

# ROCK CREEK RANCH ~~DRAFT~~ SPECIFIC PLAN REVISED AMENDMENT #2



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## I. BACKGROUND

The Rock Creek Ranch Specific Plan and Tentative Tract Map 37-56 were approved by the Mono County Board of Supervisors on May 12, 2009. The approved project allowed for the 54.64-acre property to be subdivided into 60 lots, which included five lots that were deed-restricted for affordable housing, and eleven lots that were deed-restricted for accessory dwelling units. All sixteen of the deed-restricted lots were provided in compliance with requirements of a Housing Mitigation Ordinance in effect at that time of project approval. During July of 2011 the Housing Mitigation Ordinance was suspended by the Mono County Board of Supervisors. The applicant entered into a Housing Mitigation Agreement with the Board of Supervisors on August 7, 2012 that removed the requirement to provide the five deed-restricted affordable housing lots as well as the requirement for eleven lots to be deed-restricted for accessory dwelling units. A condition of the agreement required the applicant to amend the Tentative Tract Map and the Specific Plan to reflect the reduction of lots from 60 to 55. Specific Plan Amendment #1 was approved by the Board of Supervisors on May 7, 2013. In accordance with the California Environmental Quality Act, an addendum was prepared to address the project changes associated with Amendment #1.

During 2013, the applicant submitted an application for a second Specific Plan Amendment that would reduce the allowed lot number from 55 to 23, largely in response to recessionary economic conditions locally and across the country. The applicant had determined that larger lots would be more responsive to residential market demands than the approved Specific Plan. Processing of the 23-lot Specific Plan Amendment #2 had been substantially completed, including a recommendation of approval by the Planning Commission, when it became apparent that Cal Fire had changed its position that the project complied with fire codes. Upon learning of Cal Fire's revised position, the applicant initiated extensive adjustments that further reduced site development to a total of 10 lots. Accordingly, the applicant is now seeking approval of a second amendment to the Rock Creek Ranch Specific Plan. This Specific Plan sets forth and governs all zoning regulations, land uses, public works and development activity on the project site for the revised 10-lot Tentative Map layout.

## II. SUMMARY OF PLAN AMENDMENTS

Table 1 below summarizes changes to the Specific Plan associated with revised Amendment #2.

**Table 1**  
**Revisions to the Rock Creek Ranch Proposed in Amendment #2 (Revised)**

<i>SPECIFIC PLAN FEATURE</i>	<i>ORIGINAL SPECIFIC PLAN (2009)</i>	<i>SPECIFIC PLAN AMENDMENT #1 (2012)</i>	<i>PROPOSED SPECIFIC PLAN AMENDMENT #2 (Revised, 2014)</i>
<b>Total Number of Lots</b>	60	55	10
<b>Total Number of Affordable Lots</b>	5	0	0
<b>Number of Required Secondary Units</b>	11	0	0
<b>Total Open Space Acreage<sup>[1]</sup></b>	20.05	20.05	37.93
<b>Common Area Recreation Lot Acreage</b>	3.05	3.05	0
<b>Primary Access Road ROW Acreage (not including cut &amp; fill slopes)</b>	4.98	4.98	1.91
<b>Common Utility Acreage (Water, Sewer)</b>	1.94	1.94	1.72
<b>Total Disturbed Acreage maximum</b>	16.01	16.01	13.18
<b>Type of Sanitation System</b>	Package Treatment Plant	Package Treatment Plant	Individual Septic System
<b>Water System Management</b>	Maintenance District	Maintenance District	HOA water service

<sup>[1]</sup>Includes common open space (incl. open space in easements) & private open space (i.e the acreage outside of the allowed disturbance area on each lot).

The common open space acreage (previously set at 20.05 acres) has been eliminated in favor of the shared open space easement surrounding the water tanks on the northern property boundary, as well as the substantial acreage of private open space on each of the 10 lots now proposed. The reduced total disturbance area is due primarily to elimination of the common wastewater treatment facilities, as well as a reduction in the length of the primary access road.

### **III. PROJECT LOCATION**

The Rock Creek Ranch project is located on a 54.64-acre parcel in the community of Paradise in southern Mono County. As a whole, Mono County is dominated by lands that are owned by the public and managed by various federal, state and local entities: the *General Plan* estimates that approximately 94% of the county land area is publicly owned, including 88% that is managed by federal agencies. Mono County is surrounded by 5 counties including Inyo County to the south (the Inyo County line is about 1 mile south of the Rock Creek Ranch Specific Plan area), as well as Fresno, Madera, and Alpine Counties on the west. The entire eastern Mono County boundary adjoins the State of Nevada.

The project site, known to many as “East Ridge,” is privately owned property located on unincorporated land. The site adjoins the old Paradise Resort & Restaurant, which is no longer in operation and for which development approvals were granted in 2010 allowing a total of thirteen residential lots and two lots dedicated for public use (one for trailhead parking and one for permanent open space). Farther to the west and northwest are approximately 132 privately owned residential parcels that comprise the unincorporated community of Paradise; the Paradise Fire Station is located about one-third mile to the northwest. There are no commercial enterprises in the community of Paradise. The project site fronts onto Lower Rock Creek Road, and is about 20 miles southeast of the Town of Mammoth Lakes, 15 miles northwest of the City of Bishop, 1 mile west of Highway 395, and 1 mile north of the Inyo/Mono County boundary.

The project site is currently undeveloped except for several graded (but not paved) access roads, test wells that were constructed to evaluate water supply and water quality, the Lower Rock Creek Mutual Water Company (LRCMWC) easement at the northwest corner, and several groundwater drilling sites and structures that were used to determine adequacy of onsite wells to meet project water demands. The LRCMWC easement is occupied by a subsurface 110,000-gallon potable water storage tank, and distribution lines leading westward to existing homes in the community of Paradise. The regional location and local area are depicted in Exhibits 3-1 (Regional Location Map), 3- 2 (Local Vicinity Map), and 3-3 (Project Environs).

### **IV ROCK CREEK RANCH SPECIFIC PLAN**

#### **IV.A PURPOSE, STATEMENT AND ISSUES ADDRESSED**

The purpose of the Rock Creek Ranch Specific Plan is to establish a formal link between implementing policies of the Mono County General Plan and the Rock Creek Ranch development proposal. This amended Specific Plan: (1) establishes all zoning regulations, (2) governs all subdivision, public works project and development activity on the site, (3) sets forth the distribution, location and extent of land uses and essential facilities and utilities to serve the site, (4) defines the standards and criteria by which development will proceed, and (5) identifies specific measures and enforcement responsibilities for implementing all applicable regulations, programs, public works projects and financing activities. The project applicant and developer is C & L Development, LLC. The Specific Plan text was prepared by Bauer Planning and Environmental Services Inc., working with and under contract to the Mono County Community Development Department.

#### **IV.B DETAILED STATEMENT OF THE PURPOSE OF THE SPECIFIC PLAN<sup>1</sup>**

A Specific Plan is a tool referenced in the California Government Code (CGC) for the systematic implementation of the general plan. Adoption of a Specific Plan is a legislative act, similar to adoption of a General Plan or zoning ordinance. Once adopted, the Specific Plan establishes a formal link between implementing policies of the general plan and the specific

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<sup>1</sup> The basic contents, organization and structure of this Specific Plan, as well as much of the information provided regarding Specific Plans, have been drawn from the following source: *The Planner's Guide to Specific Plans*, prepared by the California Governor's Office of Planning and Research, 1400 Tenth Street, Sacramento, CA 95814.

development proposal for a given area. CGC §65450-565457 requires that a Specific Plan must be consistent with the adopted General Plan as well as any applicable Airport Land Use Plan. In turn, all subsequent site subdivision, development, public works projects and zoning regulations must be consistent with provisions of the Specific Plan.

Within the context outlined above, the regulations contained in this Rock Creek Ranch Specific Plan provide for development of the Rock Creek Ranch in a manner that reflects the spirit and intent of the development regulations of the Mono County General Plan, which also represents zoning within Mono County. These regulations set forth in text and diagrams: (1) the distribution, location and extent of land uses including Open Space, (2) the distribution, location and extent of essential facilities and utilities to serve the site, including transportation and access roads, (3) the standards and criteria by which development will proceed including standards for the conservation, development and use of natural resources, (4) implementation measures including regulations, programs, public works project and financing measures to carry out Specific Plan elements, and (5) a clear statement of the relationship of this Specific Plan to the Mono County General Plan.

#### **IV. PLANNING AREA INFORMATION AND ENVIRONMENTAL CHARACTERISTICS**

The site is currently characterized by undeveloped open space in the Rock Creek area of southern Mono County. Vegetation includes a riparian corridor along Lower Rock Creek that occupies about one-half acre of land in the northwestern-most property boundary. The majority of the site is xeric, with desert scrub vegetation. The site also contains an unpaved access road and gate, plus numerous informal trails, granitic rocks and small boulders, and a number of rock mounds and soil pits created during prior soil and percolation testing activities. No prior formal uses of the site have been recorded, nor have any formal development applications been filed with the county prior to the initial application submitted by C&L Development in 2003.

Offsite drainage enters the site from upgradient areas on the north and east. Drainage then crosses the site as sheet flow, exiting to the south and west. There are no distinct drainage swales or ditches on the site. The tributary area is estimated to be about 18-acres, and the total historic contribution to runoff from the site during a 25-year storm is calculated to be 25.76 cubic feet per second (cfs). The site is located outside of any designated flood zone and there are no defined natural drainage courses on the buildable portion of the site; Rock Creek flows through the northwestern-most portion of the site, and is designated in the Specific Plan as an open space area.

Most of the project site supports a contiguous stand of open scrub vegetation that is classified as High Desert Blackbush Scrub. Big Sagebrush Scrub can be found on thin strips of terrain west of the Lower Rock Creek riparian zone and between the base of the steep slope and Lower Rock Creek Road. The relatively small portion of the study area that is immediately adjacent to Lower Rock Creek is classified as Water Birch Riparian Scrub. The natural communities form the basis of wildlife habitats on the site, which include mourning dove, Steller's jay, white-crowned sparrow, common raven, northern flicker, and black-tailed jackrabbit. Evidence of coyote and mule deer was found throughout the site, and several bat species are known to occur in the immediate vicinity including fringed myotis, long-legged myotis, Yuma myotis, little brown bat, and spotted bat. The archaeological report concludes that there are no significant cultural resources on the site. A detailed discussion of the project planning area and environmental characteristics is provided in other sections of this document.

#### **IV.D OBJECTIVES, POLICIES AND REGULATORY CONSIDERATIONS**

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

CGC §65507 authorizes a legislative body to adopt an ordinance or resolution requiring that a Specific Plan be prepared when it is in the public interest to do so. The original Rock Creek Ranch Specific Plan proposed a development of 60 units in a semi-clustered configuration to conserve open space. In conjunction with Specific Plan Amendment #1, the plan was reduced to 55 units but remained otherwise substantially the same as the original plan layout. The current Specific Plan Amendment #2, which further reduces the plan to 10 lots, is subject to the provisions of the approved Specific Plan as modified herein. As noted in the General Plan Land Use Element, a Specific Plan is intended to function as an implementation mechanism for the General Plan and, once adopted, becomes a part of the General Plan. Where adopted, Specific Plans precede all other land use actions including subdivisions, tentative maps, land use changes, and other related actions.

The CGC (Title 7, Division 1, Chapter 3, Article 8) describes requirements for preparation and content of Specific Plans. These requirements mandate that a Specific Plan shall include a statement of the relationship of the Specific Plan to the General Plan, as well as text and diagram(s) that 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 distribution, location, extent and intensity of major components of public & 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, & standards for the conservation, development, and use of natural resources, where applicable; and (4) a program of implementation measures including regulations, programs, public works projects, & financing measures needed to carry out items (1), (2), and (3).

CGC §65457 further provides that any residential development project that implements and is consistent with a Specific Plan for which an EIR has been certified after January 1980 is exempt from further CEQA requirements unless disqualifying events are found to apply. Disqualifying events include: (a) substantial changes that require major revisions of the EIR; (b) substantial changes with respect to circumstances under which the project will be undertaken that require major revisions in the EIR; and/or (c) new information becomes available that was not known and could not have been known when the EIR was certified. Approval of this Specific Plan Amendment #2 does not involve any disqualifying event and an Addendum to the Final EIR has therefore been prepared.

Specific Plan adoption generally occurs by Ordinance, but can also occur through a resolution. Adoption establishes the role of the Specific Plan as a set of zoning regulations intended to provide direction as to the type and intensity of uses permitted and associated design criteria.

#### **IV.E RELATIONSHIP OF THE SPECIFIC PLAN TO THE GENERAL PLAN**

Like zoning, a Specific Plan must be consistent with the General Plan Land Use Element and, once adopted, becomes a part of the General Plan. The Specific Plan implements the General Plan Land Use Element by setting specific standards and regulations to govern permitted land uses, future subdivision, lot dimensions, parking, open space and all other uses proposed for the site. The Mono County General Plan Land Use Element provisions for Estate Residential development have served as a model for Rock Creek Ranch, although the Specific Plan also incorporates some changes from these source materials.

Consistency with provisions of the General Plan is ensured through subsequent Site Plan Review procedures established herein. The review process provides for county review of detailed plans for each lot in Rock Creek Ranch, and provides assurance that each lot will be planned, constructed and maintained in a manner that conforms to this Specific Plan and is compatible with the surrounding environs. In keeping with General Plan Land Use Element §02.1060, site plan review will occur as part of the building permit review process.

#### **IV.F RELEVANT PLANNING ISSUES, OPPORTUNITIES AND CONSTRAINTS**

To set the framework for development of appropriate objectives, policies and actions, the Mono County General Plan identifies and evaluates issues, opportunities and constraints that shape development potential within the unincorporated area. The analyses include identification of issues that affect the county as a whole, as well as issues that are specific to land

uses in the special planning areas and those applicable to the county's Airport Land Use Plans for the airport facilities in Bridgeport, Lee Vining and Mammoth Lakes. Rock Creek Ranch is not in the vicinity of any of the airport planning areas, nor does it fall within any of the special planning areas for which Area Plans have been completed, although land use policies are currently being prepared for the community of Paradise and will be used in the ongoing General Plan update.

#### **IV.G PROJECT CONSISTENCY WITH THE SPECIFIC PLAN**

All planning and development actions in Rock Creek Ranch are required to be consistent with the conditions outlined in this Specific Plan. This requirement applies to initial site preparation as well as subsequent development and redevelopment of individual residential lots, roads, open space lands, utilities, and infrastructure improvements including the LRCMWC facilities located on this site but serving areas outside of Rock Creek Ranch.

The Mono County *General Plan* requires, in §36.050, that land development projects close to one another must be considered jointly under a single plan so that cumulative effects can be assessed. During 2010, the Mono County Board of Supervisors approved the Rock Creek Canyon project, located on the site of the old Paradise Lodge and adjoining the western boundary of Rock Creek Ranch. The approved Tentative Tract Map and Specific Plan for Rock Creek Canyon contains a total of 14 parcels including twelve residential lots and two lots that will be available for public use (one for trailhead parking and one for permanent open space). As in previous similar situations (where one adjacent submittal occurred much earlier than a later submittal), the county has conducted the joint review required by §36.050 as part of the Rock Creek Canyon EIR process for cumulative impacts.

#### **IV.H PROJECT PHASING**

The applicant proposes to complete all site improvements in a single phase. Improvements would include grading of roads and infrastructure improvements to develop on-site water and drainage systems, and installation of other utility systems (power, communication, etc.). The applicant has prepared a timeline in which grading would be initiated approximately six months following approval of Specific Plan Amendment #2 by the Mono County Board of Supervisors, and construction of individual residential lot improvements would be undertaken upon completion of grading. The schedule for build-out of the 10 single-family lots would depend on the rate at which the individual parcels are sold. Permitted land uses on all of the parcels would be governed by the Specific Plan provisions herein. Any proposed change to the approved site uses would require County approval of an amendment to the Specific Plan, including additional environmental documentation if and as required to comply with the California Environmental Quality Act (CEQA).

### **V. ROCK CREEK RANCH SPECIFIC PLAN LAND USE PLAN CONCEPT<sup>2</sup>**

#### **V.A DESCRIPTION OF ROCK CREEK RANCH LAND USE PLAN**

The Tentative Tract Map (Exhibit 3-4) and the Specific Plan Improvements Map (Exhibit 3-5) depict the location and layout of the 10 residential lots and ancillary uses within the project site, as well as the defined building envelopes for each lot. Exhibit 3-6 profiles road gradients for the full length of the private road serving the project site. The project is served by a single access road from Lower Rock Creek Road that will provide direct access to each residential lot as well as easements and infrastructure improvements. An existing informal trail will allow residents to access Lower Rock Creek and the public hiking and biking trails along the Lower Rock Creek corridor.

Table 2 below summarizes the total area, building envelope and allowed disturbance area relative to total lot size for each of the ten single family lots proposed within Rock Creek Ranch. As shown, the ten Rock Creek Ranch residential lots will range in area from 219,650 sf (Lot 1) to 265,444 sf (Lot 6); the average lot size is 229,690 sf. The allowed distance areas vary based largely on the configuration of the lot relative to topographic limitations, the road alignment and the placement of utility

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<sup>2</sup> The content and organization of this Specific Plan have been drawn from *The Planner's Guide to Specific Plans*, prepared by the California Office of Planning & Research, 1400 Tenth St., Sacramento.

easements. Although the size of building envelopes varies substantially between the 10 lots (ranging from 57,464 sf on lot 4 to 168,237 sf on lot 9); all lots share similar allowed disturbance areas (ranging from 54,913 sf on lot 1 to 66,361 sf on lot 6), based on a uniform maximum allowed disturbance area of 25% of total lot area. Prior to the 2009 approval of the Rock Creek Ranch Specific Plan, the property was shown for Estate Residential use, which allows for lot coverage up to 40% of total area.

**Table 2**  
**ROCK CREEK RANCH RESIDENTIAL LOT SIZES & DISTURBANCE AREAS (sf/ac)**  
 [[TABLE BELOW REPLACED BY TABLE AT BOTTOM]]

LOT #	TOTAL LOT SIZE (sf)	BUILDING ENVELOPE (sf/ac)	ALLOWED DISTURBANCE AREA RELATIVE TO TOTAL LOT SIZE (%/sf/ac)
1	219,650	123,200 / 2.83	25% / 54,913 / 1.26
2	220,021	113,139 / 2.60	25% / 55,005 / 1.26
3	220,147	143,604 / 3.30	25% / 55,037 / 1.26
4	226,494	57,464 / 1.32	25% / 56,624 / 1.30
5	236,326	59,328 / 1.36	25% / 59,082 / 1.36
6	265,444	66,828 / 1.53	25% / 66,361 / 1/52
7	227,190	70,804 / 1.63	25% / 56,798 / 1.30
8	238,223	70,595 / 1/62	25% / 59,556 / 1.37
9	222,639	168,237 / 3.86	25% / 55,660 / 1.28
10	220,771	118,742 / 2.73	25% / 55,193 / 1.27
<b>TOTAL</b>	<b>2,296,905</b>	<b>991,941 / 22.77</b>	<b>25% / 574,226 / 13.18</b>

Table 3 provides a summary profile of the allowed disturbance areas within Rock Creek Ranch, including land to be set aside for easements and infrastructure improvements; note that all acreages herein are estimates, and may be slightly modified as the detailed utility specifications and design plans are finalized during plan check reviews. As shown, an estimated 3.10 acres will be used for road improvements (including cut and fill slopes), 1.72 acres will be set aside for water improvements, and the allowed residential disturbance areas will total approximately 13.15 acres of land. Private open space (defined as the acreage outside of the allowed disturbance area on each lot) will represent a total of 37.93 acres, compared with 20.05 acres in the approved 60-lot Specific Plan. Exhibit 5, the Specific Plan Map, provides detailed diagrams of access and water system improvements.

**Table 3**  
**PROFILE OF DISTURBANCE AREAS**

PROJECT LOT/ELEMENT	AREA (acres)
Maximum Lot Disturbance Area	13.18
Road Disturbance Area	3.10
Water Facilities Disturbance Area	1.72
Private Open Space	37.93

**V.B IMPLEMENTING REGULATIONS AND ORDINANCES**

The following uses are permitted in Rock Creek Ranch subject to site plan review and approval of a Building Permit:

- a. **Residences:** Single-family dwellings.
- b. **Gardens:** Small scale food production for personal use.
- c. **Accessory Structures:** Accessory buildings and uses, provided that such uses are customarily incidental to any of the permitted uses, located on the same lot, and constructed simultaneously with or subsequent to the main building. All other accessory uses shall be subject to director review.
- d. **Pets:** Animals and pets, subject to standards in the adopted General Plan for Estate Residential uses, except that domestic animals shall be restrained at all times consistent with the requirements of Specific Plan §V.D.h(i—vii). As

noted, the maximum fenced area shall not exceed 20% of the area inside the building setback on each lot, and shall be constructed with materials allowed in this section. Such fencing shall incorporate a wire mesh into the 3 wood rails, and at no time shall pets be allowed to roam freely.

- e. **Home Occupations:** Home occupations, subject to standards in the adopted General Plan.
- f. **Open Space:** Open space uses, including trails and paths for use by HOA members, subject to Regulations in §V.H.
- g. **Water Facilities:** Water facilities, subject to the Regulations of §V.H.2.
- h. **Solar:** Private solar energy systems, subject to the Regulations of §V.D.k.

#### **V.C USES PERMITTED SUBJECT TO DIRECTOR REVIEW**

The following uses shall be permitted subject to review by the Mono County Planning Director:

- a. **Accessory Structures:** Construction of an accessory structure prior to construction of the main building.
- b. **Other:** Any other use that is found by the Planning Commission to be compatible with the purpose and objectives of this Specific Plan.

#### **V.D RESIDENTIAL DEVELOPMENT STANDARDS**

The following residential site development standards shall apply:

- a. **Minimum Lot Area:** 200,000 square feet net.
- b. **Maximum Number of Residential Lots:** 10 lots.
- c. **Building Lot Dimensions:** As shown on Specific Plan Map.
- d. **Building Height Limit:** 28 feet above the preconstruction existing grade at any given point of the site, inclusive of all utilities and ornamentation.
- e. **Maximum Lot Coverage:** Maximum lot coverage shall not exceed 25%% of the total area on any lot.
- f. **Maximum Landscape Coverage:** 15% of lot acreage, landscape area may not exceed or extend outside of the allowed disturbance area on any lot.
- g. **Setbacks:** Structural improvements on each residential lot shall be confined to the allowed disturbance area designated in Exhibit 3-6.
- h. **Fencing:**
  - i. All fencing on residential lots shall be constructed of wood materials.
  - ii. Fencing shall be permitted only inside the allowed disturbance area designated for each lot.
  - iii. The maximum fenced area shall not exceed 20% of the land inside the allowed disturbance area on each lot.
  - iv. All residential fencing shall be a maximum of 5 feet high and constructed of three wood rails. Rock may be used only on the fencing posts. 'Trex'-type lumber may be used, but all-plastic lumber shall not be permitted. Pet fencing shall be within the confines of the maximum fenced area allowed herein, and shall consist of a wire mesh incorporated into the 3 wood rails allowed herein.
  - v. Fencing for water systems shall be adequately screened and constructed of materials and dimensions as required for safety and security.
  - vi. Fencing shall not be placed so as to restrict access to public lands, and fencing shall not block any extensions of right-of-way easements or non-motorized bike or pedestrian paths that extend through to public lands.
  - vii. **Pet Restraints:** The project is subject to leash requirements intended to minimize impacts on important deer habitat. The leash requirements obligate owners to ensure that pets are leashed or restrained with fencing at all times when out of doors. Dog enclosures must be designed so as to prevent the dog(s) from straying onto public land or adjacent properties. Pet fencing shall be within the confines of the fenced area allowed in this section (i.e., the maximum fenced area, and any associated pet fencing, shall not exceed 20% of the land inside the allowed disturbance area on each lot), and constructed with materials allowed in this section. Such fencing shall incorporate a wire mesh into the 3 wood rails allowed in §V.D.h (iv) above.
- j. **Energy & Water Conservation:** Energy conservation features shall conform to current building code standards.
- k. **Solar systems:** Solar systems are strongly encouraged and shall comply with the following standards and/or current building code requirements:
  - i. Solar PVC systems are encouraged to be fully integrated into the roof system
  - ii. Solar panels shall not extend more than 5" above the roof line.



- iii. Conduit and wiring shall be screened from view or painted to blend with the roofing material.
- iv. Any inverter boxes shall be screened from view or painted to blend with roofing materials.
- i. **Deer Protection:** Parcel grading operations, structural foundation work, framing work and similar heavy construction activities shall be restricted to the period between May 15 and October 1 to minimize disturbance to migrating and wintering deer.
- m. **Biological Resource Protection:** Domestic animals shall at all times when outdoors be restrained with fencing or leashes and kept under owner control. Under no circumstances shall domestic animals be allowed to roam freely.
- n. **Waste Management:** The Covenants, Conditions and Restrictions (CC&Rs) shall provide information about waste management and disposal.
- o. **Best Management Practices (BMPs):** BMPs shall be utilized in the construction of each individual home site to minimize or prevent erosion, sedimentation, and contamination. BMPs shall comply with the special conditions outlined in §5.3 of the Rock Creek Ranch Draft EIR<sup>3</sup> and shall also include: (1) short-term storage of all construction wastes areas outside the path of storm flows and disposal at a permitted transfer station or landfill; (2) minimizing the footprint of construction zones and prompt installation of erosion controls; (3) stabilizing disturbed soils with landscaping, paving or reseeding to reduce or eliminate the risk of further erosion; (4) perimeter drainage controls to direct runoff around disturbed construction areas; (5) internal erosion controls to allow direct percolation of sediment-laden waters on the construction site; and (6) regular inspection and maintenance of all equipment used during construction.

#### V.E LANDSCAPING AND SCREENING

It is intended that all landscaping within Rock Creek Ranch will maintain a sense of visual continuity with surrounding lands and properties. The following standards and requirements shall apply:

- a. **Plant Materials:** Landscaping within Rock Creek Ranch shall consist solely of plant materials that are native to the Mono County region and have value to native wildlife, and non-native species that are compatible with native plant materials, have low propagation characteristics, are drought tolerant, and are not invasive.
- b. **Landscape Irrigation:** Permanent irrigation on residential lots shall be limited to a maximum 15% of lot area, except that the irrigated landscape area may not exceed or extend outside of the allowed disturbance area on any lot. Water conserving irrigation systems are required on all residential lots to minimize irrigation water demand.
- c. **Landscape Maintenance:** All landscaping shall be maintained in a neat, clean, and healthy condition.
- d. **Landscape Plan:** As part of building permit review, each individual residential lot application shall be accompanied by a landscaping plan that demonstrates compliance with regulations in this Specific Plan. Invasive species shall be prohibited within any portion of Rock Creek Ranch.
- f. **Protections for Native Vegetation:** Property owners shall be prohibited from clearing native vegetation except as shown on the approved landscape plan submitted for each lot, subject to current laws and regulations concerning fire safety and habitat protection.

#### V.F BUILDING MATERIALS AND COLORS

The following standards for building materials and colors within Rock Creek Ranch are intended to ensure a community that maintains an overall desirable appeal and visual continuity with surrounding lands and properties. The guidelines set forth below are not intended to discourage creativity or personal taste, but rather to protect the overall integrity of the community and individual owner's investments. Deviations from the standards contained herein must be approved by the local Home Owners' Association.

- a. **Roofs:** Roofs must meet county fire codes and must be made of non-reflective material except where using fully integrated solar roofing. Acceptable roofing types include Comp Shingle, corrugated metal (dark or rust), Dark Tile, slate and shake if fireproof. Other types of roof must be approved by the Rock Creek Ranch Homeowners Association (HOA). Sky lighting is acceptable if integrated into the roof. Solar panels that rise more than 5 inches above the roof

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<sup>3</sup> Measures in §5.3 require (a) that construction activities be restricted to the period between May 15 and October 1 (to minimize disturbance to deer); (b) areas disturbed during construction shall be revegetated with native species in order to establish deer habitat as soon as possible following construction, and revegetation of disturbed areas shall require the use of native seeds, native plants grown from seeds or seedlings obtained from local native stock. Revegetated areas shall be monitored for a period of five years to ensure the success of the planting and shall be replanted if necessary; and (c) dogs belonging to individuals involved in construction activities shall be prohibited in the project area during construction phases.

plane are not acceptable.

- b. **Driveways:** All driveways shall be paved with materials that are typical to the area, such as concrete, pavers, asphalt, brick and stone. Use of 'turf stone' and/or other runoff-reducing materials is encouraged.
- c. **Siding:** All siding materials shall meet current fire and building codes. Wood, engineered composite wood (i.e. Hardi), shake, shingle, log, timber, stone, brick, and steel (i.e. rusted corrugated metal) are all examples of allowable type siding. Vinyl, lapboard, and other siding with seams are not acceptable. Stucco should be limited to 25% of the total siding.
- d. **Home styles:** Homes must be built of conventional wood and/or steel methods including log or timber. Mountain, ranch and craftsman style architecture is encouraged as well as use of environmentally "green" materials and concepts (i.e., passive solar and water conservation techniques). This section outlines the basic architectural guidelines to be enforced by the HOA. Colors or color patterns not found appropriate by a majority of the home owners is subject to change at the cost of the owner. The CC&Rs will provide a more complete set of guidelines.
- e. **Color Themes:** CC&Rs for this project will limit the color palette of future homes to natural tones that will be compatible with native soil and plant materials on the site. The primary colors should include earth tones such as Greens, Browns, Tans, Brownish Reds, Dark Grays, natural woods, natural stains and other colors that are compatible and blend with the natural surroundings. Natural and wood-colored stains are acceptable. Deviations from these guidelines shall be submitted to HOA for approval. Similarly, bright colors and reflective materials are not acceptable without HOA approval.

## V.G LIGHTING STANDARDS

All outdoor lighting within the Rock Creek Ranch project shall comply with requirements set forth in Chapter 23 of the Mono County Code, the Dark Sky Ordinance.

## V.H OPEN SPACE DEVELOPMENT STANDARDS

- a. **Open Space Acreage:** Open space requirements shall be met through the open space on each private lot, and common access to the Lower Rock Creek area as provided through trail easements.
- b. **Fencing:** Fencing shall be prohibited in any open space area (but not including the water facilities, which may be fenced subject to provisions of Specific Plan §V.I.2.c(iii)).
- c. **Landscaping:** Plant materials in the open space areas shall be limited to existing native plants. Where replanting is necessary due to disturbance during construction, the landscaping shall be limited to plant materials that are native to the Mono County region and have value to native wildlife.
- d. **Lighting:** Lighting shall be prohibited in the open space areas (but not including the water facilities, which may have lighting as allowed in Specific Plan §V.I.2.c(ii)).
- e. **Off-Highway Vehicle (OHV) Use:** OHVs shall be permitted subject to the CC&Rs, areas except that OHVs used for maintenance, emergency or public safety purposes shall be permitted.
- f. **Habitat Protection Guidelines:** The CC&Rs shall contain information on project habitat values and habitat protection as a means to educate homeowners and safeguard native resources.
- g. **Open Space:** The CC&Rs shall contain information to inform residents of the nature and extent of natural hazards in the project area, and ways to minimize the associated public health risks.

## V.I INFRASTRUCTURE DEVELOPMENT STANDARDS

### V.I.1 Access and Transportation

- a. **Street Standards**
  - i. All interior roads in Rock Creek Ranch shall be offered for dedicated to the county, paved, privately maintained and improved to standards adequate for public safety and access; the streets shall be maintained as private streets if the county does not accept the offer of road dedication.
  - ii. Appropriate dedications for rights-of-way and/or easements shall be required on the Subdivision Map for project streets, utilities, drainage, snow storage, etc., in conjunction with the project phases.
  - iii. Private roads shall meet or exceed minimum Fire Safe Standards and shall provide for an appropriate maintenance entity, such as the HOA or a community services district, prior to recordation of a Subdivision Map.
  - iv. The interior street serving Rock Creek Ranch shall have a minimum overall right-of-way of 30 feet.

- v. Two travel lanes shall be provided, with one lane for each travel direction. Each of the two lanes shall have a minimum paved width of 12 feet.
- vi. Access points, street crossings, stop signs, barrier posts, and other signs, markings, and measures shall be installed as appropriate to enhance safety.
- vii. A five-foot wide easement for snow storage shall be provided alongside each lane of the primary internal roadway.
- viii. The primary interior street serving Rock Creek Ranch shall have one public access onto Lower Rock Creek Road.
- ix. A secondary emergency access may be provided across public lands upon approval by the appropriate agency.
- x. Interior slopes on the primary access road shall not exceed a maximum grade of 15.0%.

**b. Parking Standards**

- i. All parking shall be provided in accordance with Mono County General Plan requirements.
- ii. On-street parking shall be prohibited.
- ii. Driveways shall be paved and designed to minimize grades so that year-round access is assured and on-street parking avoided.
- iii. Each lot owners shall be encouraged to store any and all RV units, boats, trailers, ATVs, snowmobiles and similar items in a fully-enclosed structure that is integrated with the residential structure, or in an attached parking structure that conforms to the design of the primary residence.

**c. Signage Standards:** Sign standards for the internal road serving Rock Creek Ranch shall be the same as required for rural residential roads, except that the following additional provisions shall also apply:

- i. To minimize direct mortality impacts to deer from vehicle collisions, signs shall be posted along roads within the project area warning drivers of the presence of deer.
- ii. A 25-mile per hour speed limit shall be established on residential streets in the proposed project.
- iii. To warn motorists of potential traffic exiting out of the project access road, a 'W2-2' side street warning sign shall be installed approximately 180 feet in advance of the access road for each traffic direction of Lower Rock Ck. Rd.

**V.I.2 Rock Creek Ranch Water Facilities**

The following water facility development, management and operation standards shall apply:

**a. HOA Water Service**

- i. An independent community water service shall be created by the owners of lots within Rock Creek Ranch. The water service so provided shall be responsible for compliance with all applicable requirements of the County and State agencies, including any requirements pertaining to inspection and testing of the water treatment and delivery system, filing of reports with the Mono County Health Dept. and/or any other pertinent approvals granted by County or State agencies, and compliance with all updated conditions of approval for the Rock Creek Ranch Amendment #2 project. Rock Creek Ranch lot owners shall be solely responsible for payment of all maintenance, operating, inspection and reporting costs. In brief, the project water system is a 'State Small system' and as such is required to (a) submit to the local health officer a technical report that fully describes the water system and management program;<sup>4</sup> (b) sample once for fluoride, iron, manganese, chlorides, total dissolved solids and inorganics; annually for nitrates; and quarterly for bacteriological analysis and (c) provide a notice to customers informing them of 'small water system' requirements and all contact information.<sup>5</sup> Because the system is not a

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<sup>4</sup> Calif. Code of Regulations (CCR) Article 3, §64211(b) A state small water system shall submit a technical report to the local health officer as part of the permit application. The report shall describe the proposed or existing system as follows: service area, distribution system including storage and pumping facilities, the water source including source capacity, water quality, and any water treatment facilities. The report shall identify the owner of the system and the party responsible for day to day operation of the system. The report shall include a plan for notification of those served by the system under emergency conditions. The report shall describe the operating plan for the system and shall specify how the responsible party will respond to failure of major system components.

<sup>5</sup> CCR code Article 3, §64211 (d) A state small water system shall provide the following notice to the consumers served by the state small water system: "The domestic water supply for this area is provided by a state small water system. State regulatory requirements for operation of a state small water system are less extensive than requirements for larger public water systems. If you have questions concerning your water supply, you should contact [insert (1) name of water system, (2) name of responsible person, & (3) telephone #] or your local health department." This notice shall be by direct delivery on an annual basis or by continuous posting at a central location within the area served by the state small water system.

'Public Water System' it will not be required to provide treatment for arsenic; however, any MCL exceedance will require public notification.<sup>6</sup>

- ii. The independent community water service shall be the responsible entity in the event remedial actions are required for any aspect of the water production, storage, treatment, or distribution facilities. All remedial activities shall be undertaken in a timely manner as determined by the Mono County Health Department. Rock Creek Ranch lot owners shall be solely responsible for the payment of all remedial actions.
- iii. Toxic materials used in water treatment, storage or delivery (if any) shall comply with all relevant laws and regulations governing use, storage and disposal.
- iv. Individual water production wells shall be prohibited in Rock Creek Ranch.

**c. Design Standards:**

- i. Water production, storage and delivery facilities shall be concealed from view through underground construction, berms and use of materials that conform to the architectural standards and colors outlined in this Specific Plan. The colors used shall be taken from the darkest colors of the surrounding landscape.
- ii. Lighting at the water production and storage facilities shall be limited to motion sensor lighting as required for security.
- iii. Fencing at the water production and storage facilities shall conform to the development standards in Specific Plan §V.D.h and shall be architecturally compatible with the residential area, consistent with requirements for public safety and security.
- iv. The project shall have an intertie point with Lower Rock Creek Mutual Water Company, located in the vicinity of the existing LRCMWC storage tank, if and as determined in consultation with the Paradise Fire Protection District.

**V.I.3 Drainage Facility Development Standards**

- a. **Standards:** All interior streets shall be constructed with a minimum three-foot wide rock-lined roadside and shall include culverts fitted with flared end sections, drop inlets, and other drainage structures as necessary to collect and convey storm waters generated by the 20-year event.
- b. **Discharges:** Storm water quantities exceeding predevelopment levels shall be retained on-site. The off-site discharge of any pre-development flow quantities shall be routed through a sediment basin prior to discharge.
- c. **Management:** All drainage facilities shall be managed and maintained by a private maintenance entity such as the HOA.

**V.I.4 Solid Waste Disposal Development Standards**

- a. **Standards:** The project CC&Rs shall include a provision that any commercial waste disposal receptacles provided for long-term residential use (i.e., rather than one-time construction use) shall be stored in bear-proof bins enclosed within a three-sided enclosure equipped with a gate (to provide visual screening). Structure design and construction materials shall conform to standards established by this Specific Plan and shall be approved by the HOA.

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<sup>6</sup> CCR, Title 17 & Title 22, Ch. 14, Water Permits, Article 3(a), State Small Water Systems: "No person shall operate a State Small Water System unless a permit to operate the system has been issued by the local health officer. Within 30 calendar days of receipt of an application for a permit, the local health officer shall inform the applicant in writing that the application is either complete & accepted for filing or that it is deficient and what specific information or documentation is required to complete the application." §64212, Bacteriological Quality Monitoring (a): "Each water supplier operating a small state water system shall collect a minimum of one routine sample from the distribution system at least once every three months." Per §64252, Primacy Delegation Application subsection (a)(2), "surveys shall be repeated every 5 years." Article 4, Primary Standards-Inorganic Chemicals §64431 – Maximum Contaminant Levels (MCLs)-Inorganic Chemicals sets forth standards for applicable chemicals which on Rock Creek Ranch include Arsenic (MCL of 0.011 milligrams per liter [mg/l]), Nitrate as NO<sub>3</sub> (MCL of 45 mg/l), and perchlorate (MCL of 0.006 mg/l). §64432-Monitoring and Compliance-Inorganic Chemicals subsection (a) requires: "All public water systems shall monitor to determine compliance with the nitrate and nitrite MCLs...All community and nontransient-noncommunity water systems shall also monitor to determine compliance with the other MCLs...Monitoring shall be conducted in the year designated by the Department of each compliance period beginning with the compliance period starting January 1, 1993." Subsection (c)(1) requires: "All systems monitoring at distribution entry points which have combined surface and groundwater sources shall monitor annually." Subsection (c)(2) requires, "Quarterly samples shall be collected and analyzed for any chemical if analysis of such samples indicates a continuous or persistent trend toward higher levels of that chemical based on an evaluation of previous data."

### **V.I.5 Additional Provisions**

- a. **Best Management Practices (BMPs):** BMPs shall be utilized throughout the construction of project infrastructure to minimize or prevent erosion, sedimentation, and contamination. BMPs shall comply with the special conditions outlined in Draft EIR §5.3,<sup>7</sup> and shall also include: (1) short-term storage of all construction wastes areas outside the path of storm flows and disposal at a permitted transfer station or landfill; (2) minimizing the footprint of construction zones and prompt installation of erosion controls; (3) stabilizing disturbed soils with landscaping, paving or reseeding to reduce or eliminate the risk of further erosion; (4) perimeter drainage controls to direct runoff around disturbed construction areas; (5) internal erosion controls to allow direct percolation of sediment-laden waters on the construction site; and (6) bid specifications that require regular inspection and maintenance of all equipment used during construction.
- b. **CC&R Notification of Homeowner Responsibilities:** The project CC&Rs shall notify Rock Creek Ranch residents and potential buyers of all Homeowners' Association responsibilities pertaining to funding, operation, maintenance and reporting of shared project facilities. Such obligations shall include, at a minimum, sole long-term responsibility for all funding, operation, maintenance and reporting obligations associated with the water service system, drainage improvements, snow clearing and storage, the private interior road, any trails and paths, the septic system, onsite fire prevention activities including maintenance of a fuel break and fuel loading reduction program, and all similar and related project improvements and facilities.

## **VI. ROCK CREEK RANCH EASEMENTS**

The following easements have been recorded on the project site prior to development of Rock Creek Ranch and may affect all or part of the property:

### **VI.A SOUTHERN CALIFORNIA EDISON COMPANY (SCE)**

- An easement for existing underground or aerial electric and communication lines to SCE per 101/172 O.R.

### **VI.B LOWER ROCK CREEK MUTUAL WATER COMPANY**

- An easement for water pipelines and incidental purposes, reservoir, and pumping plant system to Lower Rock Creek Mutual Water Company per 107/16 O.R.
- An easement for water pipelines, reservoir, and pumping plant system to LRCMWC per 199/325 O.R.
- An easement for water tank to Lower Rock Creek Mutual Water Company per 285/585 O.R.
- An easement for construction, operation and maintenance of a waterline, well and equipment, and access thereto, to Lower Rock Creek Mutual Water Company per 706/127 O.R.
- An easement for construction, operation and maintenance of a waterline, well and equipment, and access thereto, to Lower Rock Creek Mutual Water Company per 706/129 O.R.
- An easement for construction, operation and maintenance of a waterline, well and equipment, and access thereto, to Lower Rock Creek Mutual Water Company per Inst. #2003004318.

## **VII. OTHER PROVISIONS**

### **VII.A ELECTRICITY**

SCE provides electricity to the project region. Onsite power lines will be placed below-grade.

### **VII.B PROPANE TANKS**

Gas service to Rock Creek Ranch lots shall be served through individual propane tanks.

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<sup>7</sup> Measures in §5.3 require (a) that construction activities be restricted to the period between May 15 and October 1 (to minimize disturbance to deer); (b) areas disturbed during construction shall be revegetated with native species in order to establish deer habitat as soon as possible following construction, and revegetation of disturbed areas shall require the use of native seeds, native plants grown from seeds or seedlings obtained from local native stock. Revegetated areas shall be monitored for a period of five years to ensure the success of the project and shall be replanted if necessary; and (c) dogs belonging to individuals involved in construction activities shall be prohibited in the project area during construction phases.

- a. **Location:** Each propane tank shall be located in accordance with county regulations and screened from off-site view by approved vegetation or fencing. Fuel distribution lines shall be constructed underground.
- b. **Maintenance:** Propane tanks shall be maintained by the propane provider; no easement will be required.
- c. **Screening:** The project CC&Rs shall include a provision that any individual propane tank shall be screened from view from any abutting lot, street or highway.
- d. **Design and Construction:** The design and construction materials of such screening shall conform to Fire Department standards for public safety as well as the standards established by this Specific Plan, and shall be approved by the HOA.

**VII.C SCREENING OF MECHANICAL AND ELECTRICAL EQUIPMENT**

Excepting solar panels, exterior components of plumbing, processing, heating, cooling and ventilation systems, and transformers shall not be visible from any abutting lot, street or highway.

**VII.D ANTENNAS**

With the exception of individual TV satellite antennas (which are exempt), dishes, transmitters and antennas shall be allowed subject to approval of the Rock Creek Ranch HOA. Where permitted, such features shall be placed within the height limits described above, and shall be wholly screened from view by architecturally compatible landscaped berms, plantings, walls, solid fencing, or a combination of these materials.

**VII.E TOXIC MATERIALS**

Except as otherwise provided in this Specific Plan, no toxic materials handling shall be permitted within Rock Creek Ranch except for small quantities of domestic products that are available in retail outlets. Such permitted uses shall comply with all relevant laws and regulations governing use, storage and disposal.

**VII.F WOOD-BURNING APPLIANCES**

Residents, tenants and owners shall be prohibited through deeds of sale and/or lease agreements from installing wood-burning appliances (including fireplaces) that do not comply with current standards for control of particulate emissions.

**VII.G STRUCTURAL FIRE PROTECTION**

All structures in Rock Creek Ranch shall comply with current requirements of the Paradise Fire Protection District for structural fire protection.

**VII.H SIGN STANDARDS**

Unless otherwise noted herein, all sign provisions in Rock Creek Ranch, including permitted and prohibited signage, shall be governed by provisions in General Plan Land Use Element Chapter 7 (page II-327).

**VIII. IMPLEMENTING REGULATIONS AND ORDINANCES**

**VIII.A CAPITAL IMPROVEMENT PLAN**

Project improvement costs, exclusive of land acquisition, are estimated by the project applicant to be \$1,729,623 (in 2014 dollars). Cost components include \$205,000 for earthwork and erosion control, \$270,720 for paving, \$155,000 for drainage improvements, \$573,300 for water improvements, \$300,000 for underground utilities, and a 15% contingency reserve of \$225,603. Private financing will cover the cost of most project improvements.

**VIII.B FEES AND FINANCING MEASURES**

CGC §65456 allows a legislative body to impose a charge on persons seeking approvals required to be consistent with an adopted specific plan. Consistent with this provision, Mono County has adopted a fee schedule for processing and review of Specific Plan documents. All required fees have been paid. All capital improvements and project elements will be privately financed. No public funds will be used in planning, construction, operation or maintenance of any Rock Creek Ranch improvements or facilities.

### **VIII.C PHASING PLAN**

All road and infrastructure improvements for Rock Creek Ranch are to be constructed in a single phase; these shall include grading and paving of roads and water improvements including associated open space improvements. Residential lot grading and building improvements will be the responsibility of future lot owners and phased in accordance with lot sales and the plans of individual buyers.

## **IX. SPECIFIC PLAN AMENDMENT PROCEDURES**

### **IX.A MAJOR AMENDMENTS**

The process of amending a specific plan is generally the same as that for amending a General Plan. Accordingly, the county or the owner or owners of any single lot or lots within Rock Creek Ranch may initiate an amendment to this Specific Plan. Major Amendments must be approved by the Planning Commission and the Board of Supervisors, and must follow the procedures outlined below.

- a. The amendment shall be in accordance with CGC §65500-65507, and Mono County Code §19.46.
- b. The amendment shall be in compliance with CEQA requirements.
- c. Modifications to the subdivision plan after approval of Tentative Tract Map #37-56 shall be in accordance with the California Subdivision Map Act and Mono County procedures for implementation of the Map Act.

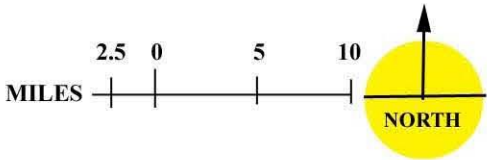
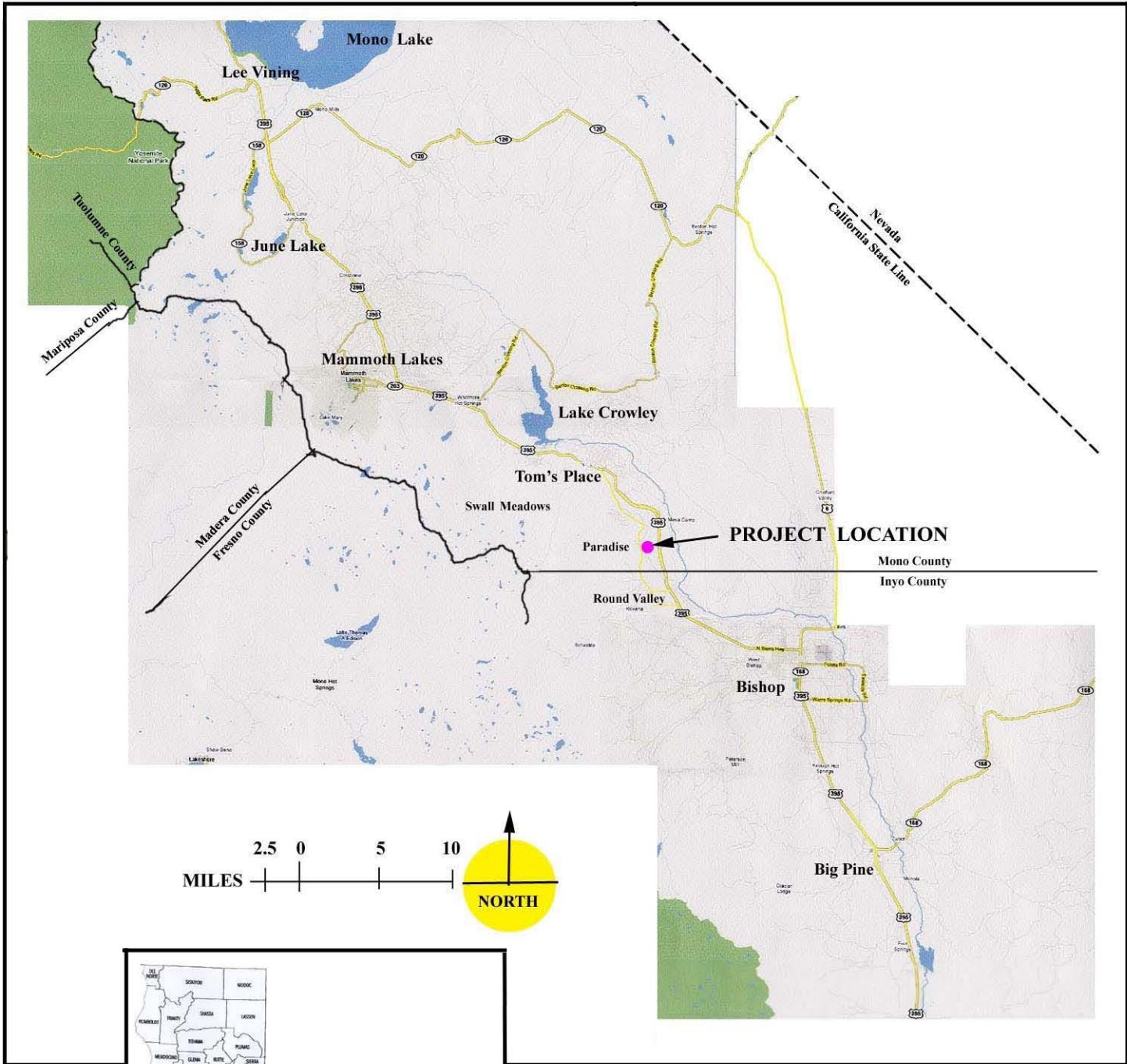
### **IX.B MINOR MODIFICATIONS**

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

## **X. SPECIFIC PLAN ENFORCEMENT**

### **X.A SUBDIVISION REQUIRED**

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



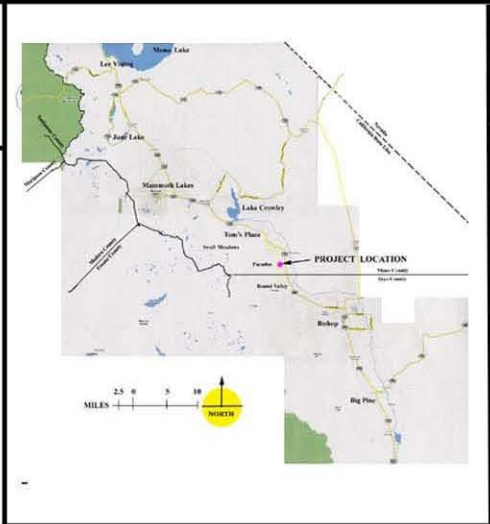
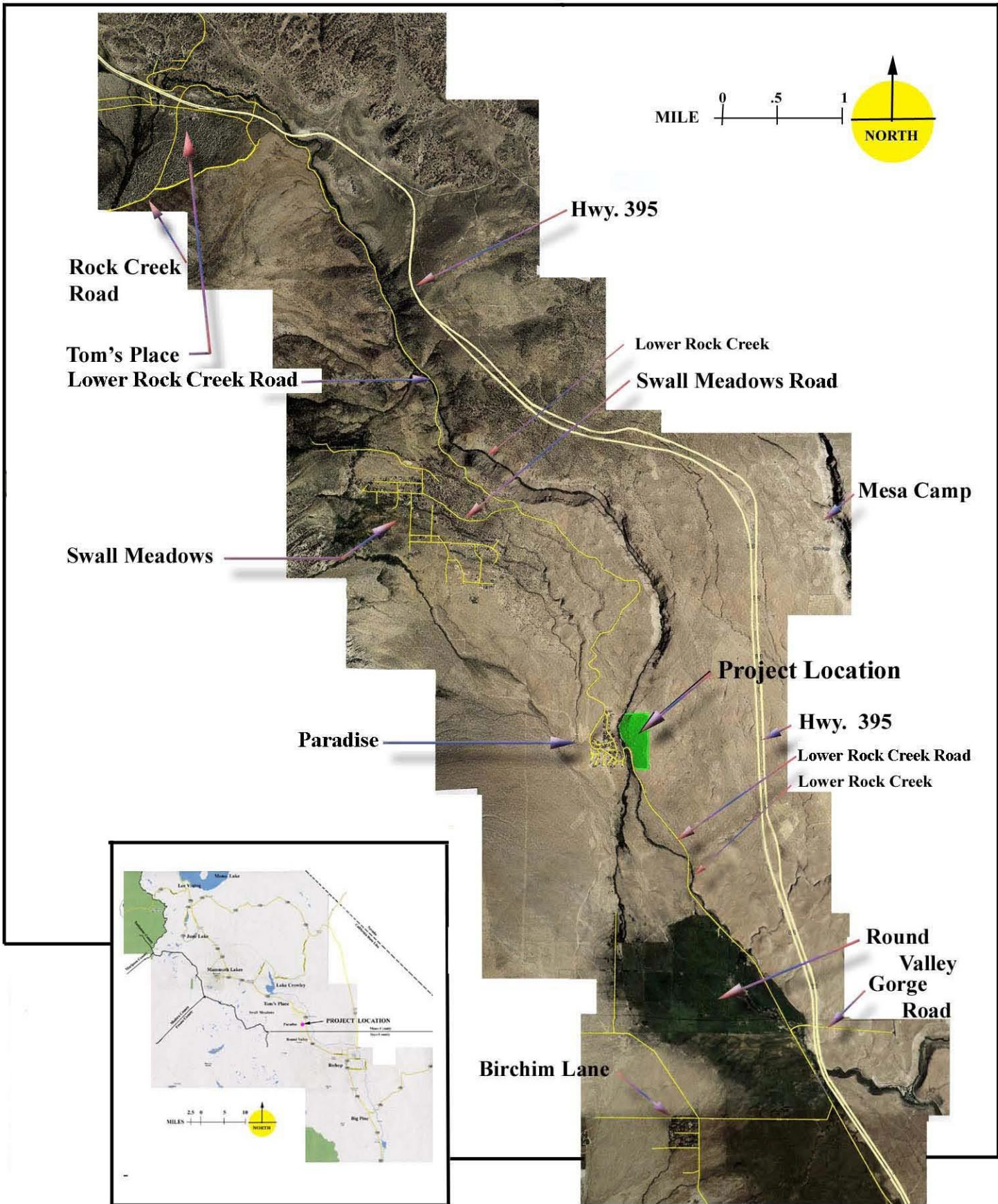
California Map

Regional Location Map



BAUER PLANNING & ENVIRONMENTAL SERVICES, INC.





Regional Location Map

Local Vicinity Map

**ROCK CREEK RANCH EIR**

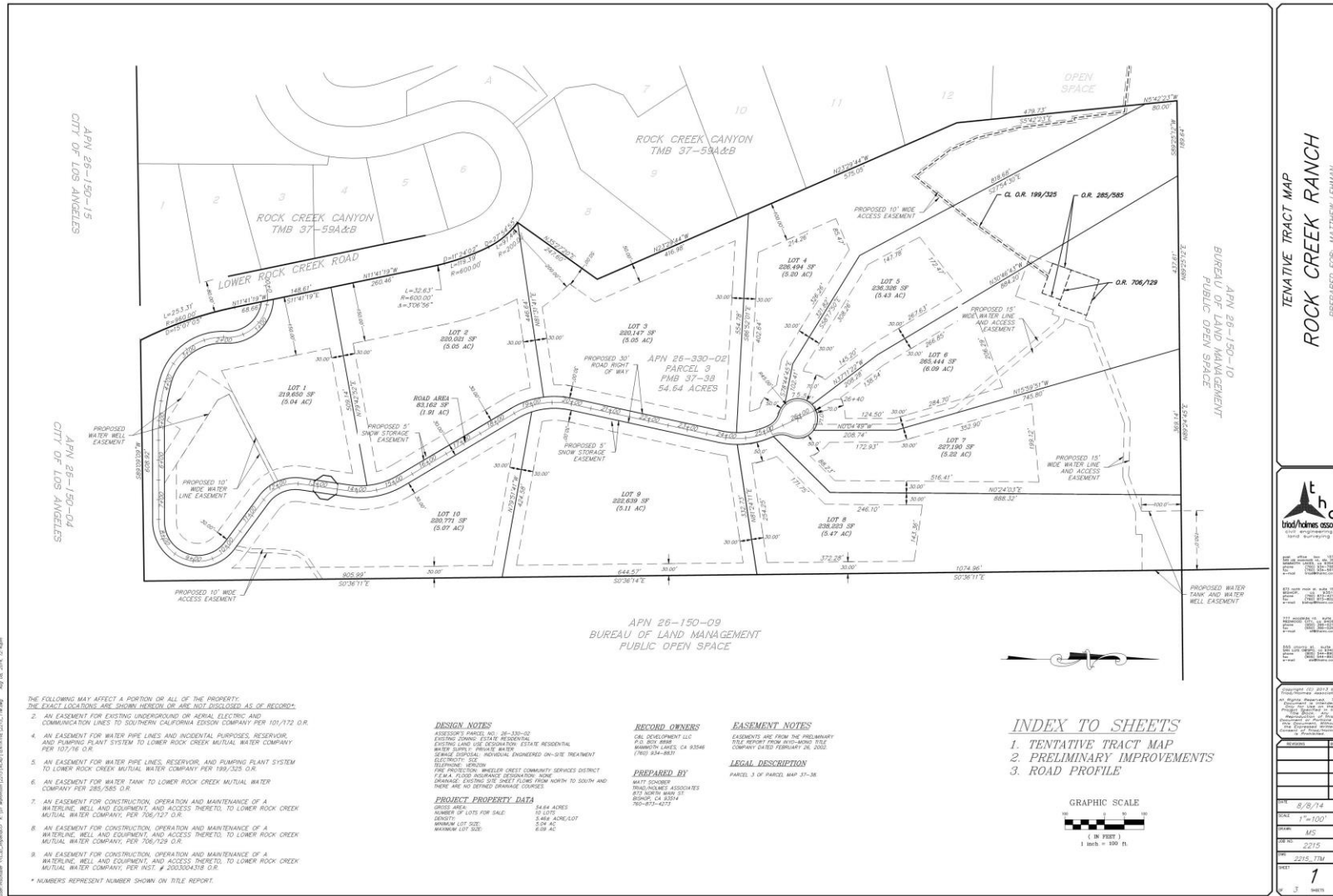
**EXHIBIT 3-2**





**Project Location and Environs Map**





**TENTATIVE TRACT MAP**  
**ROCK CREEK RANCH**  
 PREPARED FOR: MATTHEW LEMMAN

  
**t h a**  
 land/holmes assoc.  
 civil engineering  
 land surveying

- THE FOLLOWING MAY AFFECT A PORTION OR ALL OF THE PROPERTY. THE EXACT LOCATIONS ARE SHOWN HEREON OR ARE NOT DISCLOSED AS OF RECORD.
- AN EASEMENT FOR EXISTING UNDERGROUND OR AERIAL ELECTRIC AND COMMUNICATION LINES TO SOUTHERN CALIFORNIA EDISON COMPANY PER 101,172 O.R.
  - AN EASEMENT FOR WATER PIPE LINES AND INCIDENTAL PURPOSES, RESERVOIR, AND PUMPING PLANT SYSTEM TO LOWER ROCK CREEK MUTUAL WATER COMPANY PER 107,718 O.R.
  - AN EASEMENT FOR WATER PIPE LINES, RESERVOIR, AND PUMPING PLANT SYSTEM TO LOWER ROCK CREEK MUTUAL WATER COMPANY PER 199,325 O.R.
  - AN EASEMENT FOR WATER TANK TO LOWER ROCK CREEK MUTUAL WATER COMPANY PER 285,585 O.R.
  - AN EASEMENT FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF A WATERLINE, WELL AND EQUIPMENT AND ACCESS THERE TO LOWER ROCK CREEK MUTUAL WATER COMPANY PER 706,727 O.R.
  - AN EASEMENT FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF A WATERLINE, WELL AND EQUIPMENT AND ACCESS THERE TO LOWER ROCK CREEK MUTUAL WATER COMPANY PER 706,729 O.R.
  - AN EASEMENT FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF A WATERLINE, WELL AND EQUIPMENT AND ACCESS THERE TO LOWER ROCK CREEK MUTUAL WATER COMPANY PER INST. # 200304318 O.R.
- \* NUMBERS REPRESENT NUMBER SHOWN ON TITLE REPORT

**DESIGN NOTES**

ASSUMED PARCEL NO. 28-330-02  
 EXISTING ZONING: ESTATE RESIDENTIAL  
 EXISTING LAND USE: OCEANVIEW ESTATE RESIDENTIAL  
 BESTER ZONING: SINGLE-FAMILY  
 ELECTRICITY SIZE: 200 AMP  
 TRAILING: NONE  
 FIRE PROTECTION: WATER MAINS COMMUNITY SERVICES DISTRICT  
 DRAINAGE: EXISTING 10% SLOTTED DRAIN FROM NORTH TO SOUTH AND THERE ARE NO DEFINED DRAINAGE COURSES

**PROJECT PROPERTY DATA**

GROSS AREA: 54.64 ACRES  
 NUMBER OF LOTS FOR SALE: 10 LOTS  
 DENSITY: 5.465 ACRES/LOT  
 MINIMUM LOT SIZE: 2.04 AC  
 MAXIMUM LOT SIZE: 6.08 AC

**RECORD OWNERS**

CEL DEVELOPMENT LLC  
 171 201 6984  
 MARINOVA LAKES, CA 93346  
 (760) 434-8827

**PREPARED BY**

MATT ROSSBERG  
 REAL HOLMES ASSOCIATES  
 672 NORTH WAKE ST.  
 BLOOMING, CA 95924  
 706-853-4272

**EASEMENT NOTES**

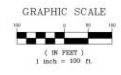
EASEMENTS ARE FROM THE PRELIMINARY TITLE REPORT FROM MATHIAS TIEP COMPANY DATED FEBRUARY 02, 2005

**LEGAL DESCRIPTION**

PARCEL 3 OF PARCEL MAP 37-38

**INDEX TO SHEETS**

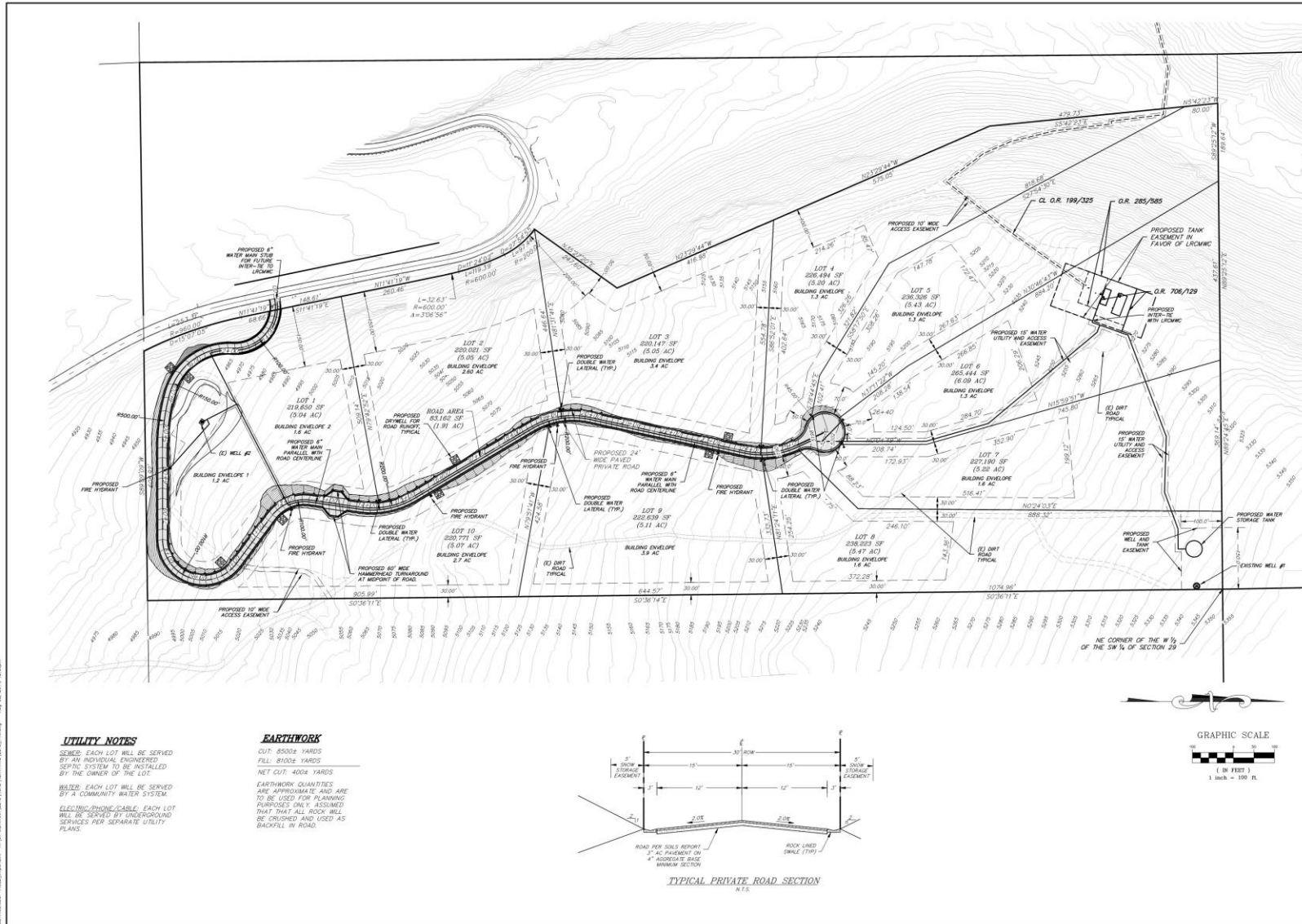
- TENTATIVE TRACT MAP
- PRELIMINARY IMPROVEMENTS
- ROAD PROFILE



NO.	DATE	BY
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2	17-100	
3	AKS	
4	2215	
5	2215-TM	
6	1	
7	3	



**EXHIBIT 3-4: TENTATIVE TRACT MAP**



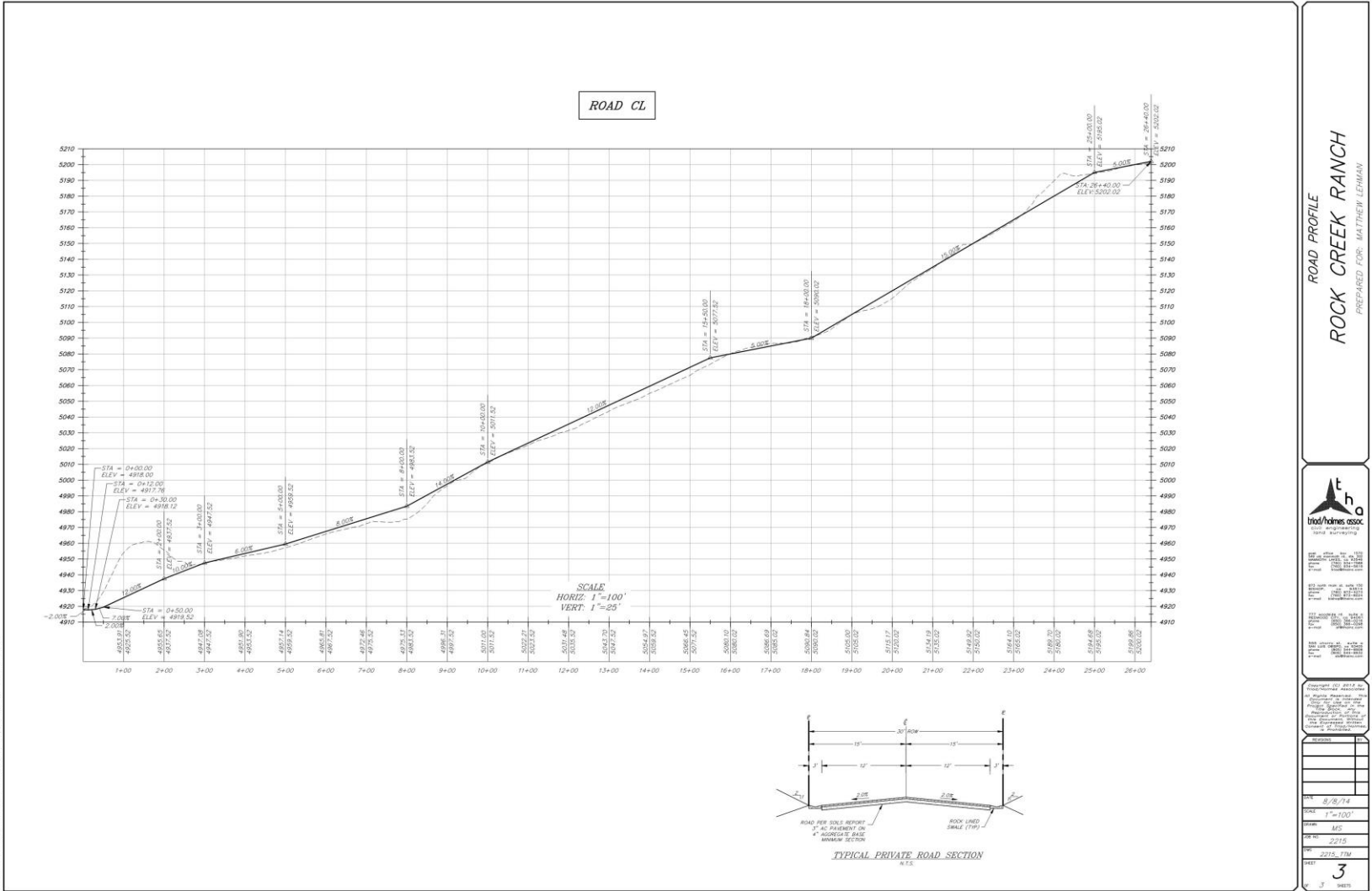
TENTATIVE IMPROVEMENTS  
**ROCK CREEK RANCH**  
 PREPARED FOR: MATTHEW LEHMAN

t h o  
 land engineering  
 1000 W. 10th St., Suite 100  
 Fort Collins, CO 80521  
 (970) 221-1111  
 www.thoeng.com

2215-TM  
 2  
 3 SHEETS



**EXHIBIT 3-5: SPECIFIC PLAN IMPROVEMENTS**



**EXHIBIT 3-6: INTERNAL ACCESS ROAD PROFILE**