

# **ROCK CREEK RANCH SPECIFIC PLAN AND DRAFT EIR**

**State Clearinghouse #2004012014**

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# ROCK CREEK RANCH SPECIFIC PLAN AND DRAFT EIR



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## ROCK CREEK RANCH SPECIFIC PLAN AND DRAFT EIR



### SECTION 1 EXECUTIVE SUMMARY

#### 1.1 INTRODUCTION

This Specific Plan and EIR outlines development standards for the proposed Rock Creek Ranch, consistent with requirements established in §65451 of the California Government Code (CGC). This document also describes baseline environmental conditions, impacts that would be associated with project implementation, and mitigation measures to reduce the environmental impacts to a level that is less than significant. Mono County is the Lead Agency responsible for assuring that this document has been prepared in compliance with all relevant statutes, including the CGC and the California Environmental Quality Act (CEQA). C&L Development, LLC, is the project applicant.

#### 1.2 PROJECT LOCATION

The project applicant is proposing to construct the Rock Creek Ranch on an irregularly-shaped 54.7-acre parcel located in the community of Paradise, direct adjacent to and east of the Paradise Resort. The southwestern property boundary fronts onto Lower Rock Creek Road, and is located about 1 mile west of Highway 395, 8 miles southeast of Tom's Place, and 15 miles northwest of the City of Bishop.

#### 1.3 PROPOSED ACTIONS

The project applicant, C&L Development, LLC, is proposing to create 55 market rate lots, with 5 additional affordable housing lots, on a 54.7-acre parcel located in the community of Paradise, just south of Wheeler Crest. The project would be known as Rock Creek Ranch. As shown on Tentative Tract Map No. 37-56, a 139,000 gallon water storage reservoir site would be constructed on the northern property boundary, and a package wastewater treatment facility is proposed in the southern portion of the project. In whole, project implementation would require approval by the county of 4 separate actions including:<sup>1</sup>

- Certification of the project EIR;
- Adoption of the Rock Creek Ranch Specific Plan;
- Approval of the Mitigation Monitoring & Reporting Program
- Amendment to the General Plan designation, from Estate Residential to Specific Plan;
- Approval of Tentative Tract Map 37-56 to subdivide the 54.7-acre parcel into 60 lots.

#### 1.4 AFFORDABLE HOUSING COMPLIANCE

On 13 July 2006 the Mono County Board of Supervisors adopted a workforce housing requirement that mandates the inclusion of affordable housing for essentially all types of projects within the county. This requirement was adopted after the project applicant had submitted an initial development application with 53 single family lots. C&L Development revised its tentative map to comply with the newly enacted Ordinance. For the current project, the Ordinance mandates a minimum of 5 affordable housing lots/units, and allows a bonus of up to 2 market rate units; these provisions increased the overall density of Rock Creek Ranch from 53 (in the original application) to 60 lots. The original tentative map is included as a project alternative in Section 7.0 of this EIR (Alternatives).

#### 1.5 PROJECT PHASING

The applicant proposes to complete all site improvements in one phase. Improvements would include grading of common areas and roads, and infrastructure improvements to create onsite water and wastewater treatment systems. The schedule for development of the 60 single-family lots would depend on the rate at which the individual parcels are sold.

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<sup>1</sup> In November 2000 the County merged its zoning and General Plan so that one document now addresses all land planning in Mono County.

Initial grading will focus on preparation of the internal roads and infrastructure improvements. The applicant anticipates that this will involve 31,800 cubic yards of cut, and require 22,500 cubic yards of fill; these estimates do not include any loss in volume due to rock; since the site is notably rocky, actual quantities may be somewhat higher or lower than estimated. The applicant expects to use excess cut materials on site. Permitted land uses on all of the parcels would be governed by the Specific Plan, which reflects the uses described above. Any proposed change to the approved site uses would require that county approval of an amendment to the Specific Plan, including additional environmental review if applicable under CEQA.

## **1.6 PROJECT PURPOSE AND OBJECTIVES**

The objective of the Specific Plan is to create a single-family estate residential development on the project site in a manner that can be provided with adequate access and public facilities, consistent with the county's General Plan Land Use and Housing Elements. Additional objectives include a design that facilitates outdoor activities through use of ample walking trails and picnic sites, and provisions to ensure that surrounding public lands continue to be accessible to the general public.

## **1.7 DECISION NEEDED**

After considering the recommendations of the Mono County Planning Commission, the Mono County Board of Supervisors must decide whether the Rock Creek Ranch EIR is adequate. If the EIR is certified as adequate, the Board must determine whether to approve the proposed General Plan Amendment from Estate Residential to Specific Plan, approve the draft Rock Creek Ranch Specific Plan, approve Tentative Tract Map No. 37-56, and adopt the Mitigation Monitoring and Reporting Program.

## **1.8 ISSUES RAISED BY NOP**

The county issued a Notice of Preparation (NOP) for the EIR on 22 December 2003 for a 30-day review period, and also held a scoping meeting on 13 January 2004 to receive public input. A number of comments were received in response to these efforts. Additionally, correspondence was received from 2 agencies and 2 residents suggesting issues for further study in the EIR. Appendix A provides a copy of the Notice of Preparation (NOP) issued in December 2003; Appendix B provides a detailed summary of comments received at the January 2004 Scoping Meeting, and Appendix C provides a copy of written correspondence received in response to the NOP.

## **1.9 ALTERNATIVES REVIEWED**

In whole, this section examines 6 alternatives including 2 No Project Alternatives (one that considers no development and one that considers future development according to the existing general plan designation), an Alternative Project Location, a land trade alternative, and 2 Alternative Site Designs. For each, the analysis describes the alternative and discusses the impacts of the alternative in comparison with the project proposal in terms of feasibility and potential elimination or reduction of significant project effects, and conformance with project objectives. The proposed project has been identified as environmentally superior to the remaining alternatives.

## **1.10 AREAS OF CONTROVERSY AND ISSUES TO BE RESOLVED**

There is one project issue that remains unresolved, and potentially controversial, at the time of the Draft EIR release. The issue concerns annexation of the proposed Rock Creek Ranch project into the Lower Rock Creek Mutual Water Company (LRCMWC) for water services. The objective of annexing this proposed new development into the existing water company has its basis in the General Plan Land Use Element. Land Use Element Objective A calls for the county to accommodate growth in a manner that preserves resources and is consistent with public facility capacities. Policy 2 of Objective A ("Assure availability of public services & infrastructure") includes two implementing measures, including Action 2.2: "Require new developments to annex to existing service districts where feasible." The project applicant has had a number of communications with LRCMWC regarding the possibility of annexation. The communications have not to date resulted in a formal proposal to annex Rock Creek Ranch into LRCMWC, and each party has cited a number of issues of potential concern (including water quality, system management, and cost allocation). For purposes of this EIR, the issue has been addressed through incorporation of two mitigation measures:

- Measure LU-5.5-1c (Integrated Water Services) requires the project applicant to annex into Lower Rock Creek Mutual Water Company, and/or to integrate water system elements of Rock Creek Ranch with those of LRCMWC in a manner that accomplishes equivalent public health and safety objectives as outlined in Mitigation Measure UTIL 5.8-3a (requiring two intertie points); and



- Measure UTIL 5.8-3 (Intertie) requires the Rock Creek Ranch water system to have at least two points at which an intertie can be accomplished with the existing LRCMWC for fire flow purposes. One intertie point shall be placed in the vicinity of the existing LRCMWC water storage tank, and a second intertie shall be extended to the western property boundary where the private project road intersects Lower Rock Creek Road.

Implementation of these measures will achieve the basic goals of Land Use Element Objective A. As a result, the impacts associated with non-annexation are reduced to less than significant levels. However, annexation remains a desirable outcome, and it is anticipated that further discussion may facilitate resolution of this currently unresolved issue.

## **1.11            IMPACT SUMMARY & SUMMARY TABLE**

Table 1-1 summarizes all potentially significant adverse effects associated with the proposed project, along with the proposed mitigation measures proposed to reduce the extent of these impacts. The residual impacts, after application of mitigation, are indicated for each significant effect. Each environmental topic covered in the main text of this EIR is included in Table 1-1.

Information compiled and analyzed in this Draft EIR indicates that the project, if implemented, would have potentially significant and unavoidable adverse direct and cumulative environmental impacts on the following resources:

- Critical mule deer habitat
- Mule deer movement along a regional migration corridor of which the project is a part
- Visual quality and visual unity of views from Lower Rock Creek Road, some points along the Highway 395 Scenic Corridor, and portions of the community of Paradise

## ROCK CREEK RANCH SPECIFIC PLAN AND DRAFT EIR



### SECTION 2 INTRODUCTION

#### 2.1 PURPOSE OF THE SPECIFIC PLAN AND DRAFT EIR

The purpose of the Specific Plan (SP) is to set forth the standards and criteria for development of the proposed Rock Creek Ranch. The purpose of the Environmental Impact Report (EIR) is to inform the public and decision-makers of existing environmental conditions, potential impacts that could result from project implementation, and mitigation measures and/or alternatives to reduce potentially significant impacts.

##### 2.1.1 AUTHORITY UNDER CEQA & CALIFORNIA DEVELOPMENT CODE

The Specific Plan has been prepared in conformance with §65454 of the California Government Code, which outlines mandatory SP elements as well as consistency requirements. The Specific Plan format and content also reflect guidelines provided by the California Office of Planning and Research (OPR) in the April 1998 *Planner's Guide to Specific Plans*.<sup>1</sup> The Draft EIR has been prepared in conformance with the guidelines for implementation of CEQA, per the California Code of Regulations, Title 14, Division 6, Chapter 3, §15000-§15387 and appendices.

##### 2.1.2 INTENDED USES OF THE SPECIFIC PLAN AND EIR

If adopted, the Specific Plan will represent the General Plan designation for the Rock Creek Ranch property. Since the county has acted to set the General Plan as the primary guide for purposes of land use regulation, the Specific Plan will represent both the long-range and the detailed blueprint for site development.

To this end, the Specific Plan identifies development standards, allowed and conditional uses, regulations, financing methods and procedures to guide all phases of development and processing. The Specific Plan also describes how the project conforms to the findings required by the General Plan Land Use Element prior to approval.<sup>2</sup> The findings must be made by the county, and include:

- ❑ The proposed change in land use designation from Estate Residential (ER1) to Specific Plan (SP) is consistent with the text and maps of the General Plan.
- ❑ The proposed change in land use designation is consistent with the goals and policies contained within any applicable area plan.
- ❑ The site of the proposed change in land use designation is suitable for any of the land uses permitted within that proposed land use designation.
- ❑ The proposed change in land use designation is reasonable and beneficial at this time.
- ❑ The proposed change in land use designation will not have a substantial adverse effect on surrounding properties.

This EIR describes baseline conditions, potential environmental effects and discretionary actions associated with the project. A "discretionary action" calls for the exercise of judgment in deciding whether to approve a project or permit, and how the project or permit should be carried out.

Mono County is the Lead Agency. Before the project can be implemented, the county will be required to certify this EIR, approve the general plan amendment from ER1 to SP, adopt the Specific Plan, and approve Tentative Tract Map 37-56. This EIR may also be used by other agencies and entities in subsequent discretionary approvals. Table 2-1 on the following page summarizes discretionary actions required before the proposed Rock Creek Ranch project can be undertaken.

##### 2.1.3 PUBLIC AVAILABILITY OF THE SPECIFIC PLAN AND DRAFT EIR

The county has complied with CEQA by publishing a Notice of Preparation (NOP) of a Draft EIR (see Appendix A). The NOP Review period extended over a 30-day period that began on 22 December 2003. The period between 2003 and this 2008 Draft EIR has been extended as a result of multiple external factors including water quality

<sup>1</sup> Ceres Website, <http://ceres.ca.gov/planning/specific/>.

<sup>2</sup> The requirement is contained in General Plan Land Use Element §48.020.

testing, project changes by the project applicant, and other activities beyond the control of the county. Due to delays, the application was resubmitted and accepted by the county during 2007. Although a new application was submitted, the project is substantively unchanged from the original 2003 application, and a determination was made that no new Notice of Preparation was required.

Table 2-1 summarizes all discretionary approvals and actions anticipated to be required in order to implement the proposed Rock Creek Ranch project.

**Table 2-1  
LEAD AGENCY, RESPONSIBLE AGENCY AND TRUSTEE AGENCY  
POTENTIAL DISCRETIONARY ACTIONS**

**LEAD AGENCY: MONO COUNTY**

- Certification of the EIR
- Approval of the General Plan Amendment and required findings
- Adoption of the Specific Plan
- Approval of Tentative Tract Map 37-56
- Adoption of the Mitigation Monitoring & Reporting Program
- Review authority by Mono County Health Department over report addressing the availability of water to serve the project

**RESPONSIBLE AGENCIES:**

California Regional Water Quality Control Board – Lahontan Region (LRWQCB)

- Approval of an NPDES General Storm Water Permit for Construction Activities
- Review authority over mandatory Stormwater Pollution Prevention Plan for site
- Approval of a Waste Discharge Permit for discharges from the package waste treatment plant

Great Basin Air Pollution Control District (GBAPCD)

- New Secondary Source Permit

**TRUSTEE AGENCY**

California Department of Fish and Game (CDFG)

- EIR review and comment concerning botanical and wildlife trust resources that may be impacted by the project

The current Specific Plan and Draft EIR will be made available for review and comment during a 45-day public review period, and the document will also be posted on the county’s website for enhanced public access. Appendix A provides a copy of the Notice of Preparation and Scoping Meeting that the County issued in December 2003, and Table 2-2 summarizes written correspondence received in response to the Notice of Preparation and indicates where issues are addressed in this Program EIR.

**Table 2-2  
SUMMARY OF WRITTEN COMMENTS ON THE NOTICE OF EIR PREPARATION**

SOURCE	COMMENTS OFFERED	EIR REFERENCE SECTION
<b>Lahontan Regional Water Quality Control Bd. (LRWQCB)</b>	a. Seeks assurance of “Low Impact Development” landscaping to reduce water quality impacts. b. Notes NPDES required for soil disturbance or 1 acre or more. c. Waste Discharge Permit required for package sewage plant. d. Requests wetland and riparian habitat delineation.	§5.2: Botanical Resources  §5.1: Geology & Hydrology §5.8: Pub. Services & Table 5.8-2 See §5.2 (delineation not required)
<b>California Department of Fish and Game (DFG)</b>	a. Requests assessment of (a) floral and faunal resources including impacts to migrating deer, nesting raptors, riparian songbirds, pygmy rabbit, other sagebrush steppe-dependent species, (b) rare plants and natural communities; (c) sensitive fish, mammals, birds, reptile and amphibian species including seasonal factors; (d) focused surveys at proper times; (e) rare, threatened and endangered species, again with mandatory surveys following applicable protocols and incidental take permits if required; (f) CNDDDB files. b. Requests discussion of direct, indirect and cumulative impacts including: (a) On- & off-site habitats including Rock Creek and associated riparian areas; (b) added traffic on deer migration and	§5.2: Botanical Resources §5.3: Wildlife Resources          §6: Cumulative Impacts

	<p>wildlife; (c) Water quality impacts from accidental discharges to Rock Creek; (d) impacts from spill of hazardous materials (e) cumulative analysis per CEQA; (f) effects on regional &amp; subregional conservation plans including biota and habitats in Round Valley per the DFG “Owens Basin Wetland and Aquatic Species Recovery Plan” and Deer Herd Management Plan for Sherwin Grade Deer Herd</p> <p>c. EIR should assess a range of Alternatives and seek to avoid Rare Natural Communities</p> <p>d. Notes that DFG Mitigation Agreement &amp; Plan is required for impacts on plants listed as rare under Native Plant Protection Act.</p> <p>e. Notes that DFG opposes elimination or channelization of watercourses and a Streambed Alteration Agreement would be required if modifications are proposed to any watercourse, and requests that all Streambed impacts are disclosed in this EIR</p> <p>f. Notes DFG policy of no net loss of wetlands</p> <p>g. Requests discussion of potential impacts from runoff.</p> <p>h. Encourages early consultation with DFDG</p>	<p>No rare communities-see §5.2</p> <p>No rare plants-see §5.2</p> <p>No stream impacts-see §5.2</p> <p>No wetlands-see §5.2</p> <p>§5.3: Geology &amp; Hydrology Noted</p>
<b>Lower Rock Ck. Mutual Water Co. (LRCMWC)</b>	<p>a. The LRCMWC Business Plan calls for a 2nd well prior to build-out to increase water source, fire flow &amp; system safety. LRCMWC engineers recommend that the second well be placed on Rock Ck Ranch.</p> <p>b. It is not known whether existing water supply sources are adequate to support a second LRWQCB well, or to support the additional water service demands associated with Rock Creek Ranch.</p> <p>c. Rock Creek Ranch does not own shares in LRCMWC, and LRCMWC is not obligated to serve Rock Creek Ranch water supply needs.</p>	<p>See §5.1, Hydrology and §5.8 Public Services</p> <p>See §5.1 Hydrology</p> <p>See §5.1 Hydrology and §5.8 Public Services</p>
<b>Karen Ferrell-Ingram (private citizen)</b>	<p>a. Requests that qualified hydrologist assess impacts to Rock Creek, wetlands, riparian areas and bird habitat.</p> <p>b. Seeks analysis of botanical impacts from groundwater extraction.</p> <p>c. Seeks analysis of fire hazards from site development.</p> <p>d. Seeks analysis of impacts &amp; fiscal costs for roads, law enforcement, emergency services, schools and child care.</p> <p>e. Seeks analysis of growth-inducing &amp; cumulative effects considering developments in Rovana, Mammoth, Crowley, Sunny Slopes, Swall Meadows and other Inyo and Mono County projects, including impacts to Round Valley deer herd and loss of winter range from fire, and traffic at the Rovana/Lower Rock Ck. Rd. – Hwy. 395 intersection (Rovana, Forty Acres, Mustang Mesa, Paradise, Swall Meadows).</p> <p>f. Asks that qualified scientists conduct biological surveys, in appropriate season, including cumulative impacts to Sierra Bighorn Sheep and bat species found in Rock Creek Gorge.</p> <p>g. Requests analysis of potential land trade with a public agency to bring the project closer to existing infrastructure.</p> <p>h. Seeks analysis of off-road vehicles, bikes, dogs, &amp; people.</p> <p>i. Seeks consideration of potential increased weed infestation.</p> <p>j. Seeks provisions to limit the height of houses on the site.</p> <p>k. Requests design guidelines to limit loss of native vegetation.</p> <p>l. Requests analysis of impacts to aesthetic, geologic, biological, and recreational qualities due to proposed access road.</p> <p>m. Requests alternatives for the proposed access road.</p> <p>n. Seeks analysis of traffic &amp; safety associated with access road.</p> <p>o. Seeks ways to lessen impacts to scenic &amp; aesthetic values, including restrictions on building of homes along the bluff.</p> <p>p. Requests assessment of impacts to wildlife, cyclists, walkers, &amp; horseback riders from increased traffic on Rock Creek Rd.</p> <p>q. Seeks analysis of lighting impacts on dark night sky.</p>	<p>See §5.3: Geology and Hydrology</p> <p>No impact – see §5.2-Botany</p> <p>See §5.8: Public Services</p> <p>See §5.8; fiscal impacts not a part of CEQA</p> <p>§6: Cumulative Impacts and §8: Growth Inducing Impacts &amp; §5.2: Botanical Resources</p> <p>§5.2: Botanical Resources &amp; §5.3: Wildlife Resources</p> <p>See §7.0: Alternatives</p> <p>See §5.9: Traffic &amp; Circulation</p> <p>See §5.2: Botany</p> <p>See §3.6.5: Specific Plan</p> <p>See §5.2: Botany</p> <p>§5.12: Aesthetics; §5.1: Geo; §5.2/3 Bio; §5.5 Land Use; §5.7.5: Public Safety</p> <p>§5.9: Traffic &amp; Circulation</p> <p>See §5.12: Aesthetics &amp; §7: Alternatives</p> <p>§5.9: Traffic &amp; Circulation and §5.2: Botanical Resources</p> <p>See §5.12 Aesthetics</p>
<b>LeRoy Johnson (private citizen)</b>	<p>a. Questions whether water needs can be met by connection to Lower Rock Creek Mutual Water Company or other means.</p> <p>b. Seeks information about site use as a winter deer range.</p> <p>c. Questions whether definition of open space appropriately applies to easements or utility areas.</p> <p>d. States that density is high given fire hazards; recommends applicant purchase a Class I fire engine &amp; garage space.</p> <p>e. Seeks analysis of effluent contamination of Lower Rock Ck.</p>	<p>§5.1: Geology &amp; Hydrology</p> <p>§5.3: Wildlife</p> <p>§5.5: Land Use;</p> <p>§5.12: Aesthetics</p> <p>§5.8: Public Services</p> <p>§5.1 Geology &amp; Hydrology</p>

## 2.1.4 SCOPING CONSULTATION AND ISSUE IDENTIFICATION

The county held a scoping meeting during December 2003 comments from the public and affected agencies and organizations regarding their environmental concerns about the project. As a result of the NOP and the scoping meeting, key issues were identified for study in this EIR. Issues of concern raised during the Scoping Meeting are presented in Appendix B and summarized in Table 2-3 below.

**Table 2-3  
SUMMARY OF ISSUES OF CONCERN RAISED AT SCOPING MEETING**

<p><b><u>Water Supply</u></b></p> <ul style="list-style-type: none"> <li>› Availability and quality of groundwater to serve the development;</li> <li>› Impact of additional groundwater production on performance of existing wells;</li> <li>› Status of water rights</li> <li>› Ability to meet fire flow requirements</li> </ul> <p><b><u>Sanitation</u></b></p> <ul style="list-style-type: none"> <li>› Impact of the package sewage system on groundwater quality</li> </ul> <p><b><u>Geotechnical Suitability</u></b></p> <ul style="list-style-type: none"> <li>› Suitability of Bishop Tuff and clay soils for proposed uses</li> <li>› Potential exposure to seismic events; erosion and sedimentation</li> </ul> <p><b><u>Biological Resources</u></b></p> <ul style="list-style-type: none"> <li>› Potential impacts on special status plant and wildlife species</li> <li>› Impacts on deer migration corridors</li> </ul> <p><b><u>Public Services</u></b></p> <ul style="list-style-type: none"> <li>› Impacts on fire service capability and equipment, ability to traverse 12% roads</li> <li>› Impacts on local schools, including absence of transportation</li> </ul> <p><b><u>Cultural Resources</u></b></p> <ul style="list-style-type: none"> <li>› Potential impacts on archaeological, paleontological or historical features</li> </ul> <p><b><u>Traffic and Noise</u></b></p> <ul style="list-style-type: none"> <li>› Cumulative impacts on Lower Rock Creek Road of this and other area developments</li> <li>› Noise impacts associated with blasting for lot and road improvements</li> </ul> <p><b><u>Aesthetics</u></b></p> <ul style="list-style-type: none"> <li>› Visual impacts of homes &amp; road cuts on existing views/community character</li> <li>› Impacts on Highway 395 Scenic Corridor</li> <li>› Potential for light and glare effects</li> </ul> <p><b><u>Recreation</u></b></p> <ul style="list-style-type: none"> <li>› Proposed uses and restrictions on the open space portion</li> <li>› Impacts on existing uses of the site</li> </ul>
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As outlined in Table 2-2, this EIR addresses the issues raised in the NOP replies and in the scoping meeting. The NOP is reprinted in Appendix A. A detailed summary of the topics and concerns addressed at the Scoping Meeting is provided in Appendix B and Appendix C presents the project summary and request for comments that was sent out by the county in July of 2003. The Draft EIR has been posted on the county website and a printed copy has been provided at the county offices (in Mammoth Lakes) and at the Crowley Public Library to optimize public access to and public comment on the information provided herein. Copies may also be purchased at the Mono County offices.

## 2.2 METHODOLOGY USED IN PREPARING THE EIR

### 2.2.1 EVALUATION OF EXISTING CONDITIONS

Each topical section of this Draft EIR begins with a description of existing environmental conditions. In keeping with CEQA, the local and regional settings are discussed in terms of their present condition (i.e., prior to implementation of the proposed project).

### 2.2.2 THRESHOLDS OF IMPACT SIGNIFICANCE

CEQA requires that environmental documents identify and focus on the *potentially significant* effects of a project proposal. A significant effect is one that may or will cause “a substantial or potentially substantial adverse change in any of the physical conditions within the area affected” by a project (CEQA Guidelines §15382). The determination of whether an impact is significant is based on a number of factors including (1) criteria offered by the Lead Agency, responsible agencies or other entities, (2) criteria provided in the CEQA guidelines, and (3) evidence provided by factual materials and expert opinion (Guidelines §15064).

Where a lead agency provides thresholds of significance, CEQA requires that such thresholds be adopted by ordinance, resolution, rule or regulation, and developed through a public review process, and supported by substantial evidence. (CEQA §15064.7) Mono County has not formally adopted thresholds of significance (some examples of thresholds are, however, listed in the Mono County General Plan). This EIR relies on thresholds established by the State Clearinghouse as provided in the Environmental Checklist Form,<sup>3</sup> as modified to reflect issues of concern identified through the Notice of EIR Preparation and public scoping meeting. Each section of the environmental analysis specifies the thresholds used to determine the significance of potential impacts.

### 2.2.3 IMPACT ANALYSES

Potential environmental impacts refer to issues identified in the NOP as well as issues raised by the county, the public, responsible and trustee agencies, and other entities. For this EIR, the focus is on potential adverse effects that are clearly produced by the project, and may cause a substantial change in the project study area. Notations are provided where a potential effect is found too speculative for evaluation, or where the potential effect would be positive or where the potential effect is found not to be significant.

The proposed Rock Creek Ranch project meets at least one CEQA criterion for projects of Statewide, Regional or Areawide Significance: “A proposed local general plan, element, or amendment thereof for which an EIR was prepared.” (CEQA §15206) Consequently, this EIR will be transmitted to the State Clearinghouse for review.

### 2.2.4 MITIGATION MEASURES & CODE REQUIREMENTS

Mitigation measures are provided throughout this EIR, where applicable, and summarized in §10 (the Mitigation Monitoring and Reporting Program). The mitigation measures are provided for the specific purpose of reducing or eliminating potential impacts to the physical environment that have been found to be both substantial and adverse. Following a number of project design changes, and identification of mitigation measures, project impacts that have been found to be significant, unavoidable and adverse include: aesthetic impacts on area highways and the existing community of Paradise, and cumulative impacts on the Round Valley deer herd habitat and migration.

In addition to the mitigation measures contained in this EIR, the project would be subject to a number of California Building Standards Code (CBSC) requirements and standard conditions of approval required by the county or other agencies (for example, energy conservation measures required in Title 24, etc.). These mandatory requirements do not conform to the strict definition of a mitigation measure. Standard conditions and requirements are not generally incorporated as specific mitigation measures into this EIR.

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<sup>3</sup> 2004 CEQA Statutes & Guidelines, Appendix G, Environmental Checklist Form.

**TABLE 1-1  
SUMMARY OF ROCK CREEK RANCH IMPACTS AND MITIGATIONS**

SUMMARY OF PROJECT IMPACTS	RECOMMENDED MITIGATION MEASURES	SIGNIFICANCE AFTER MITIGATION
<b><i>GEOLOGY AND HYDROLOGY</i></b>		
<p><b>IMPACT WQ 5.1-1:</b> The Project will place increased demands on groundwater resources.</p>	<p><b><u>MITIGATION WQ 5.1-1a (Well Improvements):</u></b> Well improvements to be undertaken in accordance with recommendations outlined in the <i>Summary of Well Construction Operations Domestic-Supply Water Well No. 2</i> prepared by Richard C. Slade, May 2007.</p> <p><b><u>MITIGATION WQ 5.1-1b (Individual Water Meters):</u></b> Individual water meters to be installed at each residential connection to ensure accurate water usage data.</p>	<b>Less than significant</b>
<p><b>IMPACT WQ 5.1-2:</b> The Project will have a less than significant impact on water quality and water production in the existing LRWMWC wells.</p>	<b>NO MITIGATION REQUIRED</b>	<b>Less than significant</b>
<p><b>IMPACT WQ 5.1-3:</b> The Quality of the Groundwater Supply Meets Applicable Standards.</p>	<p><b><u>MITIGATION WQ 5.1-3 (Water Quality Sampling):</u></b> If additional sampling is mandated by DHS, the project engineers recommend that further pumping development be performed prior to that sampling. Further testing for aluminum and iron is also recommended at that time also to determine whether remnant drilling muds were the cause of the slightly excessive detections of these metals.</p> <p><b><u>MITIGATION WQ 5.1-3b (Treatment for Odors):</u></b> Treatment shall be provided to eliminate the light hydrogen sulfide odors noted during testing of the new well.</p>	<b>Less than significant</b>
<p><b>IMPACT GEO 5.1-4:</b> Earthwork activities and long-term use of the site would pose a risk of erosion &amp; sedimentation and a loss of permeable soils due to grading and construction activities.</p>	<p><b><u>MITIGATION WQ 5.1-4a (BMPs):</u></b> A Best Management Practices Program (BMPP) shall be implemented during all construction stages, including pre-construction and post-construction practices for stormwater management and for the prevention of erosion, sedimentation, and contamination resulting implementation of all project elements. BMPP measures shall at a minimum include: (1) disposal of all construction wastes in designated areas outside the path of storm water flows; (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. Furthermore, the project shall comply with state requirements by developing a Stormwater Pollution Prevention Plan and a NPDES General Construction Stormwater Permit for the project construction areas.</p>	<b>Less than significant</b>

	<b>MITIGATION GEO 5.1-4b (Soil Conservation Plan):</b> A soil conservation plan shall be incorporated into the CC&Rs as a requirement for each individual lot at the time of the grading permit application to provide for the conservation of soil resources and the control and prevention of soil erosion associated with landscaping activities and the use of trails and open space areas within and adjacent to the project site.	
<b>IMPACT GEO 5.1-5:</b> Project would be exposed to seismic & volcanic hazards; risk of tsunami, seiche, liquefaction, land- slide & avalanche would be less than significant.	<b>MITIGATION WQ 5.1-5 (Subsequent Geotechnical Review):</b> Adequate construction review is essential in order to assure the performance of foundation and earthwork. To this end, a qualified engineer shall be retained to ensure compliance with all specifications set forth in the initial geotechnical review.	<b>Less than significant</b>
<b>IMPACT GEO 5.1-6:</b> Project would not impact significant mineral resources.	<b>NO MITIGATION REQUIRED.</b>	<b>Less than significant</b>
<b>IMPACT FL 5.1-7:</b> Project development would result in a less than significant increase in the Volume and Velocity of Surface Runoff and potential exposure to 100-year Flood Flows.	<b>NO MITIGATION REQUIRED.</b>	<b>Less than significant</b>

***BOTANICAL RESOURCES***

<b>IMPACT BOT 5.2-1:</b> Project implementation would not result in the loss of Sensitive Plant Species or Habitats.	<b>NO MITIGATION REQUIRED.</b>	<b>Less than significant</b>
<b>IMPACT BOT 5.2-2a:</b> Invasive species may be introduced as a result of project implementation.	<b>MITIGATION BOT 5.2-2a (Landscape Controls):</b> (a) Landscaping with native plant materials and/or nonnative species that are compatible with native materials, have low propagation characteristics and are not invasive; (b) Temporary irrigation to be provided for common landscape areas until the County finds that supplemental irrigation is no longer required to maintain plant viability, and shall then be removed; (c) All landscaping shall be maintained in a neat, clean, and healthy condition (proper pruning, mowing, weeding, litter removal, fertilizing, replacement, and irrigation as needed); (d) During building permit review, each residential lot application shall be accompanied by a detailed landscaping plan; and (e) Common open space areas shall be addressed in a detailed landscape plan with intensive buffering for bluff-top areas facing the existing Paradise community and for the open space corridor extending through the residential lots.	<b>Less than significant</b>
<b>IMPACT BOT 5.2-2b:</b> Invasive species may replace native habitat as a result of spray irrigation of open space areas as a means to dispose of surplus tertiary treated effluent from the package treatment plant	<b>WEED ABATEMENT:</b> Open space areas irrigated with surplus recycled water supply to be subject to ongoing landscape controls designed to prevent establishment of non-native species, with eradication of species not established in the open space area prior to project implementation. Weed controls to be accomplished to the extent feasible by rotating water spreading applications in open space areas designated for spray irrigation. Ponding and long-term surface saturation to be avoided to the maximum extent feasible. If populations of new non-native species nevertheless appear, they shall be controlled through mechanical or accepted herbicidal practices.'	



<b>IMPACT BOT 5.2-3:</b> The project would not impact Prime or Unique Farmland.	<b>NO MITIGATION REQUIRED.</b>	<b>Less than significant</b>
<b>IMPACT BOT 5.2-4:</b> Project-related groundwater production would not adversely impact surface plant materials.	<b>NO MITIGATION REQUIRED.</b>	<b>Less than significant</b>

**WILDLIFE RESOURCES**

<b>IMPACT WILD 5.3-1:</b> Project implementation would result in the loss of native communities and wildlife.	<p><b>MITIGATION WILD 5.3-1a (Open Space Easements):</b> All open space easements (except the homeowners' recreation area) shall be recorded on final maps. The final maps shall note that permitted land uses within the open space easements shall be limited to undisturbed natural uses and trails (for non-motorized access only, except for emergency purposes) and spray irrigation with surplus tertiary treated effluent from the package sanitation plant, subject to the landscape controls set forth in Mitigation Measure 5.2-2b.</p> <p><b>MITIGATION WILD 5.3-1b (Retention of Natural Vegetation):</b> Natural vegetation to be retained except where it must be removed for project development. Project CC&amp;Rs shall specify that homeowners shall landscape with native vegetation. Additionally the CC&amp;Rs shall list and prohibit the use of invasive plant species for landscaping in order to minimize the potential for invasive plants to degrade deer habitat in the project vicinity.</p> <p><b>MITIGATION WILD 5.3-1c (No Dogs during Construction):</b> Dogs belonging to construction workers shall be prohibited in the project area during construction phases.</p> <p><b>MITIGATION WILD 5.3-1d (Limits on Clearing of Vegetation):</b> Property owners shall not clear native vegetation except as necessary for construction or fire safety.</p> <p><b>MITIGATION WILD 5.3-1e (Pet Restraints):</b> Domestic animals to be restrained at all times with use of leashes or private fenced areas. Project CC&amp;Rs to require that pets at all times be under owner's control. Domestic pets shall not be allowed to be roam freely.</p> <p><b>MITIGATION WILD 5.3-1f (Minimal Exterior Lighting):</b> All exterior lighting shall comply with the Mono County Outdoor Lighting Ordinance.</p>	<b>LOSS OF DEER HABITAT IS SIGNIFICANT &amp; UNAVOIDABLE; other habitat impacts are Less than Significant after mitigation.</b>
<b>IMPACT WILD 5.3-2:</b> The project would not impact Sensitive Animal Species or Habitats.	<b>NO MITIGATION REQUIRED.</b>	<b>Less than significant</b>
<b>IMPACT WILD 5.3-3:</b> Jurisdictional Areas would not be impacted.	<b>NO MITIGATION REQUIRED.</b>	<b>Less than significant</b>
<b>IMPACT WILD 5.3-4:</b> Project implementation would interfere with migration patterns of the Round Valley Deer Herd.	<b>MITIGATION WILD 5.3-4a (Deer Signage):</b> 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. A 25-mile per hour speed limit shall be enforced on residential streets in the proposed project.	<b>SIGNIFICANT UNAVOIDABLE ADVERSE IMPACTS ON DEER</b>

	<b>MITIGATION WILD 5.3-4b (Limits on Construction Timing):</b> 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.	<b>MIGRATION</b>
<b>CULTURAL RESOURCES</b>		
<b>IMPACT CUL 5.4-1:</b> The project would not impact cultural resources.	<b>NO MITIGATION REQUIRED.</b>	<b>Less than significant</b>
<b>LAND USES, RECREATION &amp; RELEVANT PLANNING</b>		
<b>IMPACT LU 5.5-1a:</b> Project conflicts with Land Use Element Policy to conserve critical habitat.	<p><b>MITIGATION LU-5.5-1a (Limit Development in Critical Habitat Area):</b> The Rock Creek Ranch Specific Plan and CC&amp;Rs shall contain the following provisions to minimize impacts on critical wildlife habitat: (a) leash laws, (b) prohibit removal of blackbrush scrub in open space areas; (c) provide informational handouts about habitat protection to homeowners, (d) restrict recreational off-highway vehicle use in open space areas.</p> <p><b>MITIGATION LU-5.5-1b (Conservation of Native Soils):</b> As part of the Grading Permit application, the applicant shall prepare a Soil Conservation Plan for protection and future use of natural soils suitable as a plant growth medium. At a minimum, the plan shall require that (a) native soils be stockpiled during construction and used for subsequent revegetation, and (b) stockpiled soils be protected from degradation during the construction and maintained in a condition suitable for reuse.</p> <p><b>MITIGATION LU-5.5-1c (Integrated Water Services):</b> The project applicant shall annex into Lower Rock Creek Mutual Water Company, and/or water system elements of Rock Creek Ranch shall be integrated with those of LRCMWC to accomplish equivalent public health and safety objectives as outlined in Mitigation Measure UTIL 5.8-3a (requiring two intertie points).</p>	<b>SIGNIFICANT UNAVOIDABLE ADVERSE IMPACT ON POLICY TO CONSERVE CRITICAL HABITAT; other policy-related impacts are Less than Significant after mitigation.</b>
<b>IMPACT LU 5.5-1b:</b> Project may conflict with Land Use Element Policy to annex into existing service districts.		
<b>IMPACT LU 5.5-2:</b> The project would not divide an existing community, and is compatible with surrounding land uses.	<b>NO MITIGATION REQUIRED.</b>	<b>Less than significant.</b>
<b>POPULATION, HOUSING AND EMPLOYMENT</b>		
<b>IMPACT POP 5.6-1:</b> Project would increase Population and Housing.	<b>NO MITIGATION REQUIRED.</b>	<b>Less than Significant</b>
<b>IMPACT POP 5.6-2:</b> Project would not contribute substantially to the imbalance of Jobs to Housing.	<b>NO MITIGATION REQUIRED.</b>	<b>Less than Significant</b>

<b>IMPACT POP 5.6-3:</b> The project meets affordable housing requirements.	<b>NO MITIGATION REQUIRED.</b>	<b>Less than Significant</b>
<b><i>PUBLIC HEALTH AND SAFETY</i></b>		
<b>IMPACT SFTY 5.7-1:</b> The project would not create a substantial risk of exposure to rockfall.	<b>NO MITIGATION REQUIRED.</b>	<b>Less than significant.</b>
<b>IMPACT SFTY 5.7-2:</b> The project would not create a substantial risk of exposure to avalanche hazards.	<b>NO MITIGATION REQUIRED.</b>	<b>Less than significant.</b>
<b>IMPACT SFTY 5.7-3:</b> The project would not create a substantial risk of exposure to volcanic activity.	<b>NO MITIGATION REQUIRED.</b>	<b>Less than significant.</b>
<b>IMPACT SFTY 5.7-4:</b> The project would not create a substantial risk of exposure to wildland fires.	<b>NO MITIGATION REQUIRED.</b>	<b>Less than significant.</b>
<b>IMPACT SFTY 5.7-5:</b> The project would not significantly limit evacuation options.	<b>NO MITIGATION REQUIRED.</b>	<b>Less than significant.</b>
<b>IMPACT SFTY 5.7-1:</b> The project would not create a risk of subsidence.	<b>NO MITIGATION REQUIRED.</b>	<b>Less than significant.</b>
<b>IMPACT SFTY 5.7-1:</b> The project would not create a substantial risk of flooding.	<b>NO MITIGATION REQUIRED.</b>	<b>Less than significant.</b>
<b>IMPACT SFTY 5.7-1:</b> The project would not post a substantial hazard to pedestrians, cyclists or horseback riders.	<b>NO MITIGATION REQUIRED.</b>	<b>Less than significant.</b>
<b>IMPACT SFTY 5.7-1:</b> The project would not pose a risk of exposure to hazardous materials.	<b>NO MITIGATION REQUIRED.</b>	<b>Less than Significant.</b>
<b><i>PUBLIC SERVICES AND UTILITIES</i></b>		
<b>IMPACT UTIL 5.8-1:</b> Increased demand on fire protection services	<b><u>MITIGATION UTIL 5.8-1a (Fire Dept. review of TT Map):</u></b> A copy of the Tentative Map shall be provided to Paradise FPD for review and comment prior to final approval. <b><u>MITIGATION UTIL 5.8-1b (Fire Dept. review of CC&amp;Rs):</u></b> A copy of the CC&Rs shall be provided to Paradise FPD for review and comment prior to final approval.	<b>Less than Significant</b>
<b>IMPACT UTIL 5.8-2:</b> Propane Tank	<b><u>MITIGATION UTIL 5.8-2 (Propane Tank Farm Siting):</u></b> The propane tank farm shall	<b>Less than</b>

Farm poses Public Safety Risks	be situated downgradient of all home sites on or near the project site.	<b>Significant</b>
<b>IMPACT UTIL 5.8-3:</b> Fire Flow Water Service Demands	<b>MITIGATION UTIL 5.8-3 (Intertie):</b> The Rock Creek Ranch water system shall have at least two points at which an intertie can be accomplished with the existing LRCMWC for fire flow purposes. One intertie point shall be placed in the vicinity of the existing LRCMWC water storage tank, and a second intertie shall be extended to the western property boundary where the private project road intersects Lower Rock Creek Road.	<b>Less than Significant</b>
<b>IMPACT UTIL 5.8-4:</b> Impacts of Package Sanitation Treatment Facility	<b>NO MITIGATION REQUIRED.</b>	<b>Less than significant.</b>
<b>IMPACT UTIL 5.8-5:</b> Increased demands for Social Services	<b>NO MITIGATION REQUIRED.</b>	<b>Less than significant.</b>
<b>IMPACT UTIL 5.8-5:</b> Increased demands for Health Care Services	<b>NO MITIGATION REQUIRED.</b>	<b>Less than significant.</b>
<b>IMPACT UTIL 5.8-5:</b> Increased demands for Educational Services	<b>NO MITIGATION REQUIRED.</b>	<b>Less than significant.</b>
<b>IMPACT UTIL 5.8-5:</b> Increased demands for Transit Services	<b>NO MITIGATION REQUIRED.</b>	<b>Less than significant.</b>
<b>IMPACT UTIL 5.8-5:</b> Increased demands for Solid Waste Services	<b>NO MITIGATION REQUIRED.</b>	<b>Less than significant.</b>
<b>IMPACT UTIL 5.8-11:</b> Hazardous materials used during construction	<b>MITIGATION UTIL 5.8-11 (Construction BMPs):</b> BMPs during construction to minimize erosion, sedimentation, and contamination, consistent with special conditions outlined in §5.3 <sup>1</sup> including: (1) short-term storage of construction wastes areas outside the path of storm flows & disposal in appropriately-rated landfills; (2) minimizing the footprint of construction zones & prompt installation of erosion controls; (3) stabilizing disturbed soils with landscaping, paving or reseeded; (4) perimeter drainage controls; (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>Less than significant.</b>
<b>TRAFFIC AND CIRCULATION</b>		
<b>IMPACT TFFC 5.9-1:</b> Construction traffic may cause short-term congestion and roadway hazards	<b>MITIGATION TFFC 5.9-1a (Restrictions on Road Closures):</b> Roadway closures shall not be permitted on any street or highway unless written approval is first obtained from the Public Works, Police, and Fire Departments.	<b>Less than Significant</b>

<sup>1</sup> Measures in §5.3 require that construction activities be restricted to the period between May 15 and Oct. 1 (to minimize disturbance to deer); areas disturbed during construction shall be revegetated with native species to reestablish deer habitat as soon as possible; disturbed areas shall be revegetated with 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.

	<b>MITIGATION TFFC 5.9-1b (Clearance Requirements):</b> At all times, adequate clearance shall be maintained within the Lower Rock Creek right-of-way to permit the safe passage of emergency vehicles and evacuating vehicles.	
<b>IMPACT TFFC 5.9-2:</b> Long-term increased traffic on local & regional roads.	<b>NO MITIGATION REQUIRED.</b>	<b>Less than Significant</b>
<b>IMPACT TFFC 5.9-3:</b> Impacts on air traffic, road hazards, emergency access and alternative transit.	<b>NO MITIGATION REQUIRED.</b>	<b>Less than Significant</b>
<b>AIR QUALITY</b>		
<b>IMPACT AQ 5.10-1:</b> Short-term increase in construction emissions	<b>MITIGATION AQ 5.10-1(Dust Controls):</b> Project applicant to comply with best-available dust control measures (BACM) that call for watering of construction areas at least twice daily throughout project construction plus at least 2 of the following additional BACM: (a) Haul trucks to be covered or to maintain a minimum 2' freeboard at all times; (b) Paving of parking & staging areas, or watering at least 4 times daily; (c) Sweep or wash public access points within 30 minutes of dirt deposition; (d) Cover all on-site stockpiles, or water the stockpiles at least twice daily; (e) Suspend all construction operations on any unpaved surface when winds exceed 25 mph; (f) Hydroseed or stabilize cleared areas that would remain inactive for more than 96 hours after clearing is completed; (g) Use of low-VOC <sup>2</sup> paints (100 grams or less per liter).	<b>Less than Significant</b>
<b>IMPACT AQ 5.10-2:</b> Long-term impact in mobile source emissions and greenhouse gas emissions.	<b>NO MITIGATION REQUIRED.</b>	<b>Less than Significant</b>
<b>IMPACT AQ 5.10-3:</b> Greenhouse gas emissions.	<b>MITIGATION AQ 5.10-3a (Energy Conservation &amp; Landscaping):</b> Use of energy conserving construction practice beyond the minimum requirements of the California Building Code is encouraged through participation in one of several existing certification programs. Use of enhanced landscaping for carbon dioxide uptake is also encouraged, provided such landscaping is consistent with Specific Plan standards and mitigation measures contained in Sections 5.2 (Botany) and 5.3 (Wildlife) of this EIR.  <b>MITIGATION AQ-5.10-3b (Regulatory Compliance):</b> The project shall comply with any applicable strategies adopted by ARB or other responsible agencies.	<b>Less than Significant</b>
<b>IMPACT AQ 5.10-4:</b> Long-term impact in stationary source emissions.	<b>NO MITIGATION REQUIRED.</b>	<b>Less than Significant</b>
<b>IMPACT AQ 5.10.5a:</b> Odor impacts from the sanitation treatment process.	<b>ODOR CONTROLS:</b> A secondary carbon filtration system shall be incorporated into the tertiary package sanitation system, and maintained over time, to remove and treat odors resulting from the treatment process and ensure that objectionable odors are not released into the atmosphere.	<b>Less than Significant</b>

<sup>2</sup> VOC=volatile organic compounds.

<b>IMPACT AQ 5.10-5b:</b> Odor impacts from the tertiary water staging pond and/or recreational pond.	<b>ODOR CONTROLS:</b> A standby aeration system shall be kept in the maintenance building for use in the event that stagnant conditions develop in the tertiary water staging pond and/or recreational area ponds.	<b>Less than Significant</b>
<b><i>NOISE</i></b>		
<b>IMPACT NOISE 5.11-1:</b> Short-term noise increases during construction	<b>NO MITIGATION REQUIRED</b>	<b>Less than Significant.</b>
<b>IMPACT NOISE 5.11-2:</b> Long-term increase in ambient noise levels.	<b>NO MITIGATION REQUIRED</b>	<b>Less than Significant.</b>
<b><i>AESTHETIC RESOURCES</i></b>		
<b>IMPACT AES 5.12-1:</b> Project is in substantial conformance with County policies to protect visual resources.	<b>NO MITIGATION REQUIRED</b>	<b>Less than Significant</b>
<b>IMPACT AES 5.12-2:</b> The project would have a significant adverse impact on Lower Rock Creek Road and segments of the Highway 395 Scenic Corridor.	<b>MITIGATION AES 5.12-2 (AESTHETIC DESIGN ELEMENTS/HWY. 395):</b> The Specific Plan and project design incorporate numerous provisions to minimize impacts on highways, and the project design has been altered to minimize aesthetic impacts. These provisions will reduce visual impacts but not to a level that is less than significant.	<b>IMPACTS TO HIGHWAYS ARE SIGNIFICANT &amp; UNAVOIDABLE</b>
<b>IMPACT AES 5.12-3:</b> The project would have a significant adverse impact on aesthetic values in the existing Paradise community.	<b>MITIGATION AES 5.12-3 (AESTHETIC DESIGN ELEMENTS/PARADISE):</b> The Rock Creek Ranch Specific Plan incorporates numerous provisions that are specifically intended to minimize visual impacts on the existing Paradise community. Additionally, the project design has been substantially altered to minimize intrusiveness on views from developed homesites and vantage points within Paradise. These provisions and modifications would reduce visual impacts on the existing community, but not to a level that is less than significant.	<b>IMPACTS TO EXISTING PARADISE COMMUNITY ARE SIGNIFICANT &amp; UNAVOIDABLE</b>
<b>IMPACT AES 5.12-4:</b> The project would have an adverse impact on dark sky visibility.	<b>MITIGATION AES 5.12-4 (OUTDOOR LIGHTING):</b> The Rock Creek Ranch Specific Plan & CC&Rs shall incorporate applicable provisions of the Mono County Outdoor Lighting Ordinance.	<b>Less than Significant</b>
<b>IMPACT AES 5.12-5:</b> The project would generate glare from windows and solar panels	<b>MITIGATION AES 5.12-5 (AESTHETIC DESIGN ELEMENTS):</b> The Rock Creek Ranch Specific Plan requires use of materials, colors and design elements for all structures (including solar panels) that will minimize the potential for glare. These requirements would reduce potential light and glare impacts to less than significant levels, and no supplemental mitigation is required.	<b>Less than Significant</b>