Plan. The Lakeridge Ranch Estates Specific Plan has been designed to avoid or minimize potential environmental impacts to a less than significant level. Specific plan goals, policies and implementation measures serve as mitigation measures for the project. Where necessary, additional project-specific review is provided and mitigation measures are proposed for identified potential environmental impacts associated with the proposed project.

The Mono County General Plan EIR adequately assessed potentially significant offsite impacts and cumulative impacts; further review is not necessary. There is no substantial new information to show that previously identified effects will be more significant than previously described. The county, in adopting the General Plan, adopted all feasible mitigation measures. These mitigation measures are included in the General Plan as policies and implementation measures.

The discussion for each of the following topics includes these components (when applicable):

1. Existing setting.
2. Potential impacts from the Lakeridge Ranch Estates Specific Plan.
3. Review of Mitigation Measures provided in the General Plan (GP).
4. Assessment of whether the project will have effects on the environment that are peculiar to the project, which were not addressed as significant impacts in the prior EIR or are susceptible to substantial reduction or avoidance by specific revisions in the project.
5. Proposed mitigation measures, if applicable. Specific Plan (SP) policies (see Chapter IV) serve as mitigation measures for the project and are identified as follows:

LU = Land Use Policies

I = Infrastructure Policies

DG = Design Guidelines Policies

NRC = Natural Resource Conservation Policies

TC = Traffic and Circulation Policies

P = Phasing Policies

EARTH

Site Geology.

The project area contains two rock types, Bishop Tuff and Quaternary Alluvium. Alluvial deposits are located at the flat, southern portion of the site and consist primarily of unconsolidated silts and stratified sands, silts and gravels. Volcanic Tuff covers the remainder of the site.

There are four major active or potentially active faults within a 25 mile radius of the site and numerous minor potentially active faults. The Round Valley Fault, approximately 1/2 mile to the southwest of the site, is the nearest major active fault (Kleinfelder, 1979). A series of large earthquakes in the Long Valley area in 1980 resulted in little damage to structures, leading engineers to conclude that conventional wood-frame single family residential buildings, constructed in compliance with building code seismic standards, can withstand considerable seismic force (Gram/Phillips, 1980).

Soils:

Preliminary soil surveys provided by the U.S. Soil Conservation Service in Bishop indicate that the soil on-site is Buscones loamy sand and Cashbaugh very stony loamy sand, both of which are

moderately suitable for dwellings and local roads and streets. Soils are underlain by highly weathered, moderately hard volcanic tuff. Neither soil type is particularly suited for landscaping and/or revegetation; the Buscones sand holds too little water for plants during dry periods and bedrock is too near the surface under the Cashbaugh sand. Landscaping in both types of soil will require major soil reclamation, special design and/or intensive maintenance.

Potential Impacts and Mitigation

1. Impacts to structures and people from seismic hazards (faults, rock slides)--
GP policies locate residential use away from seismic hazards.
Building Code Seismic Construction Standards regulate development.
Potential impacts are mitigated to a less than significant level.
2. Soil is not conducive to revegetation and/or landscaping which may result in potential visual impacts and impacts to air and water quality from erosion.
Project has been designed to minimize cut and fill and surface disturbance resulting from installation of roads and utilities. SP contains policies which minimize cut and fill and surface disturbance resulting from future development (LU Policy 4, DG policies 5 and 7, NRC Policies 9 and 11).

Potential impacts are mitigated to a less than significant level.

3. Impacts to air and water quality from erosion (during construction and long-term) and heavy equipment use during excavation/construction--
GP and Grading Ordinance contain erosion control measures.
SP contains policies requiring control of dust during construction (NRC Policy 7).
Potential impacts are mitigated to a less than significant level.

No significant impacts are anticipated which were not addressed in the prior EIR. Uniformly applied development standards have been adopted which will substantially mitigate potential environmental effects. No additional mitigation is required.

AIR QUALITY

Long Valley communities are currently in compliance with federal and state air quality requirements as monitored by the Great Basin Unified Air Pollution Control District. The area does experience some inversions, primarily in winter, due to wide daily temperature variations. During inversions, emissions from wood burning devices may cause a temporary air quality disturbance. Preliminary soil surveys for the site indicate that excavation for roads and building sites may expose material that is highly susceptible to wind erosion.

Potential Impacts and Mitigation

1. Emissions from wood burning devices--
GP and SP policies require EPA Phase II certified wood burning devices (NRC Policy 14).
SP limits to one wood burning device per residence (NRC Policy 15).
Propane service will be available to each lot and may minimize the use of wood burning devices.
Potential impacts are mitigated to a less than significant level.
2. Vehicle emissions--
Not a significant impact. Area is in compliance with federal and state standards and project traffic will not add a significant source of vehicle emissions.

3. Erosion Impacts to Air Quality--

GP and Grading Ordinance contain erosion control measures. SP contains policies requiring revegetation of disturbed areas and limiting the amount of surface disturbance (NRC Policies 9, 10, 11, 12, 17).

Potential impacts are mitigated to a less than significant level.

No significant impacts are anticipated which were not addressed in the prior EIR. Uniformly applied development standards have been adopted which will substantially mitigate potential environmental effects. No additional mitigation is required.

WATER

Supply

Water for the project's domestic and fireflow needs will be supplied by the Mountain Meadows Mutual Water Company. The Water Company provides water to portions of the existing development in Crowley Lake and has shares retained for several undeveloped subdivisions. The water supply system consists of three relatively deep wells equipped with submersible pumps, a 235,000 gallon storage tank, and the distribution system. Various hydrogeologic studies and well drawdown and recovery tests conducted in the early 1980's indicated that the long-term capacity of the well supply system is approximately 330-407 acre feet per year. The Engineer's Report for the Mountain Meadows Mutual Water Company (see Appendix B) concludes that the groundwater basin has the capacity to meet the Water Company's projected ultimate water system demand of 160 acre feet per year. Additional drawdown tests will be performed in the spring of 1995 in order to comply with current state requirements for small water systems. Information from those tests should indicate whether the drought in the 1980's and increased consumption has had any effect on the groundwater basin.

The Water Company has 106 shares reserved for Lakeridge Ranch Estates (identified in the Engineer's Report as "Deer Ridge"). The additional 8 shares necessary to serve the proposed development at buildout will be obtained from other shareholders who have unused shares.

Demand

The Engineer's Report for the Water Company estimates average daily demand in the service area to be 440 gallons per day (gpd) per single family residential household. Water demand is based on a per capita consumption of 125 gpd and an average household of 3.5 persons. Maximum daily demand during the summer irrigation season is calculated to be 1,350 gpd per household.

Surface water

Hilton Creek and Whisky Creek both flow through the Crowley Lake community, their courses broken into numerous small channels. The northwestern edge of the project site lies immediately adjacent to Whisky Creek, which flows in a northerly direction to Crowley Lake. Several draws on the project site drain in a westerly direction towards Whisky Creek. The project has been designed with on-site retention basins located throughout the project for runoff resulting from the proposed roads. The retention basins will be sized according to the requirements of the Lahontan Regional Water Quality Control Board. Inspection and maintenance of all Stormwater control features including roadside drainage ways, drop inlets and retention basins be will be conducted annually.

The applicant will prepare a Stormwater Pollution Prevention Plan and submit a Notice of Intent to comply with provisions of the State Water Resources Control Board's Stormwater NPDES Permit for construction activities. As part of compliance with the NPDES Stormwater Permit, the project shall also comply with the North Lahontan Basin Project Guidelines for Erosion Control.

Quality

Domestic water provided by the Mountain Meadows Mutual Water Company presently exceeds state and federal maximum contaminant levels for uranium. Due to present debates on raising the allowable level for uranium, no enforcement action will be taken. State policy, however, requires public notification of the exceedence (Moskowitz, Mono County Health Dept.). Water quality in Whisky Creek, located to the west of the project site, is generally good.

Potential Impacts and Mitigation

1. Erosion Impacts to Water Quality--

GP and Grading Ordinance contain erosion control measures.

The applicant will prepare a Stormwater Pollution Prevention Plan.

Drainage will be retained on-site. Retention basins will be installed to conform to requirements of the Lahontan Regional Water Quality Control Board for a 20-year storm (I Policy 15, 16, 17, 18).

Potential impacts are mitigated to a less than significant level.

2. Impacts to Water Supply--

SP limits total site disturbance and lawn area on each lot (LU Policy 4).

SP encourages xeriscape and drip irrigation (DG Policy 7).

SP requires a "will-serve" letter from the Water Company prior to approval of the final tract map for each phase (I Policy 2).

Potential impacts are mitigated to a less than significant level.

No significant impacts are anticipated which were not addressed in the prior EIR. Uniformly applied development standards have been adopted which will substantially mitigate potential environmental effects. No additional mitigation is required.

PLANT LIFE

Three habitat types occur on the project site: Big Sagebrush, Bitterbrush, and Mountain Mahogany (Taylor, 1994).

Vegetation on-site is dominated by a sparse stand of Big Sagebrush Scrub (20-30 percent cover). The dominant component of this community is Big Sagebrush (*Artemisia tridentata*), with scattered bitterbrush (*Purshia tridentata*), rabbitbrush (*Chrysothamnus spp.*), snowberry (*Symphoricarpos vaccinioides*), saltbrush (*Atriplex spp.*), desert peach (*Prunus andersonii*), spiny hopsage (*Grayia spinosa*) and horsebush (*Tetradymia spp.*). Associated understory species include squirreltail (*Stanion hystrix*), Indian ricegrass (*Oryzopsis hymonoides*), ryegrass (*Elymus spp.*), brome grass (*Bromus spp.*), wallflower (*Erysimum perenne*), buckwheat (*Eriogonum spp.*), and Indian paintbrush (*Castilleja spp.*).

Bitterbrush dominates the vegetation in the lower southwest corner of the project area and in most of the steeper drainages. Bitterbrush scrub provides sparse cover (25-30 percent), but is important as mule deer forage. Associated species include big sagebrush, ricegrass, needle-and-thread grass (*Stipa comata*), phlox (*Phlox spp.*), and buckwheat.

Mountain mahogany (*Cercocarpus ledifolius*) occurs primarily on higher, rocky outcrops and ridges on the project site. The density and height of these stands provide security and thermal cover for mule deer.

Vegetation adjacent to Whisky Creek at the northwestern boundary of the project site includes a small strip of meadow grasses and willow thickets.

No rare or endangered plant species occur on-site. In 1980, the EIR for a previous subdivision on-site (Tract Map 37-26) noted the presence of *Eriogonum ampullaceum* (Mono buckwheat), which was then listed by the California Native Plant Society (CNPS) as a rare and endangered species. The CNPS 1994 Inventory of Rare and Endangered Vascular Plants of California notes that *Eriogonum ampullaceum* was considered for inclusion but was rejected as being too common (p. 137).

Potential Impacts and Mitigation

1. Removal of native vegetation--

GP and SP policies minimize site disturbance, including cut and fill for roadways, require revegetation of disturbed areas, and encourage the use of native/indigenous species for revegetation (LU Policy 4, DG Policy 7, NRC Policies 9, 10).

In addition, the removal of native vegetation is not a significant impact because the habitat types on-site are abundant on a local and regional scale.

No significant impacts are anticipated which were not addressed in the prior EIR. Uniformly applied development standards have been adopted which will substantially mitigate potential environmental effects. No additional mitigation is required.

ANIMAL LIFE

A wildlife assessment study prepared for the proposed project in June, 1994, provides site specific information concerning the presence, relative abundance and habitats of mule deer and threatened, endangered or sensitive wildlife species (see Appendix B). The assessment included a) a literature review of the Natural Diversity Data Base for sensitive wildlife species or special status species that could occur on-site, and b) a field survey performed on May 27, 1994, to record wildlife on-site, indicators of wildlife, and habitat types.

The Natural Diversity Data Base revealed no federal or state-listed rare, threatened or endangered wildlife species expected to occur in the project area. The site does provide habitat for one California Department of Fish and Game Species of Special Concern, the Western White-tailed Hare (*Lepus townsendii townsendii*).

Mule deer in the area are from the Round Valley herd, a group of approximately 1,000 migratory deer which winters in Round Valley. In early April, approximately 75 percent of the herd migrates to its spring range in the vicinity of Mammoth Lakes. The herd's migration corridor follows the base of the eastern escarpment of the Sierra Nevada, immediately to the south of the community of Crowley Lake, and south of the project site.

The field survey performed on May 27, 1994, identified no deer migration routes in the project area or the immediately adjacent vicinity. Mule deer droppings, beds, tracks, and a number of lightly used travel routes were observed, indicating that the project area does provide suitable habitat for a small number of resident deer. Most of the travel routes were located in the small ravines running in an east-west direction among the numerous rock outcrops on the project site. These trails are used by summer deer moving between watering and feeding areas on Whisky Creek and bed sites located in the rock outcrops and mountain mahogany thickets of the project site and adjacent BLM lands. The site likely provides fawning habitat for a small number of does due to its proximity to water and the availability of adequate hiding cover.

Habitat types are described in the previous section on Plant Life. The sagebrush community provides food and cover for a number of small mammals, rodents, and birds, as well as mule deer and coyotes. Bitterbrush is an important food source for mule deer, while mountain mahogany thickets provide cover for deer. The rock outcrops on the project site provide nesting and roosting habitat for a number of birds and small mammals. Open space easements which encompass the rocky bluffs in the northwest portion of the project site will protect valuable habitat in that area.

Specific Plan policies have been designed to avoid or minimize potential impacts to wildlife by implementing many mitigation measures suggested by the project's wildlife consultant, Tim Taylor. Implementation of the suggested mitigation measures will minimize potential impacts to wildlife to a less than significant level.

Potential Impacts and Mitigation

1. Loss of habitat--

GP and SP policies minimize site disturbance, require revegetation of disturbed areas, and encourage the use of native/indigenous species for revegetation (LU Policy 4, DG Policy 7, NRC Policies 9, 10).

In addition, the removal of native vegetation/habitat is not a significant impact because the habitat types on-site are abundant on a local and regional scale.

2. Disturbance to wildlife movement and reproduction--

GP and SP policies minimize potential impacts to wildlife by restrictions on domestic animals, fencing, outside lighting, construction activities, and building envelopes (LU Policies 4, 7, NRC Policies 1, 2, 3, 4, 5, 6, 8, 12, 13, 19, 20).

No significant impacts are anticipated which were not addressed in the prior EIR. Uniformly applied development standards have been adopted which will substantially mitigate potential environmental effects. No additional mitigation is required.

NOISE

Construction related noise impacts may cause some temporary disturbance. No noise impacts are anticipated from the single family residential uses. Specific plan policies direct that noise levels during construction be kept to a minimum by equipping all on-site equipment with noise attenuation equipment and by compliance with all requirements of the County's Noise Ordinance (NRC Policy 8).

No significant impacts are anticipated. No mitigation is required.

LIGHT AND GLARE

The proposed subdivision will not have streetlights. Specific plan policies limit outdoor lighting at individual residences to that necessary for health and safety reasons and require that the lighting be designed and maintained to minimize the effects of lighting on surrounding uses (DG Policy 2).

No significant impacts are anticipated. No mitigation is required.

LAND USE

The project site is currently undeveloped but shows signs of human use (e.g. trails, dirt-bike tracks, litter). Development of the subdivision will result in the permanent transformation of approximately 80 acres of Sagebrush Scrub habitat to a rural residential environment. The loss of the Sagebrush Scrub habitat on-site is less than significant because this habitat type is abundant on a local and regional scale. Although a limited number of mule deer utilize the site, it is not part of a migration corridor.

The proposed single family residential land use is consistent with the General Plan designation of Low Density Residential and minimum lot size of 15,000 square feet in Crowley Lake and the zoning district Single Family Residential. The proposed project density is significantly lower than that allowed by the land use designation and the zoning (1.43 du/acre vs. 2.9 du/acre allowed by the Area Plan), which will result in fewer impacts to the environment and to public services than were anticipated by the General Plan EIR.

Open space is being provided through easements on the bluff area in the northwest portion of the project site (see Lot Layout, portions of lots 3-8), and along the existing public utility easement in the southern portion of the project site.

The proposed use is consistent with surrounding lands uses which include single family residential subdivisions, a mobile home park, and a small commercial area with a store/gas station, church/school, and a County Road Shop.

No significant impacts are anticipated which were not addressed in the prior EIR. No additional mitigation is required.

NATURAL RESOURCES

See the appropriate sections on Plant Life, Animal Life, Water Quality, Air Quality, and Aesthetics. No other impacts are anticipated. The site does not contain wetlands, mineral deposits, or other natural resources not identified elsewhere in this analysis.

No significant impacts are anticipated which were not addressed in the prior EIR. No additional mitigation is required.

EXPOSURE TO RISK

No exposure to natural or manmade risks is anticipated. As discussed in the Earth section, the project site is approximately 1/2 mile from the nearest major fault. Severe earthquakes in the area in the 1980's showed that single family residential structures constructed to Building Code Seismic Safety Standards could withstand such earthquakes. The County's Master Environmental Assessment shows that the site is not subject to rockslides, landslides, avalanche hazards, or flood hazards. Single family residential development will not result in the use or storage of hazardous materials or waste on-site, other than standard household materials.

No significant impacts are anticipated which were not addressed in the prior EIR. No additional mitigation is required.

POPULATION AND HOUSING

The proposed development at buildout will provide 114 single family residences. Utilizing the 1990 Census figure of 2.51 persons per household in the unincorporated areas of Mono County, the development will eventually provide housing for 286 persons. A phasing plan shall be approved by the Planning Commission prior to land division.

The addition of housing stock in Mono County provides a positive benefit, since the limited amount of private land in the county severely limits the potential for additional housing.

No significant impacts are anticipated which were not addressed in the prior EIR. No additional mitigation is required.

TRANSPORTATION/TRAFFIC

Access to the project site will be via Pearson Road which intersects South Landing Road just south of the Crowley Lake Store. Pearson Road will also provide access for Rocking R Estates subdivision and the southern portion of Sierra Springs subdivision. The northern portion of Sierra Springs subdivision has an additional access to South Landing Road at a point north of Crowley Lake Store and the adjacent mobilehome park. A secondary access to the Mammoth Unified School District elementary school site will be provided along Pearson Road to Schoolhouse Road (see Figure 2, Lot Layout).

All roads have been designed to County Roadway Standards and Firesafe Standards (TC Policy 1). Specific Plan policies require the construction of roadways for each subdivision phase to comply with Firesafe roadway standards. Specific Plan policies also require the formation of a CSA-Zone of Benefit to provide road maintenance and snow removal on the project's roadways, consistent with other recent subdivision approvals in Mono County.

Comments received in response to the Notice of Preparation for this project indicated a concern with potential cumulative traffic impacts resulting from buildout of Lakeridge Ranch Estates along with other subdivisions in the area. In response to those concerns, the Mono County Planning Department conducted a traffic study analyzing potential impacts to South Landing Road and Pearson Road (see Appendix B). The study analyzed impacts resulting from buildout of Sierra Springs subdivision, Rocking R Estates subdivision, Lakeridge Ranch Estates, and three undeveloped parcels which are zoned for single family residential development.

Results of the study indicate that potential impacts will be minimal, based on Peak Hour traffic counts and projections and projected Levels of Service (LOS). At buildout, the intersection of South Landing and Pearson Road is not expected to fall below a LOS of "A", the highest level, indicating free-flowing traffic.

No significant impacts are anticipated which were not addressed in the prior EIR. No additional mitigation is required.

PUBLIC SERVICE

Fire Protection.

The Long Valley Fire Protection District will provide fire protection services. The fire station is located on Crowley Lake Drive, approximately one mile west of the site. The Fire District collects fire mitigation fees from single family residences during the building permit process. The Fire District also comments during the approval process for tract maps and is responsible for ensuring

that the proposed development meets requirements for fire prevention and suppression (e.g. adequate road grades and turnaround areas, placement of fire hydrants, adequate fire flows and/or provision of water on-site for fire fighting purposes).

Medical and Health Care.

The nearest major medical facility is Mammoth Hospital, located approximately 20 miles to the north in the Town of Mammoth Lakes. Emergency medical services for the Crowley Lake area are also based in Mammoth Lakes.

Schools.

Crowley Lake is part of the Mammoth Unified School District, which currently operates an elementary school, middle school and high school in Mammoth Lakes. Students from the Long Valley area are bussed to Mammoth. The District's facilities are currently impacted, enabling it to collect school mitigation fees from single family residences during the building permit process. The district owns a 20 acre parcel in Crowley, adjacent to the subject parcel at the southwest corner of the parcel. That 20 acre parcel was received from the developers of the previous subdivision on-site (Tract Map 37-26) as mitigation for the potential impacts of that subdivision. The District's master facilities plan projects the need to build an elementary school on its Crowley property within the next few years. The School District comments during the approval process for tract maps and is responsible for ensuring that the proposed development meets its needs.

The Specific Plan requires the project to provide road access to the school site (TC Policy 4).

No significant impacts are anticipated which were not addressed in the prior EIR. No additional mitigation is required.

ENERGY

Development of single family residences will not use substantial amounts of energy or fuels. New sources of energy will not be required as a result of this project. No significant impacts are anticipated which were not addressed in the prior EIR. No additional mitigation is required.

UTILITIES

Water: Discussed above in the section on Water.

Sewer: The property is within the boundaries of the Hilton Creek Community Services District which provides sewer services to the community of Crowley Lake. Specific Plan policies require all lots to be connected to the sewer system (I Policies 4, 5).

Gas: The project proponent is proposing to install a propane gas distribution system utilizing a centralized supply tank located on property owned by the Rocking R Estates subdivision and underground distribution lines to each parcel. Specific Plan policies require all lots to be connected to the propane gas system (I Policies 8, 9).

Electric: Electricity will be provided by Southern California Edison. All utility lines will be installed underground, in conformance with Mono County General Plan policies (I Policy 6).

Phone/Cable: The project proponent intends to provide for future cable television service. Telephone and television lines will be installed underground (I Policy 6). An easement for a low-level antenna site will be provided on Lot 62.

Solid Waste Disposal: Specific plan policies require the project proponent to work with the Public Works Department and other subdivisions in the area (i.e. Sierra Springs, Rocking R Estates) to provide a collection method for the subdivisions (e.g. Mammoth Disposal weekly trash pickup) (I Policy 10).

In compliance with Long Valley Area Plan policies, Specific Plan policies require "will-serve" letters from service providers prior to approval of the final tract map for each development phase. No significant impacts are anticipated which were not addressed in the prior EIR. No additional mitigation is required.

HUMAN HEALTH

The proposed subdivision is not expected to create or expose people to potential health hazards (see the previous section "Exposure to Risk"). No significant impacts are anticipated which were not addressed in the prior EIR. No additional mitigation is required.

AESTHETICS

Portions of the proposed subdivision will be visible from the southbound lane of Hwy. 395, South Landing Road, Crowley Lake Drive, and the community of Crowley Lake. The area is currently in its natural condition, although dirt roads are visible throughout the site. Development will permanently transform the visual impression of the area from knolls of Sagebrush Scrub and Bishop Tuff to rural residential housing.

Approximately the northern one third of the project site (from lots 5 and 6 on the western boundary and lots 46 and 83 on the eastern boundary north to the northern project boundary) is within the scenic highway corridor of Hwy. 395 (within 1000 feet), a County and State Adopted Scenic Highway. General Plan policies require the protection of visual resources within designated scenic highway corridors. Due to the topography at that point, the proposed development will not be visible from the immediately adjacent section of the highway; topography will also screen much of the proposed development from sections of the highway west of the project site. Open space easements will protect visual resources in areas that are visible from the highway.

The project is noticeably visual from south bound traffic on US Hwy 395, a scenic highway. The spacing of the units, addition of trees at 50 foot intervals, and design guidelines as stated in the Specific Plan will mitigate potential impacts to a degree of less than significant.

The project has been designed to avoid or minimize potential visual impacts resulting from development activities. The following design features of the Specific Plan will avoid potential visual impacts and will mitigate potential impacts to a less than significant level:

- Use of a centralized propane gas distribution system will eliminate individual propane tanks for each lot.
- All utility lines will be installed underground in conformance with Mono County General Plan policies and Zoning Code requirements (I Policy 5).
- The project will not have streetlights.

The following design features and policies of the Specific Plan will minimize potential visual impacts and will mitigate potential impacts to a less than significant level:

- The proposed project density is significantly lower than that allowed by the General Plan land use designation and the zoning (1.43 du/acre vs. 2.9 du/acre allowed by the Area Plan), which will result in fewer visual impacts than were anticipated by the General Plan EIR.
- The roadway to the northwest portion of the project site has been designed as a private roadway so that the width of the road can be narrower and cut and fill can be minimized.
- Open space easements have been designated which encompass the bluffs in the northwest portion of the property, a section of the property that is visible from Hwy. 395 west of the project site and that is within the scenic highway corridor. Those easements will protect visual resources in the area as well as valuable wildlife habitat.
- Design guidelines in the Specific Plan minimize site disturbance, including cut and fill for roadways and structures, limit the height of development near visually significant ridgelines, require the project proponent to plant trees to screen development, restrict outdoor lighting, require the use of building materials and colors which are in harmony with the surrounding landscape, require the use of non-reflective materials, and encourage landscaping to screen development (LU Policy 4, DG Policies 2, 3, 4, 5, 6, 7, 8, 9).
- The proposed development is adjacent to existing development in the area and will appear as a lower density extension of that development.

The above design guidelines are consistent with General Plan policies pertaining to protecting the visual environment and ensuring that development is compatible with the surrounding community.

Figures 4, 5 and 6 are simulations of the proposed development from different perspectives around the community of Crowley Lake. These simulations illustrate that potential visual impacts of development will be mitigated by Specific Plan design guidelines pertaining to building materials and colors and landscaping requirements and by topographical backdrops on-site. Little or no development will occur near visually significant ridgelines and the potential impacts of that development will be minimal. A visually significant ridgeline view is visible only in the perspective from South Landing Road; potential visual impacts from development on the lots on that ridgeline (lots 54, 55, 61 and 62) will be minimized by development in the foreground on the Sierra Springs Subdivision and by Specific Plan policies which limit the height of development near visually significant ridgelines (DG Policy 4).

The project has been designed to avoid or mitigate potential significant visual impacts. Uniformly applied development standards have been adopted which will substantially mitigate potential environmental effects. No additional mitigation is required.

RECREATION

Recreational facilities for the Crowley Lake Community include the Crowley Lake Community Center and Park, the Whitmore regional park facilities, a recently completed bike route along Crowley Lake Drive, and surrounding public lands. Provisions have been made to link the project to future trails in the Long Valley area. Access to surrounding BLM lands will be

provided by trail easements located in the northeast corner, the central eastern boundary, and the southwest corner of the project site.

- In addition, the project reserves a portion of the site for a potential equestrian facility, which would include a boarding facility, and a riding/roping arena. The facility would be open to the public and would provide additional recreational opportunities for all residents of the area, not just residents of the subdivision. Use of trails for equestrian use on adjacent public lands must be approved by BLM prior to development (LU Policy 12). Residents shall be informed through the project's CC & R's that vehicle, mountain bikes and equestrian use shall be limited to existing roads and trails. Cross country use is prohibited (NRC Policy 21).

The project shall bear its proportionate share of local parks and recreation service costs. The projects costs are subject to the completion of the following items:

- 1) A plan shall have been adopted for park(s) in the Long Valley Community, and such plan should consider the joint use of school property.
- 2) The county shall have devised and adopted a formula or criteria for determining proportionate share, which shall be applied to all applicable developments. (NRC Policy 22)

No significant impacts are anticipated which were not addressed in the prior EIR. No additional mitigation is required.

CULTURAL RESOURCES

Archaeological reconnaissance surveys have been conducted on-site and in the area surrounding the site and no significant cultural resources have been found (see archaeological studies in Appendix B). Specific Plan policies require the proponent to stop work and conduct an archaeological study should cultural resources be discovered during earthwork activities (NRC Policy 18).

No significant impacts are anticipated which were not addressed in the prior EIR. No additional mitigation is required.

MANDATORY FINDINGS OF SIGNIFICANCE

No significant environmental impacts are anticipated to result from the proposed subdivision. The project does not have the potential to significantly degrade the environment, nor will it significantly impact wildlife or cultural resources. Short-term environmental goals will not be achieved at the expense of long-term goals. Cumulative impacts from the project are not anticipated nor will the project have environmental effects which directly or indirectly will substantially impact humans.

DETERMINATION

Based on this evaluation, staff has determined that use of a prior EIR under §21083.3 (PRC) is appropriate. Additional project specific review concerning potential impacts has been addressed in this Initial Study. The project, as designed and mitigated, will not have a significant effect on the environment.

VIEW LOOKING EAST FROM SOUTH LANDING ROAD APPROX 1000 FT SO OF HWY 395



Figure 4. Visual Study Using Computer Simulation of Homes on Sierra Springs Site.

**VIEW LOOKING NORTH FROM INTERSECTION
SOUTH LANDING RD/CROWLEY LAKE DR**

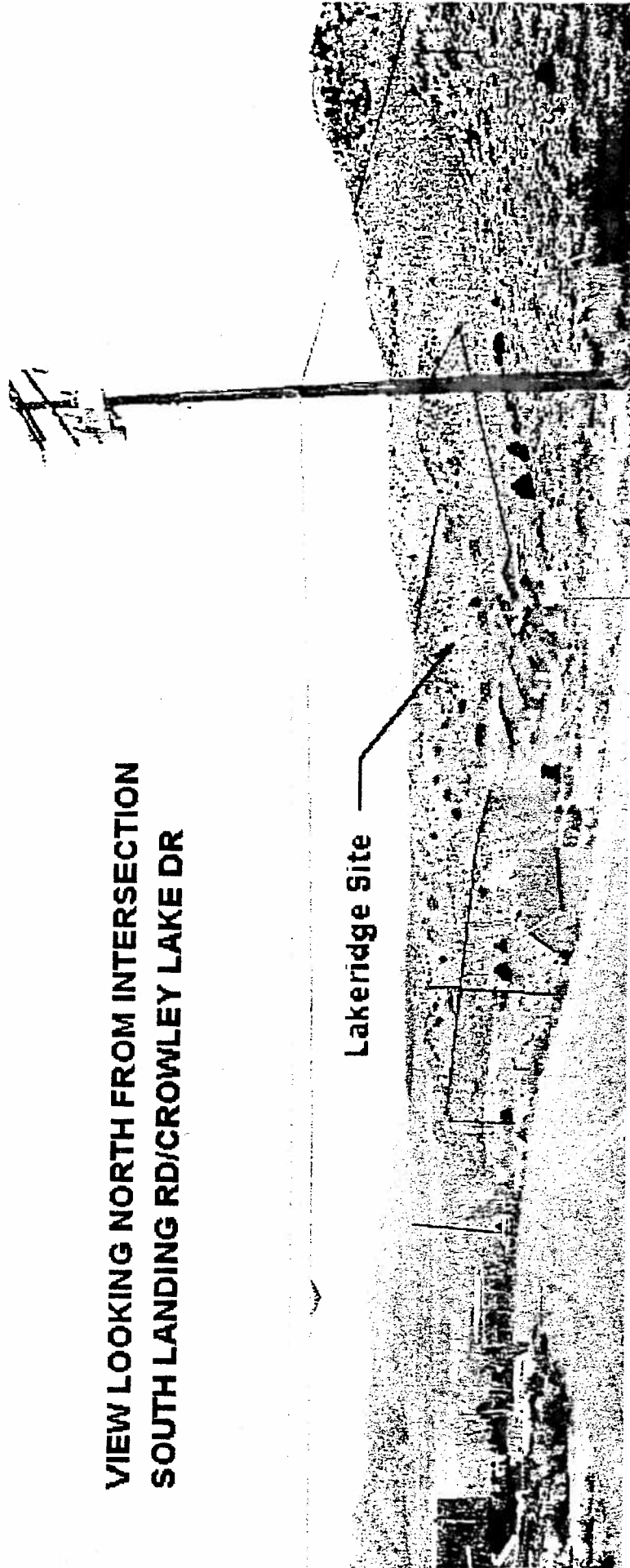


Figure 5. Visual Study Using Computer Simulated Homes on The Lakeridge Site and Simulation of Crowley Lake Elementary School in the Middle Foreground.

VIEW LOOKING NORTHEAST FROM SOUTH LANDING RD NEAR ELDERBERRY

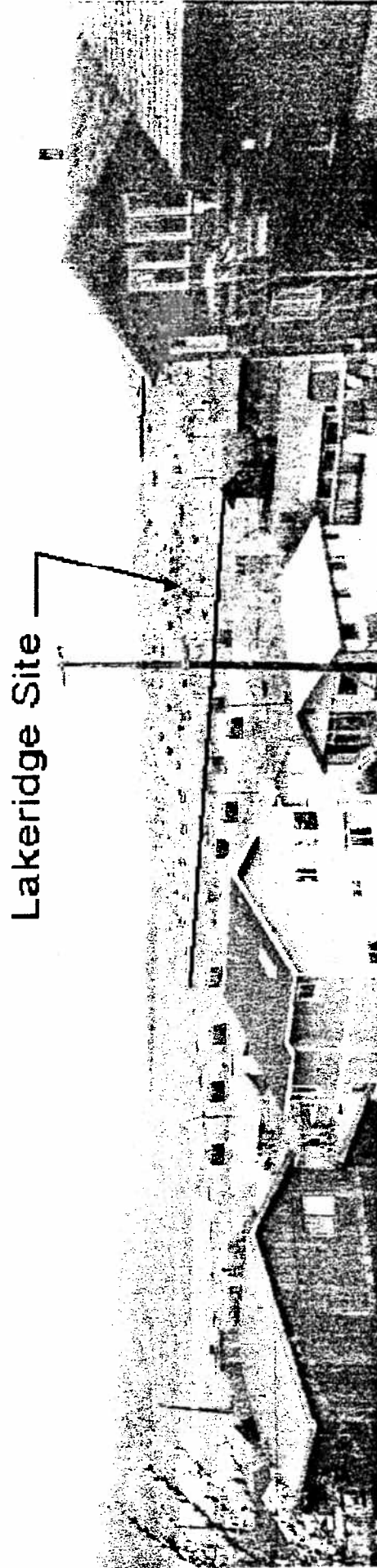


Figure 6. Visual Study Using Computer Simulated Homes on the Lakeridge Site and Sierra Springs Site in the Foreground.



RESOLUTION NO. 04- 074

**A RESOLUTION OF THE MONO COUNTY BOARD OF SUPERVISORS
ADOPTING THE LAKERIDGE RANCH ESTATES SPECIFIC PLAN AMENDMENTS**

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WHEREAS, Mono County adopted the Lakeridge Ranch Estates Specific Plan and Environmental Impact Report on August 1, 1995, for the development of a 114-lot single-family subdivision on 79.5 acres; and

WHEREAS, in accordance with state law, amendments to the Lakeridge Ranch Estates Specific Plan have been prepared to clarify secondary housing/affordable housing directives, alternative landscaping and fencing requirements, and setback deviations within building envelopes, and development condition timing; and

WHEREAS, the Specific Plan contains a number of development standards designed to achieve the goal of the Lakeridge Ranch Estates Specific Plan, which is to provide quality, environmentally sensitive permanent and resort housing in proximity to the community of Crowley Lake; and

WHEREAS, in accordance with Government Code Section 65454, the Planning Commission and Board of Supervisors have determined that the proposed amendments are consistent with the Long Valley Area Plan and Mono County General Plan; and

WHEREAS, in accordance with state law and the Mono County General Plan, the amendment has been reviewed by the Mono County Board of Supervisors in a duly noticed and advertised public hearing December 7, 2004; and

WHEREAS, in accordance with the California Environmental Quality Act and CEQA Guidelines Section 15182, the Board of Supervisors finds that no changes have been proposed that were not previously considered, nor more significant than discussed in the previous Environmental Impact Report for the Lakeridge Ranch Estates Specific Plan/Mono County General Plan.

NOW, THEREFORE, BE IT RESOLVED that the Mono County Board of Supervisors takes the following action:

- 1) In conformance with CEQA Guidelines Section 15182, find that the EIR certified January 25, 2001, for the Lakeridge Ranch Estates Specific Plan has been considered. CEQA Guidelines Section 15182 provides "Where a public agency has prepared an EIR on a specific plan after January 1, 1980, no EIR or negative declaration need be prepared for a residential project undertaken pursuant to and in conformity

1 to that specific plan." In further compliance with CEQA Guidelines Section 15162, the Board of
2 Supervisors finds that:

- 3 a. No substantial changes are proposed in the project that will require major revisions of the
4 previous EIR due to involvement of new significant environmental effects or substantial
5 increase in the severity of previously identified significant effects; and
6 b. No substantial changes occurred with respect to the circumstances under which the project is
7 undertaken that will require major revisions of the previous EIR due to the involvement of
8 new significant environmental effects or substantial increase in the severity of previously
9 identified significant effects; and
10 c. No new information of substantial importance, which was not know and could not have been
11 known with the exercise of reasonable diligence at the time the previous EIR was certified as
12 complete has been raised regarding the following:

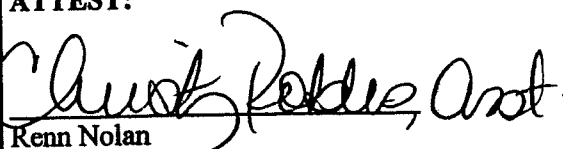
- 13 1. The project will have one or more significant effects not discussed in the previous
14 EIR.
15 2. Significant effects previously examined will be substantially more severe than shown
16 in the previous EIR.
17 3. Mitigation measures or alternatives previously found not to be feasible would in fact
18 be feasible and would substantially reduce one or more significant effects of the
19 project, but the project proponents decline to adopt the mitigation measure or
20 alternative.
21 4. Mitigation measures or alternatives that are considerably different from those
22 analyzed in the previous EIR would substantially reduce one or more significant
23 effects of the project, but the project proponents decline to adopt the mitigation
24 measure or alternative.
- 25 2) Pursuant to the Mono County General Plan find that the Specific Plan Amendments are consistent
26 with the Long Valley Area Plan and Mono County General Plan; and
27 3) Adopts the Lakeridge Ranch Estates Specific Plan Amendments as described in the project staff
28 report.

29 **APPROVED AND ADOPTED** this 7th day of December, 2004, by the following vote of the Board
30 of Supervisors, County of Mono:

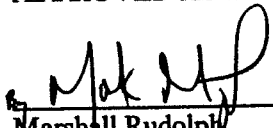
AYES : Supervisors Cecil, Farnetti, Pipersky & Ronci
NOES : NONE
ABSENT : NONE
ABSTAIN : Supervisor Hunt


John Cecil, Chairperson

26 **ATTEST:**

27 
28 Renn Nolan
29 Clerk of the Board

APPROVED AS TO FORM:

30 
Marshall Rudolph
County Counsel

IV. SPECIFIC PLAN GOALS, POLICIES & IMPLEMENTATION MEASURES

PROJECT GOAL

To develop additional single-family residential opportunities, with supporting infrastructure, in Crowley Lake, in an aesthetically pleasing manner that retains the rural residential character of the area and that maintains the quality and livability of the community.

LAND USE

Objective: Define permitted land uses and criteria for their development.

- Policy 1: Designate the entire parcel (APN 60-220-05) as Low-Density Residential (LR) with a 15,000-square foot minimum parcel size (see Figure 7, Land Use Map).
- Policy 2: Permitted uses for the Low-Density Residential (LR) designation include the following:
- Single-family residences.
 - Secondary residences shall be permitted.
 - Small animals (e.g., dogs, cats, rabbits), subject to Specific Plan policies that require containment of such animals.
 - Horses and other large animals (i.e., cow, bull, mule, donkey, llama, pig, goat, sheep or similar sized animal) shall not be allowed.
 - No outside parking of RVs shall be permitted over 48 hours.
- Policy 3: Site development standards for the Low-Density Residential (LR) land use designation shall be as follows:
- Building envelope: Building envelopes shall be designated for all parcels on the final tract maps. The recorded maps shall contain a notation restricting any structures to those areas.
 - Setbacks: 20 feet front, 15 feet side and rear. Where topography and/or lot configuration do not permit these setbacks (e.g., on steep lots), a deviation may be granted, subject to approval of a Director Review permit, not to exceed a minimum of 10 feet side and rear, the minimum shown in detail on Plate 4 in Appendix C. A 10-foot setback shall be allowed on lots adjacent to BLM property (i.e., lots 10, 38, 82, and 81 TM 37-57 ~~51, 84, 87 and 89~~). Some 10' setbacks have been preapproved per noted building envelopes on the final map.
 - Lot coverage, including the building envelope is not to exceed 40 percent maximum per Mono County Code.
 - Parking: Enclosed three car garages are required.
 - Driveways: Maximum 16-percent slope (per Mono County Fire Safe Standards).

- Construction on Existing Grades Greater than 15 Percent: All proposed residential construction where the average slope across the proposed building footprint exceeds 15 percent shall be required to construct "stem wall" type foundations to reduce site disturbance and cut and fill slopes. Retaining walls of over 4 feet shall be engineered or certified. All lots with slopes greater than 15 percent through the building envelope shall be denoted on the final map.
- Minimum living area: 1,800 square feet.
- Maximum irrigated area: 35 percent of the lot, including a maximum lawn area of 1,500 square feet.
- Design requirements: See Design policies.
- Fencing: See Design policies.

Policy 4: No further subdivision of any lot shall be permitted.

Policy 5: Open-space easements as shown on the Specific Plan Lot Layout shall be recorded on the final maps for the appropriate phase(s) of the project. Permitted land uses within open space easements shall be limited to undisturbed natural uses.

Policy 6: The project proponent/developer shall comply with any future resolution the Board of Supervisors may adopt regarding school mitigation fees.

INFRASTRUCTURE (UTILITIES AND SERVICES)

Objective: Provide for the development of adequate facilities and services to serve the proposed development in a timely manner.

Policy 1: Each lot in the subdivision shall be connected to the water supply system.

Policy 2: Prior to approval of the final Tract Map for each phase, the project proponent shall provide the County with a "will serve" letter from the Mountain Meadows Mutual Water Company, indicating that the company has the capability to serve the proposed development.

Policy 3: Prior to the approval of the final Tract Map for ~~Phase IV~~, the project proponent shall provide the County with documentation showing that he has obtained eight (8) additional shares in the Mountain Meadows Mutual Water Company, to provide water for the final eight lots in the project.

Policy 4: Each lot in the subdivision shall be connected to the sanitary sewer system.

Policy 5: Prior to approval of the final Tract Map for each phase, the project proponent shall provide the County with a "will serve" letter from the Hilton Creek Community Services District indicating the district has the capability to serve the proposed development.

Policy 6: All utility lines (electricity, telephone, cable TV) shall be installed underground.

- Policy 7: Prior to approval of the final Tract Map for each phase, the project proponent shall provide the County with a "will serve" letter from the Long Valley Fire Protection District, indicating approval of the final map.
- Policy 8: Each lot in the subdivision shall be connected to the propane gas distribution system.
- Policy 9: Prior to approval of the final Tract Map for each phase, the project proponent shall provide the County with a "will serve" letter from the propane gas supplier, indicating the supplier has the capability to serve the proposed development.
- Policy 10: The project proponent shall work with the Public Works Department and other subdivisions in the area (i.e., Sierra Springs, Rocking R Estates) to provide a solid waste collection method for the subdivisions.
- Policy 11: Properly designed and sized culverts shall be installed where necessary along proposed roadways.
- Policy 12: The project proponent shall confer with Public Works to determine requirements for locations of cluster mailboxes Public Works may require the developer to deposit an in-lieu fee for cluster mailbox placement.
- Policy 13: Service connections shall be placed such that the road will not have to be cut up for service connections to future residences.
- Policy 14: A drainage plan for the project shall be submitted prior to the approval of the final Tract Map. The drainage plan shall include retention basins designed in conformance with the requirements of the Lahontan Regional Water Quality Control Board and/or Public Works.
- Policy 15: The applicant shall prepare a Stormwater Pollution Prevention Plan and submit a Notice of Intent to comply with provisions of the State Water Resources Control Board's Stormwater NPDES Permit for Construction Activities.
- Policy 16: As part of compliance with the NPDES Stormwater Permit, the project shall comply with the North Lahontan Basin Project Guidelines for Erosion Control.
- Policy 17: Inspection and maintenance of all stormwater control features, including roadside drainage ways, drop inlets and retention basins shall be conducted annually.

DESIGN GUIDELINES

Objective: Minimize the project's potential visual impact.

- Policy 1: The project's CC&Rs shall establish an Architectural Control Committee that shall be responsible for establishing and enforcing design guidelines used in construction on the project lots. The Committee shall also be responsible for enforcing provisions relating to site disturbance and maximum irrigated areas. At a minimum, the project's design guidelines shall include the following policies.
- Policy 2: Outdoor lighting of individual residences shall be designed and maintained to minimize the effects of lighting on surrounding uses. Exterior lighting shall be

limited to that necessary for health and safety purposes. High intensity outdoor lighting shall be prohibited.

Policy 3: Structures shall not be sited on ridgelines identified as visually significant in the environmental analysis.

Policy 4: Structures sited near visually significant ridgelines (i.e., on lots 7, 18, 19, 20 and 30 TM 37-57 54, 55, 61 or 62) shall have a maximum building height of 20 feet. Lots with a reduced height limit shall be so indicated on the final map for each phase.

Policy 5: Design of roadways, driveways and structures shall minimize cut and fill.

Policy 6: The design, color and building materials for structures and fences shall harmonize with existing development in the area, the surrounding natural environment, and on-site topography. The following design guidelines shall apply to all development:

- Structural siting and design should be sensitive to the topography of individual lots.
- Roofs shall be non-reflective and shall be in a natural color and/or muted tones (e.g., tan, green).
- Windows shall be non-reflective.
- Extensive use of indigenous rock shall be encouraged.
- Siding materials shall be in muted earth tones.
- Colors and materials for fences shall be muted and shall blend with the surrounding natural environment.

Policy 7: Landscaping shall be used to minimize potential visual impacts resulting from development. The following landscaping guidelines shall apply to all development:

- Maximum irrigated area: 35 percent of the lot, including a maximum lawn area of 1,500 square feet (to be noted in the project's CC&Rs).
- All landscaped areas shall require soil amendments prior to planting.
- Xeriscape (drought-resistant planting) shall be encouraged.
- Use of native, indigenous species shall be encouraged.
- Drip irrigation systems shall be encouraged.

Policy-8: Following completion of the infrastructure (roads and utilities, the project proponent shall plant trees at approximately 50-foot intervals along the outer limit of the snow-storage easement. The trees shall be hardy, drought-tolerant species and shall be maintained for five years until they are established. Dead trees shall be replaced and maintained until they are established. Approval of each phase of the project shall be subject to a condition specifying the size and type of trees to be planted.

Project proponent, in lieu of the above, may submit a master landscape plan providing: tree clusters, street and perimeter planning in and equivalent number. The equivalent number may be divided between the developer and future owners. Those to be planted by future property owners shall be noted per lot and subject to the same five-year maintenance requirement and installed at time of completion of the residence. Appropriate CC&Rs shall contain requirements for planting trees when home sites are developed. The master landscape plan shall be reviewed and approved by the Community Development Department and Public Works.

Policy 9: The final subdivision sign designs shall be subject to Director Review approval and shall conform to the requirements of the Mono County Sign Ordinance (Chapter 19.35, Mono County Code).

NATURAL RESOURCE CONSERVATION

Objective: Conserve natural resources on-site to the greatest extent possible.

- Policy 1: Domestic animals shall be restrained at all times, either through the use of leashes or private fenced areas.
- Policy 2: Dogs shall be prohibited in the project area during construction activities.
- Policy 3: Following completion of the infrastructure (roads and utilities) for each phase, the project proponent shall construct a wildlife friendly two or three-rail fence along the outer limit of the snow storage easement of appropriate lots, as agreed with Public Works and/or Community Development Department, with openings for driveway access. Fences are not appropriate in rocky outcroppings.
- Policy 4: Property owners shall be encouraged not to fence side and rear lot lines. Fencing along side and rear lot lines shall be limited to wildlife friendly two or three-rail fencing, similar to that provided along the front property line, except for retaining walls. Fences are not appropriate in rocky outcroppings.
- Policy 5: Property owners may enclose an area near to the house with solid fencing (e.g., brick walls, chain-link fences) to contain pets. No solid fencing is allowed within the setback areas on each lot except for retaining walls.
- Policy 6: Construction shall be scheduled to minimize disturbance to wildlife during peak use periods. Construction should be limited to daylight hours in accordance with the County's Noise Ordinance, in order to minimize impacts to nocturnal wildlife.
- Policy 7: Dust generated during construction shall be controlled through watering or other acceptable measures.
- Policy 8: Noise levels during construction shall be kept to a minimum by equipping all on-site equipment with noise attenuation equipment and by compliance with all requirements of the county's Noise Ordinance.
- Policy 9: Property owners shall refrain from clearing native vegetation, except as necessary for fire prevention.

- Policy 10: Revegetation of areas disturbed during road construction and utility installation shall use native (indigenous) plants grown from seeds or seedlings obtained from local native stock. Revegetation shall occur as soon as possible following construction. Revegetated areas shall be monitored for a period of five years to ensure the success of the project. Re-seeding and or planting of dead areas or plants shall be required after each annual inspection.
- Policy 11: Where possible, adjacent property line setbacks and development areas should be configured in a way that preserves significant environmental features (e.g., drainages and ravines) for the purpose of maintaining wildlife movement corridors through the project area.
- Policy 12: Where possible, rock piles and cliff areas shall be preserved in order to prevent the destruction of denning and nesting sites.
- Policy 13: Reduced speed limits should be imposed along all access roads within the development to reduce the risk of wildlife-vehicle collisions.
- Policy 14: All wood-burning devices installed in the project shall be Phase II EPA certified, in conformance with the Mono County General Plan. No open fire places are permitted (as defined by the California Mechanical Code, Section 208.0).
- Policy 15: Wood burning devices shall be limited to one per residence.
- Policy 16: Design and construction of roadways, driveways and structures shall comply with all requirements of the Mono County Grading Ordinance (Chapter 13.08, Mono County Code) and the Lahontan Regional Water Quality Control Board.
- Policy 17: The project proponent shall revegetate disturbed areas resulting from roadway construction and infrastructure installation. A Landscaping and Revegetation Plan shall be required as a component of the approval of the final tract map for each subdivision phase. The Landscaping Plan shall be subject to the Mono County Code requirements for landscaping plans.
- Policy 18: 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 is filed with the county Planning Division that identifies acceptable site mitigation measures.
- Policy 19: Mono County leash law should be reiterated in the project's CC&Rs.
- Policy 20: Management of open space areas, including designated open space easements, and those areas out side of the building envelopes, shall be specified in the project's CC&Rs and shall include requirements regarding restrictions on shooting, OHV use, disposal of hazardous materials, litter and trash burning.
- Policy 21: The project's CC&Rs shall inform residents of land use restrictions on surrounding public lands; i.e., vehicle, mountain bike, and equestrian use shall be limited to existing roads and trails. Cross country use is prohibited.
- Policy 22: The project shall bear its proportionate share of local parks and recreation service costs. The projects costs are subject to the completion of the following items:

- 1) A plan shall have been adopted for park(s) in the Long Valley community, and such plan should consider the joint use of school property.
- 2) The county shall have devised and adopted a formula or criteria for determining proportionate share, which shall be applied to all applicable developments.

Both conditions shall be completed prior to the submittal of the tentative map for Phase I of this project. If not in place by Phase I, it would be reviewed annually for update for the following phases.

TRAFFIC AND CIRCULATION

Objective: Provide a safe and efficient circulation system.

- Policy 1: Roads within the proposed subdivision shall be designed and constructed in accordance with the Mono County Roadway Standards.
- Policy 2: A CSA-Zone of Benefit for road maintenance and snow removal shall be formed prior to approval of the final tract map for the initial phase.
- Policy 3: Trail easements, as shown on the Specific Plan map, shall be recorded on the final tract map(s).
- Policy 4: Upon request of the County and prior to commencement of construction (including but not limited to grading for the proposed ballfield project) on the Mammoth Unified School District property southwest of the project offers of dedication shall be made to County either by separate instrument or by the recording of the final map for the drainage, road, public utility, and open-space easements shown in items 3, 4 and 11 of the vesting Tentative Tract Map 37-57.

The road to the Mammoth Unified School District property shall be constructed to the satisfaction of the Pubic Works director no later than concurrently with the development of Phase II of the project

Approval of final map shall be contingent upon the extension of Pearson Road being constructed to school district site southwest of the project site and shall not be postponed pursuant to a subdivision agreement. The road shall be designed with adequate shoulders for bicycle use.

- Policy 5: Construction of roads within the proposed subdivision shall be phased to comply with all Mono County Fire Safe Standards.
- Policy 6: Improvement of Pearson Road shall be required as a condition of the tract map for the initial phase, if Pearson Road has not been improved at that time.
- Policy 7: Roads within the proposed subdivision shall be designed and constructed in accordance with the Mono County Road Standards, unless other wise approved.

PHASING

Objective: Develop the subdivision in a manner that addresses market demand, infrastructure availability, and Subdivision Map Act requirements.

Policy 1: The Lakeridge Ranch Estates Specific Plan shall be developed in phases. A phasing plan shall be approved by the Planning Commission prior to land division.

Minor adjustments to these phases may be approved by the Community Development Director.

Policy 2: All infrastructure (roads, utilities, sewer and water) and associated landscaping and revegetation shall be available or in the process of being constructed prior to development of each project phase.

Policy 3: Prior to the development of each project phase, the Lakeridge Ranch Estates Specific Plan shall be reviewed to ensure that the Plan's provisions remain adequate. If necessary, the Plan shall be amended. The Plan shall be reviewed annually and may be reviewed more often, at the discretion of the Planning Division. Minor amendments to the Plan may be processed through the Director Review process, in accordance with the Mono County Code.

Policy 4: Prior to the development of each project phase, a final tract map shall be approved for that phase.

Policy 5: Applications for each tract map shall include a detailed description of project financing if proponent plans to use public funds for infrastructure development.

Policy 6: The proposed off-site right-of-way abandonment, proposed off-site right-of-way dedication, and proposed lot line adjustment indicated on the Specific Plan maps shall be completed in conjunction with Phase I of the subdivision.

Policy 7: At the time the final map is submitted to the Planning Commission for review, a complete grading analysis shall be done.

Policy 8: Road construction plans shall identify areas restricted for driveway access and necessary lot access solutions. Sight distance, road safety or comfort problems (grades/transitions up and down in the final system) shall be adequately addressed and designed for. Final plans shall be presented to the Planning Commission and/or Public works for reviewed.

Policy 9: Specific feasibility studies for development shall be done on lot numbers 5, 6, 28, 50, 52, 53 and 54 TM 37-57 ~~2, 9, 10, 43, 77, and 80~~, plus any other lots deemed necessary by staff to insure their feasibility within all specific plan parameters. If the studies show the lot(s) are not feasible, the applicant/developer may propose other configurations; or staff and Planning Commission may consider the lot(s) permanent open space.

Policy 10: That lots number 7, 18 and 19 TM 37-57 ~~55 and 61~~ are to be eliminated unless additional studies done by the applicant mitigate the visual impacts of building on those lots. Such studies are to be completed prior to the approval of tentative map.

Policy 11: Drainage easements not shown on the Specific Plan which are required for drainage purposes be shown on the tentative maps.

IV. SPECIFIC PLAN GOALS, POLICIES & IMPLEMENTATION MEASURES

PROJECT GOAL

To develop additional single family residential opportunities, with supporting infrastructure, in Crowley Lake, in an aesthetically pleasing manner that retains the rural residential character of the area and that maintains the quality and livability of the community.

LAND USE

Objective: Define permitted land uses and criteria for their development.

Policy 1: Designate the entire parcel (APN 60-220-05) as Low Density Residential (LR) with a 15,000 square foot minimum parcel size (see Figure 7, Land Use Map).

Policy 2: Permitted uses for the Low Density Residential (LR) designation include the following:

- Single family residences.
- Secondary residences shall not be permitted.
- Accessory buildings and uses customarily incidental to single family residential use, when located on the same lot and constructed simultaneously with or subsequent to the main building.
- Small animals (e.g. dogs, cats, rabbits), subject to Specific Plan policies which require containment of such animals.
- Horses and other large animals (i.e. cow, bull, mule, donkey, llama, pig, goat, sheep or similar sized animal) shall not be allowed.
- No outside parking of RV's shall be permitted over 48 hours.

Policy 3: Site development standards for the Low Density Residential (LR) land use designation shall be as follows:

- **Building envelope:** Building envelopes shall be designated for all parcels on the final tract maps. The recorded maps shall contain a notation restricting any structures to those areas.
- **Setbacks:** 20 feet front, 15 feet side and rear. Where topography and/or lot configuration do not permit these setbacks (e.g. on steep lots), a deviation may be granted, subject to approval of a Director Review Permit, not to exceed a minimum of 10 feet side and rear, the minimum shown in detail on Plate 4 in Appendix C. A 10 foot setback shall be allowed on lots adjacent to BLM property (i.e. lots 51, 84, 87 and 89).
- **Setbacks:** The front yard setback maybe reduced to a minimum of 25 feet from the edge of pavement.

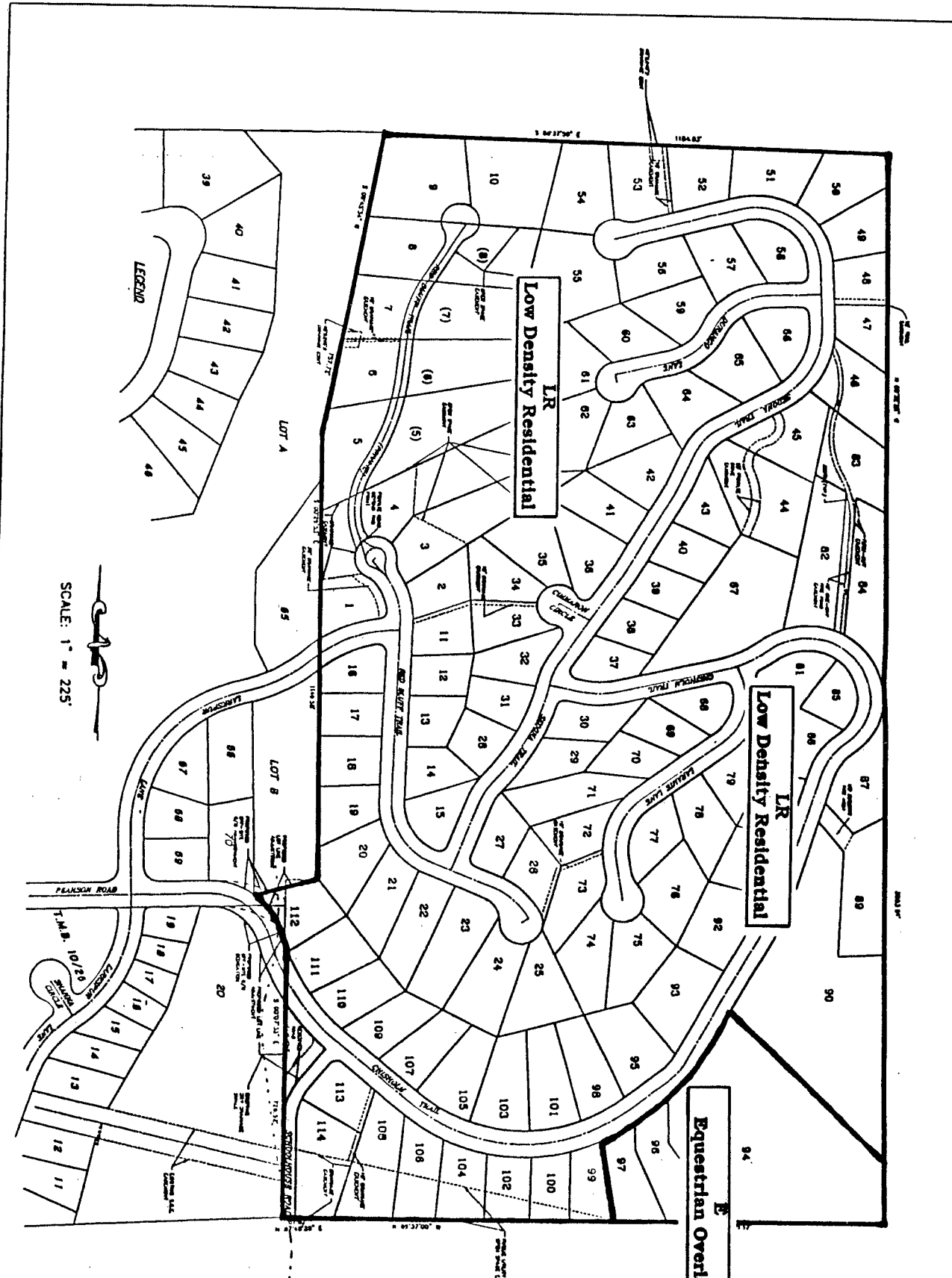


Figure 7
Land Use Map

triad/holmes
associates
civil engineering and surveying

30
Adopted
August 1995

PRELIMINARY LOT LAYOUT
LAKERIDGE RANCH ESTATES
CRUMLEY LAKE, CALIFORNIA

PREPARED FOR: DUCK IDIARDO

- Lot coverage, including the building envelope is not to exceed 40 percent maximum per Mono County Code.
- Parking: Enclosed three car garages are required.
- Driveways: Maximum 16 percent slope (per Mono County Fire Safe Standards).
- Construction on Existing Grades Greater than 15 Percent: All proposed residential construction where the average slope across the proposed building footprint exceeds 15 percent shall be required to construct "stem wall" type foundations to reduce site disturbance and cut and fill slopes. Retaining walls of over 4 feet shall be engineered or certified.
- Minimum living area: 1,800 square feet.
- Maximum irrigated area: 35 percent of the lot, including a maximum lawn area of 2,500 square feet.
- Design requirements: See Design policies.
- Fencing: See Design policies.

Policy 4: Designate and zone lots 94, 96, 97 as Equestrian Overlay (E). Requirements in this Specific Plan replace other County requirements for equestrian districts and the keeping of animals (see Figure 7, Land Use Map).

Policy 5: Permitted uses for the Equestrian Overlay (E) designation and district shall include the following:

- A horse boarding facility (i.e. stables and corrals).
- Riding/roping arena and show ring.
- Parking facilities.
- Associated incidental equestrian facilities located on the same lot and constructed simultaneously with or subsequent to the main building.

Policy 6: Site development standards for the Equestrian Overlay (E) land use designation shall be as follows:

- Lots 94, 96, and 97 shall be merged prior to development of equestrian facilities.
- If and when the equestrian facility is developed, no residential use shall be allowed on the parcel except for a caretaker's unit.
- A maximum of 48 horses at any one time shall be allowed to board at the facility and shall be confined to stables or corrals when not being exercised.
- Only horses or mules may be kept at the facility.
- Animal confinement areas, including, but not limited to, pens, corrals and stables, shall be maintained in accordance with Mono County Health Department (Animal Control) 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 material shall not be permitted.

- No horse may be kept, pastured, or penned closer than 50 feet to a dwelling on an adjacent lot, but in no case closer than 25 feet to any side property line. Similarly, barns, stables, or similar structures shall be no closer than 25 feet to any side property line.
- Barns, stables, pens, corrals and all other structures at the equestrian facility shall be designed and constructed to blend in to the greatest extent possible with the surrounding natural environment.
- Horse trailers kept on-site shall be shielded from view behind fences.
- Fencing used for horse corrals shall incorporate the use of poles, piping or other non-wire materials to allow deer safe passage.

- Policy 7: The Tract Map for Phase IV of the project shall state whether lots 94, 96, and 97 are to be used for single family residential development or an equestrian center.
- Policy 8: If the Equestrian Center is to be developed, the Tract Map for Phase IV of the project shall make provisions to link the Equestrian Center with existing and proposed trails in the area.
- Policy 9: Development of any facilities at the Equestrian Center shall be subject to Use Permit approval.
- Policy 10: No further subdivision of any lot shall be permitted.
- Policy 11: Open space easements as shown on the Specific Plan Lot Layout shall be recorded on the final maps for the appropriate phase(s) of the project. Permitted land uses within open space easements shall be limited to undisturbed natural uses.
- Policy 12: If an equestrian center is built, trails on adjacent public lands must be approved by the BLM prior to development.
- Policy 13: The project proponent/developer shall comply with any future resolution the Board of Supervisor may adopte regarding school mitigation fees.

INFRASTRUCTURE (UTILITIES AND SERVICES)

Objective: Provide for the development of adequate facilities and services to serve the proposed development in a timely manner.

- Policy 1: Each lot in the subdivision shall be connected to the water supply system.
- Policy 2: Prior to approval of the final Tract Map for each phase, the project proponent shall provide the County with a "will serve" letter from the Mountain Meadows Mutual Water Company, indicating that the company has the capability to serve the proposed development.

Specific Plan Policies

- Policy 3: Prior to the approval of the final Tract Map for Phase IV, the project proponent shall provide the County with documentation showing that he has obtained 8 additional shares in the Mountain Meadows Mutual Water Company, to provide water for the final 8 lots in the project. If these 8 additional shares are unavailable, Phase IV shall be revised to eliminate 8 lots.
- Policy 4: Each lot in the subdivision shall be connected to the sanitary sewer system.
- Policy 5: Prior to approval of the final Tract Map for each phase, the project proponent shall provide the County with a "will serve" letter from the Hilton Creek Community Services District indicating the district has the capability to serve the proposed development.
- Policy 6: All utility lines (electricity, telephone, cable TV) shall be installed underground.
- Policy 7: Prior to approval of the final Tract Map for each phase, the project proponent shall provide the County with a "will serve" letter from the Long Valley Fire Protection District, indicating approval of the final map.
- Policy 8: Each lot in the subdivision shall be connected to the propane gas distribution system.
- Policy 9: Prior to approval of the final Tract Map for each phase, the project proponent shall provide the County with a "will serve" letter from the propane gas supplier, indicating the supplier has the capability to serve the proposed development.
- Policy 10: The project proponent shall work with the Public Works Department and other subdivisions in the area (i.e. Sierra Springs, Rocking R Estates) to provide a solid waste collection method for the subdivisions.
- Policy 11: Properly designed and sized culverts shall be installed where necessary along proposed roadways.
- Policy 12: The project proponent shall confer with local postal authorities to determine requirements for locations of cluster mailboxes if required. The applicant shall provide a letter from the postal authorities stating their satisfaction with road names and box locations in the development, or a release from the necessity of providing cluster mailboxes. If clustering or special locations are specified, easements, concrete bases or other mapped provisions shall be included in the development area.
- Policy 13: Service connections shall be placed such that the road will not have to be cut up for service connections to future residences.
- Policy 14: A final drainage plan for the project shall be submitted prior to the approval of the Tract Map for the initial phase. The drainage plan shall include retention basins designed in conformance with the requirements of the Lahontan Regional Water Quality Control Board.
- Policy 15: The applicant shall prepare a Stormwater Pollution Prevention Plan and submit a Notice of Intent to comply with provisions of the State Water Resources Control Board's Stormwater NPDES Permit for Construction Activities.
- Policy 16: As part of compliance with the NPDES Stormwater Permit, the project shall comply with the North Lahontan Basin Project Guidelines for Erosion Control.

Policy 17: Inspection and maintenance of all stormwater control features, including roadside drainage ways, drop inlets and retention basins shall be conducted annually.

DESIGN GUIDELINES

Objective: Minimize the project's potential visual impact.

Policy 1: The project's C.C. & R.'s shall establish an Architectural Control Committee which shall be responsible for establishing and enforcing design guidelines used in construction on the project lots. The Committee shall also be responsible for enforcing provisions relating to site disturbance and maximum irrigated areas. At a minimum, the project's design guidelines shall include the following policies.

Policy 2: Outdoor lighting of individual residences shall be designed and maintained to minimize the effects of lighting on surrounding uses. Exterior lighting shall be limited to that necessary for health and safety purposes. High intensity outdoor lighting shall be avoided or shielded when possible.

Policy 3: Structures shall not be sited on ridgelines identified as visually significant in the environmental analysis.

Policy 4: Structures sited near visually significant ridgelines (i.e. on lots 54, 55, 61 or 62) shall have a maximum building height of 20 feet. Lots with a reduced height limit shall be so indicated on the final map for each phase.

Policy 5: Design of roadways, driveways and structures shall minimize cut and fill.

Policy 6: The design, color and building materials for structures and fences shall harmonize with existing development in the area, the surrounding natural environment, and on-site topography. The following design guidelines shall apply to all development:

- Structural siting and design should be sensitive to the topography of individual lots.
- Roofs shall be non-reflective and shall be in a natural color and/or muted tones (e.g. tan, green).
- Windows shall be non-reflective.
- Extensive use of indigenous rock shall be encouraged.
- Siding materials shall be in muted earth tones.
- Colors and materials for fences shall be muted and shall blend with the surrounding natural environment.

Policy 7: Landscaping shall be used to minimize potential visual impacts resulting from development. The following landscaping guidelines shall apply to all development:

- Maximum irrigated area: 35 percent of the lot, including a maximum lawn area of 2,500 square feet (to be noted in the project's C.C. & R.'s).
- All landscaped areas shall require soil amendments prior to planting.

- Xeriscape (drought-resistant planting) shall be encouraged.
- Use of native, indigenous species shall be encouraged.
- Drip irrigation systems shall be encouraged.

Policy 8: Following completion of the infrastructure (roads and utilities) for each phase, the project proponent shall plant trees at approximately fifty foot intervals along the front property line. The trees shall be hardy, drought tolerant species and shall be maintained for five years until they are established. Dead trees shall be replaced and maintained until they are established. Approval of each phase of the project shall be subject to a condition specifying the size and type of trees to be planted.

Policy 9: The final subdivision sign designs shall be subject to Director Review approval and shall conform to the requirements of the Mono County Sign Ordinance (Chapter 19.35, Mono County Code).

NATURAL RESOURCE CONSERVATION

Objective: Conserve natural resources on-site to the greatest extent possible.

Policy 1: Domestic animals shall be restrained at all times, either through the use of leashes or private fenced areas.

Policy 2: Dogs shall be prohibited in the project area during construction activities.

Policy 3: Following completion of the infrastructure (roads and utilities) for each phase, the project proponent shall construct a wildlife friendly two or three-rail fence along the front property line of all lots, with openings for driveway access.

Policy 4: Property owners shall be encouraged not to fence side and rear lot lines. Fencing along side and rear lot lines shall be limited to wildlife friendly two or three-rail fencing, similar to that provided along the front property line, except for retaining walls.

Policy 5: Property owners may enclose an area near to the house with solid fencing (e.g. brick walls, chainlink fences) to contain pets. No solid fencing is allowed within the setback areas on each lot except for retaining walls.

Policy 6: Construction shall be scheduled to minimize disturbance to wildlife during peak use periods. Construction should be limited to daylight hours in accordance with the County's Noise Ordinance, in order to minimize impacts to nocturnal wildlife.

Policy 7: Dust generated during construction shall be controlled through watering or other acceptable measures.

Policy 8: Noise levels during construction shall be kept to a minimum by equipping all on-site equipment with noise attenuation equipment and by compliance with all requirements of the County's Noise Ordinance.

Policy 9: Property owners shall refrain from clearing native vegetation, except as necessary for fire prevention.

- Policy 10: Revegetation of areas disturbed during road construction and utility installation shall use native (indigenous) plants grown from seeds or seedlings obtained from local native stock. Revegetation shall occur as soon as possible following construction. Revegetated areas shall be monitored for a period of five years to ensure the success of the project. Re-seeding and or planting of dead areas or plants shall be required after each annual inspection.
- Policy 11: Where possible, adjacent property line setbacks and development areas should be configured in a way that preserves significant environmental features (e.g. drainages and ravines) for the purpose of maintaining wildlife movement corridors through the project area.
- Policy 12: Where possible, rock piles and cliff areas shall be preserved in order to prevent the destruction of denning and nesting sites.
- Policy 13: Reduced speed limits should be imposed along all access roads within the development to reduce the risk of wildlife-vehicle collisions.
- Policy 14: All wood burning devices installed in the project shall be Phase II EPA certified, in conformance with the Mono County General Plan.
- Policy 15: Wood burning devices shall be limited to one per residence.
- Policy 16: Design and construction of roadways, driveways and structures shall comply with all requirements of the Mono County Grading Ordinance (Chapter 13.08, Mono County Code) and the Lahontan Regional Water Quality Control Board.
- Policy 17: The project proponent shall revegetate disturbed areas resulting from roadway construction and infrastructure installation. A Landscaping and Revegetation Plan shall be required as a component of the approval of the final tract map for each subdivision phase. The Landscaping Plan shall be subject to the Mono County Code requirements for landscaping plans.
- Policy 18: 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 is filed with the County Planning Department which identifies acceptable site mitigation measures.
- Policy 19: Mono County leash law should be reiterated in the project's C.C. & R's.
- Policy 20: Management of open space areas, including designated open space easements, and those areas out side of the building envelopes, shall be specified in the project's C.C. & R's and shall include requirements regarding restrictions on shooting, OHV use, disposal of hazardous materials, litter and trash burning.
- Policy 21: The project's C.C. & R's shall inform residents of land use restrictions on surrounding public lands, i.e. vehicle, mountain bike, and equestrian use shall be limited to existing roads and trails. Cross country use is prohibited.

Policy 22: The project shall bear its proportionate share of local parks and recreation service costs. The projects costs are subject to the completion of the following items:

- 1) A plan shall have been adopted for park(s) in the Long Valley Community, and such plan should consider the joint use of school property.
- 2) The county shall have devised and adopted a formula or criteria for determining proportionate share, which shall be applied to all applicable developments.

Both conditions shall be completed prior to the submittal of the tentative map for Phase I of this project. If not in place by Phase I it would be reviewed annually for update for the following phases.

TRAFFIC AND CIRCULATION

Objective: Provide a safe and efficient circulation system.

Policy 1: Roads within the proposed subdivision shall be designed and constructed in accordance with the Mono County Roadway Standards.

Policy 2: A CSA-Zone of Benefit for road maintenance and snow removal shall be formed prior to approval of the final tract map for the initial phase.

Policy 3: Trail easements, as shown on the Specific Plan map, shall be recorded on the final tract map(s).

Policy 4: The road right-of-way to the Mammoth Unified School District site southwest of the project site shall be dedicated as part of the first subdivision phase and the road shall be developed with Phase IV or with the development of the next phase after the construction of the school. The road shall be designed with adequate shoulders for bicycle use.

Policy 5: Construction of roads within the proposed subdivision shall be phased to comply with all Mono County Fire Safe Standards.

Policy 6: Improvement of Pearson Road shall be required as a condition of the tract map for the initial phase, if Pearson Road has not been improved at that time.

Policy 7: Roads within the proposed subdivision shall be designed and constructed in accordance with the Mono County Road Standards, unless other wise approved.

PHASING

Objective: Develop the subdivision in a manner that addresses market demand, infrastructure availability, and Subdivision Map Act requirements.

Policy 1: The Lakeridge Ranch Estates Specific Plan shall be developed in phases. A phasing plan shall be approved by the Planning Commission prior to land division.

Minor adjustments to these phases may be approved by the Planning Director.

Lakeridge Ranch Estates SP/EIR

- Policy 2: All infrastructure (roads, utilities, sewer and water) and associated landscaping and revegetation shall be available or in the process of being constructed prior to development of each project phase.
- Policy 3: Prior to the development of each project phase, the Lakeridge Ranch Estates Specific Plan shall be reviewed to ensure that the Plan's provisions remain adequate. If necessary, the Plan shall be amended. The Plan shall be reviewed annually and may be reviewed more often, at the discretion of the Planning Department. Minor amendments to the Plan may be processed through the Director Review Process, in accordance with the Mono County Code.
- Policy 4: Prior to the development of each project phase, a final tract map shall be approved for that phase.
- Policy 5: Applications for each tract map shall include a detailed description of project financing.
- Policy 6: The proposed off-site right-of-way abandonment, proposed off-site right-of-way dedication, and proposed lot line adjustment indicated on the Specific Plan maps shall be completed in conjunction with Phase I of the subdivision.
- Policy 7: At the time the tentative map is submitted to the Planning Commission for review, a complete grading analysis shall be done.
- Policy 8: At the tentative map stage there shall be assurance from the engineer and planning that there are not site distance and safety problems or road comfort problems (grades/transitions up and down in the final system.)
- Policy 9: Specific feasibility studies for development shall be done on lot number 2, 9, 10, 43, 77, and 80, plus any other lots deemed necessary by staff to insure their feasibility within all specific plan parameters. If the studies show the lot(s) are not feasible, the applicant/developer may propose other configurations; or staff and Planning Commission may consider the lot(s) permanent open space.
- Policy 10: That lots number 55 and 61 are to be eliminated unless additional studies done by the applicant mitigate the visual impacts of building on those lots. Such studies are to be completed prior to the approval of tentative map.
- Policy 11: Drainage easements not shown on the specific plan that are required for drainage purposes be shown on the tentative maps.

V. MITIGATION MONITORING PROGRAM

The CEQA (PRC §21081.6) and the Mono County Environmental Handbook require the County to adopt, or make a condition of approval, a reporting and monitoring program to ensure compliance with project mitigation measures or conditions. A complete mitigation monitoring program is included in the following table.

MITIGATION MONITORING PROGRAM

Pol. #	Mitigation Measure	Type ¹	Monitoring Process ²	Monitoring Agency ³	Implementing Entity	Compliance Schedule
	AIR QUALITY					
NRC 14	All woodburning devices installed in the project shall be Phase II EPA certified, in conformance with the Mono County General Plan.	D, O	Building permits and inspections	BD	Builder	At time of construction
NRC 15	Woodburning devices shall be limited to one per residence.	D, O	Building permits and inspections	BD	Builder	At time of construction
NRC 17	The project proponent shall revegetate disturbed areas resulting from roadway construction and infrastructure installation. A Landscaping and Revegetation Plan shall be required as a component of the approval of the final tract map for each subdivision phase. The Landscaping Plan shall be subject to the Mono County Code requirements for landscaping plans.	D, O	Tract map approval Landscape/Revegetation Plan approval. On-site inspections	PD, PW	Developer	Prior to approval of final Tract Map for each phase. On-going compliance review.
I 16	The applicant shall prepare a Stormwater Pollution Prevention Plan and submit a Notice of Intent to comply with provisions of the State Water Resources Control Board's Stormwater NPDES Permit for Construction Activities.	D	Copy of Plan and Notice of Intent submitted to county	SWRCB, MCEHD	Developer	Prior to approval of initial Tract Map
I 17	As part of compliance with the NPDES Stormwater Permit, the project shall comply with the North Lahontan Basin Project Guidelines for Erosion Control.	O	Building Permits and inspections	SWRCB, BD	Builder	At time of construction

Mitigation Monitoring Program continued

		O	Annual inspections	PW, BD	Architectural Committee	Annually
I 18	Inspection and maintenance of all stormwater control features, including roadside drainage ways, drop inlets and retention basins shall be conducted annually	O				Annually
	WATER					
LU 4 & DG 7	Maximum irrigated area: 35 percent of the lot, including a maximum lawn area of 2,500 square feet.	D, O	On-site inspections	AC	Homeowner	Ongoing
I 11	Each lot in the subdivision shall be connected to the water supply system.	D, O	Building permit process	BD	Builder	At time of construction
I 12	The project proponent shall provide the County with a "will serve" letter from the Mountain Meadows Mutual Water Company, indicating that the company has the capability to serve the proposed development.	D	Submittal of will-serve letter to County	PD, PW	Developer	Prior to approval of final Tract Map for each phase
I 13	The project proponent shall provide the County with documentation showing that he has obtained 8 additional shares in the Mountain Meadows Mutual Water Company, to provide water for the final 8 lots in the project.	D	Submittal of documentation to the County	PD, PW	Developer	Prior to the approval of the final Tract Map for Phase IV
	PLANT LIFE					
LU 4	Building envelopes shall be designated for all parcels on the final tract maps. The recorded maps shall contain a notation restricting any structures to those areas.	D	Tract map approval process	PD, PW	Developer	Prior to approval of final Tract Map for each phase

Mitigation Monitoring Program continued

NRC 9	Property owners shall refrain from clearing native vegetation, except as necessary for fire prevention.	D, O	On-site inspections	AC	Property owner	Ongoing
NRC 10	Revegetation of areas disturbed for roads and infrastructure shall use native (indigenous) plants grown from seeds or seedlings obtained from local native stock. Revegetation shall occur as soon as possible following construction. Revegetated areas shall be monitored for a period of five years to ensure the success of the project. Re-seeding and or planting of dead areas or replacement plants shall be required after each annual inspection.	D, O	On-site inspections	PW	Developer	Ongoing
DG 7	<p>Landscaping shall be used to minimize potential visual impacts resulting from development. The following landscaping guidelines shall apply to all development:</p> <p>Maximum irrigated area: 35 percent of the lot, including a maximum lawn area of 2,500 square feet.</p> <p>All landscaped areas shall require soil amendments prior to planting.</p> <p>Xeriscape (drought-resistant planting) shall be encouraged.</p> <p>Use of native, indigenous species shall be encouraged.</p> <p>Drip irrigation systems shall be encouraged.</p>	D, O	C.C. & R.'s On-site inspections	AC	Developer, Property Owner	Ongoing

Mitigation Monitoring Program continued

LU 4 & DG 7	ANIMAL LIFE See Plant Life above.						
NRC 9	See Plant Life above.						
NRC 10	See Plant Life above.						
NRC 1	Domestic animals shall be restrained at all times, either through the use of leashes or private fenced areas.	O	On-site inspections	CEO, AC	Property owner	Ongoing	
NRC 2	Dogs shall be prohibited in the project area during construction activities	O	On-site inspections	CEO, AC	Prop. owner, developer	Ongoing	
NRC 3	The project proponent shall construct a wildlife friendly two or three-rail fence along the front property line of all lots, with openings for driveway access.	D, O	On-site inspections	CEO	Developer	Following completion of infrastructure (roads and utilities) for each phase	
NRC 4	Property owners shall be encouraged not to fence side and rear lot lines. Fencing along side and rear lot lines shall be limited to wildlife friendly two or three-rail fencing, similar to that provided along the front property line, except for retaining walls.	D, O	C.C. & R.'s, Site Plan Review	AC, PD	Property owner	Ongoing	

Mitigation Monitoring Program continued

NRC 5	Property owners may enclose an area near to the house with solid fencing (e.g. brick walls, chainlink fences) to contain pets. No solid fencing is allowed within the setback areas on each lot, except for retaining walls.	D, O	C.C. & R.'s, Site Plan Review	AC, PD	Property owner	Ongoing
NRC 6	Construction shall be scheduled to minimize disturbance to wildlife during peak use periods. Construction should be limited to daylight hours in accordance with the County's Noise Ordinance, in order to minimize impacts to nocturnal wildlife.	O	Building permit process	CEO	Property owner, developer	Ongoing
NRC 8	Noise levels during construction shall be kept to a minimum by equipping all on-site equipment with noise attenuation equipment and by compliance with all requirements of the County's Noise Ordinance.	O	Building permit process	CEO	Property owner, developer	Ongoing
NRC 12	Where possible, rock piles and cliff areas shall be preserved in order to prevent the destruction of denning and nesting sites.	D	Site plan review	PD	Property owner, developer	Ongoing
NRC 13	Reduced speed limits should be imposed along all access roads within the development to reduce the risk of wildlife-vehicle collisions.	O	NA	PW	PW	Ongoing
NRC 19	Mono County leash law should be reiterated in the project's C.C. & R's.	D	Tract map approval	CEO	Developer	Prior to approval of Tract Map

Mitigation Monitoring Program continued

<p>NRC 20</p>	<p>Management of open space areas, including designated Open Space easements, and those areas out side of the building envelopes, shall be specified in the project's C.C. & R's and shall include requirements regarding restrictions on shooting, OHV use, disposal of hazardous materials, litter and trash burning.</p>	<p>D</p>	<p>Tract map approval</p>	<p>PD</p>	<p>Developer</p>	<p>Prior to approval of Tract Map</p>
<p>NRC 8</p>	<p>NOISE See Animal Life above.</p>					
<p>DG 2</p>	<p>LIGHT AND GLARE Outdoor lighting of individual residences shall be designed and maintained to minimize the effects of lighting on surrounding uses. Exterior lighting shall be limited to that necessary for health and safety purposes. High intensity outdoor lighting shall be avoided or shielded when possible.</p>	<p>D, O</p>	<p>On-site inspections</p>	<p>BD, AC</p>	<p>Homeowner</p>	<p>Ongoing</p>
<p>I 4</p>	<p>UTILITIES Each lot in the subdivision shall be connected to the sanitary sewer system.</p>	<p>D</p>	<p>Building permit process</p>	<p>BD</p>	<p>Builder</p>	<p>At time of construction</p>
<p>I 5</p>	<p>The project proponent shall provide the County with a "will serve" letter from the Hilton Creek Community Services District indicating the district has the capability to serve the proposed development.</p>	<p>D</p>	<p>Submittal of will-serve letter to County</p>	<p>PD, PW</p>	<p>Developer</p>	<p>Prior to approval of final Tract Map for each phase</p>

Mitigation Monitoring Program continued

I 16	All utility lines (electricity, telephone, cable TV) shall be installed underground, in conformance with Mono County General Plan policies.	D	Building permit process	BD	Developer, builder	At time of construction
I 18	Each lot in the subdivision shall be connected to the propane gas distribution system.	D	Building permit process	BD	Builder	At time of construction
I 19	The project proponent shall provide the County with a "will serve" letter from the propane gas supplier, indicating the supplier has the capability to serve the proposed development.	D	Submittal of will-serve letter to County	PD, PW	Developer	Prior to approval of final Tract Map for each phase
I 110	The project proponent shall work with the Public Works Department and other subdivisions in the area (i.e. Sierra Springs, Rocking R Estates) to provide a solid waste collection method for the subdivisions.	D	NA	PW	Developer	Prior to approval of final Tract Map for initial phase
TC 1	Roads within the proposed subdivision shall be designed and constructed in accordance with the Mono County Road Standards, unless other wise approved. AESTHETICS	D	Tract map approval	PW	Developer	Prior to approval of Tract Map
I 15	See Utilities above.					
DG 2	See Light and Glare above.					
DG 3	Structures shall not be sited on ridgelines identified visually significant.	D	Site plan review	PD	Property owner, developer	Ongoing

Mitigation Monitoring Program continued

DG 4	Structures sited near visually significant ridgelines (i.e. lots 54, 55, 61, and 62) shall have a maximum building height of 20 feet.	D	Site plan review	PD	Property owner, developer	Ongoing
DG 5	Design of roadways, driveways and structures shall minimize cut and fill.	D	Tract map review	PW	Developer	Prior to Tract Map approval
DG 6	The design, color and building materials for structures and fences shall harmonize with existing development in the area, the surrounding natural environment, and on-site topography. The following design guidelines shall apply to all development: Structural siting and design should be sensitive to the topography of individual lots. Roofs shall be non-reflective and shall be in a natural color and/or muted tones (e.g. tan, green). Windows shall be non-reflective. Extensive use of indigenous rock shall be encouraged. Siding materials shall be in muted earth tones. Colors and materials for fences shall be muted and shall blend with the surrounding natural environment.	D, O	Site plan review, C.C. & R.'s	PD, AC	Property owner, developer	Ongoing

Mitigation Monitoring Program continued

DG 7	<p>Landscaping shall be used to minimize potential visual impacts resulting from development. The following landscaping guidelines shall apply to all development:</p> <p>Maximum irrigated area: 35 percent of the lot, including a maximum lawn area of 2,500 square feet.</p> <p>All landscaped areas shall require soil amendments prior to planting.</p> <p>Xeriscape (drought-resistant planting) shall be encouraged.</p> <p>Use of native, indigenous species shall be encouraged.</p> <p>Drip irrigation systems shall be encouraged.</p>	D, O	Site plan review, C.C. & R.'s	PD, AC	Property owner, developer	Ongoing
DG 8	<p>The project proponent shall plant trees at approximately fifty foot intervals along the front property line. The trees shall be hardy, drought tolerant species and shall be maintained for five years until they are established. Dead trees shall be replaced and maintained until they are established.</p>	D	On-site inspections	CEO	Developer	Following completion of infrastructure (roads and utilities) for each phase
DG 9	<p>The final subdivision sign designs shall be subject to Director Review approval and shall conform to the requirements of the Mono County Sign Ordinance (Chapter 19.35, Mono County Code).</p>	D	Director Review Permit process	PD	Developer	At time of construction

Mitigation Monitoring Program continued

LU 12	Open space easements as shown on the Specific Plan Lot Layout shall be recorded on the final maps for the appropriate phase(s) of the project.	D	Tract Map Review	PD	Developer	Prior to Tract Map Approval
NRC 21	The project's CC & R's shall inform residents of land use restrictions on surrounding public lands, i.e. vehicle, mountain bike, and equestrian use shall be limited to existing roads and trails. Cross country use is prohibited.	D	Tract map approval	PD	Developer	Prior to approval of Tract Map
LU 12	If an equestrian center is built, trails on adjacent public lands must be approved by the BLM prior to development. CULTURAL RESOURCES	D	Tract map approval	PD	Developer	Prior to approval of Tract Map
NRC 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 is filed with the County Planning Department which identifies acceptable site mitigation measures.	D, O	On-site inspections	PW, BD	Developer	Ongoing

NOTES:

1. D = Design Measure/Condition incorporated into the project to prevent environmental impacts (e.g. project designs, drainage retention basins, etc.).
O = Ongoing Measure/Condition associated with the project over time (e.g. dust control, landscape maintenance, etc.).

C = Cumulative Measures/Conditions require monitoring over a longer period of time and may be linked to future development (e.g. street or sewer improvements).

2. This section addresses any specialized monitoring techniques, where applicable.
3. The designated compliance officer is the Code Enforcement Officer (CEO). The CEO shall be responsible for coordinating all monitoring efforts and ensuring that all mitigation measures are being enforced.

PW = Mono County Public Works Dept.

PD = Mono County Planning Dept.

MCEHD = Mono County Environmental Health Dept.

BD = Mono County Building Dept.

AC = Lakeridge Ranch Estates Architectural Committee

"NA" = Not Applicable.