

ROCK CREEK RANCH SPECIFIC PLAN AND DRAFT EIR



SECTION 3 SPECIFIC PLAN AND PROJECT DESCRIPTION

3.1 PROJECT LOCATION

Rock Creek Ranch is proposed on a 54.7 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, Calaveras, 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 are currently under initial stages of review by the county. Farther to the west and northwest are approximately 132 privately owned residential parcels; 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).

3.2 EIR PURPOSE, SCOPE AND OBJECTIVES

3.2.1 PURPOSE AND OBJECTIVES

The CEQA Guidelines require, in §15124,¹ that an EIR identify the primary purpose and objectives of the proposal. This requirement makes explicit the goals that underlie the actions and approvals sought, and also sets the parameters for identifying feasible alternatives.² In this context, the objectives of the proposed Rock Creek Ranch Specific Plan include:

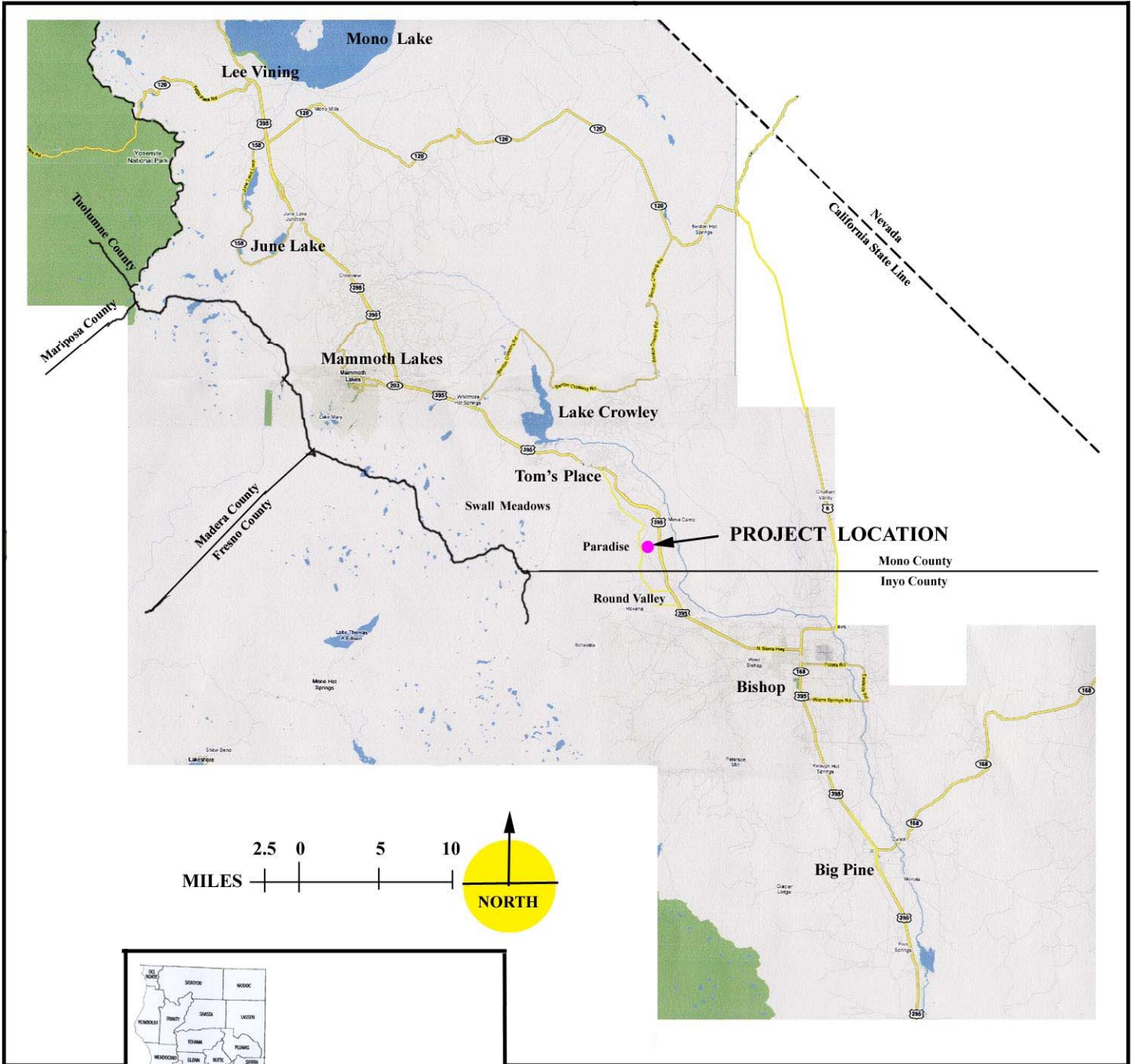
- To fulfill the General Plan vision for ultimate development of the Paradise community.
- To ensure that all lots are supported by adequate access and public facilities, consistent with the General Plan Land Use Plan & Housing Element.
- To provide enhanced reliability and fire safety to the project and the community of Paradise through interconnections between project water supplies (which is proposed to be managed by a mutual water company under the ownership of project residents) and those of Lower Rock Creek Mutual Water Company (LRCMWC).
- To preserve open space for the use and enjoyment of project residents.
- To provide additional housing opportunities.

3.2.2 SCOPE OF THE PROPOSED PROJECT

The project scope evaluated in this Specific Plan and Draft EIR covers a proposed General Plan Amendment to change the designation of the site from Estate Residential to Specific Plan, approval of the Specific Plan, approval of Tentative Tract Map 37-56, and site improvements and distribution lines for a shared water production well and

¹ CEQA §15124 states: “A clearly written statement of objectives will help the lead agency develop a reasonable range of alternatives...[and aid]...decision makers in preparing findings or statement of overriding considerations, if necessary.”

² CEQA §15126.6(c) states: “The range of potential alternatives...shall include those that could feasibly accomplish most of the basic objectives of the project and could avoid or substantially lessen one or more of the significant effects.”

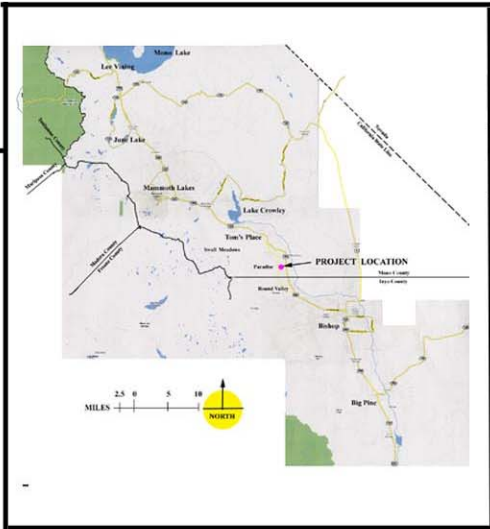
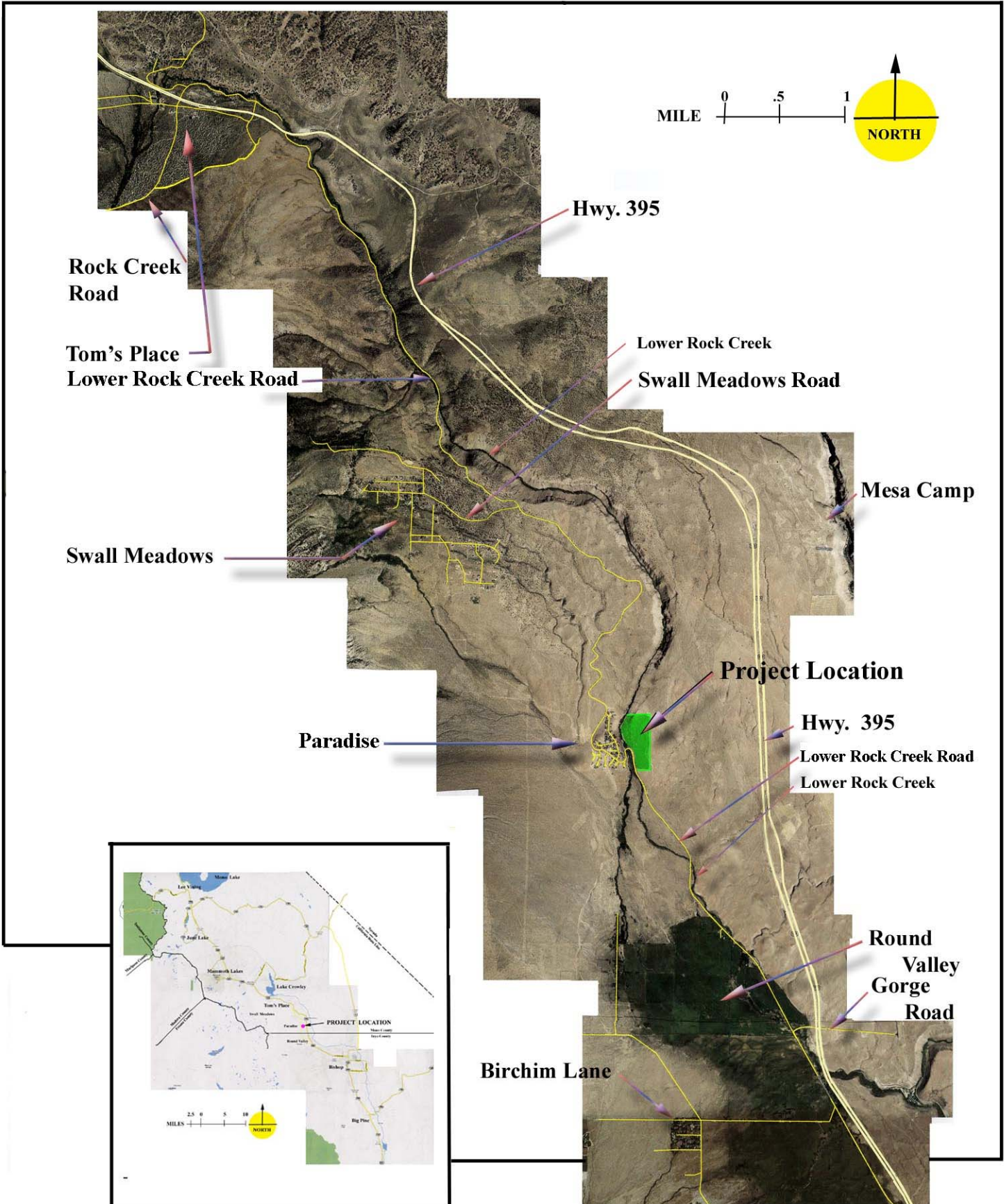


Regional Location Map



California Map

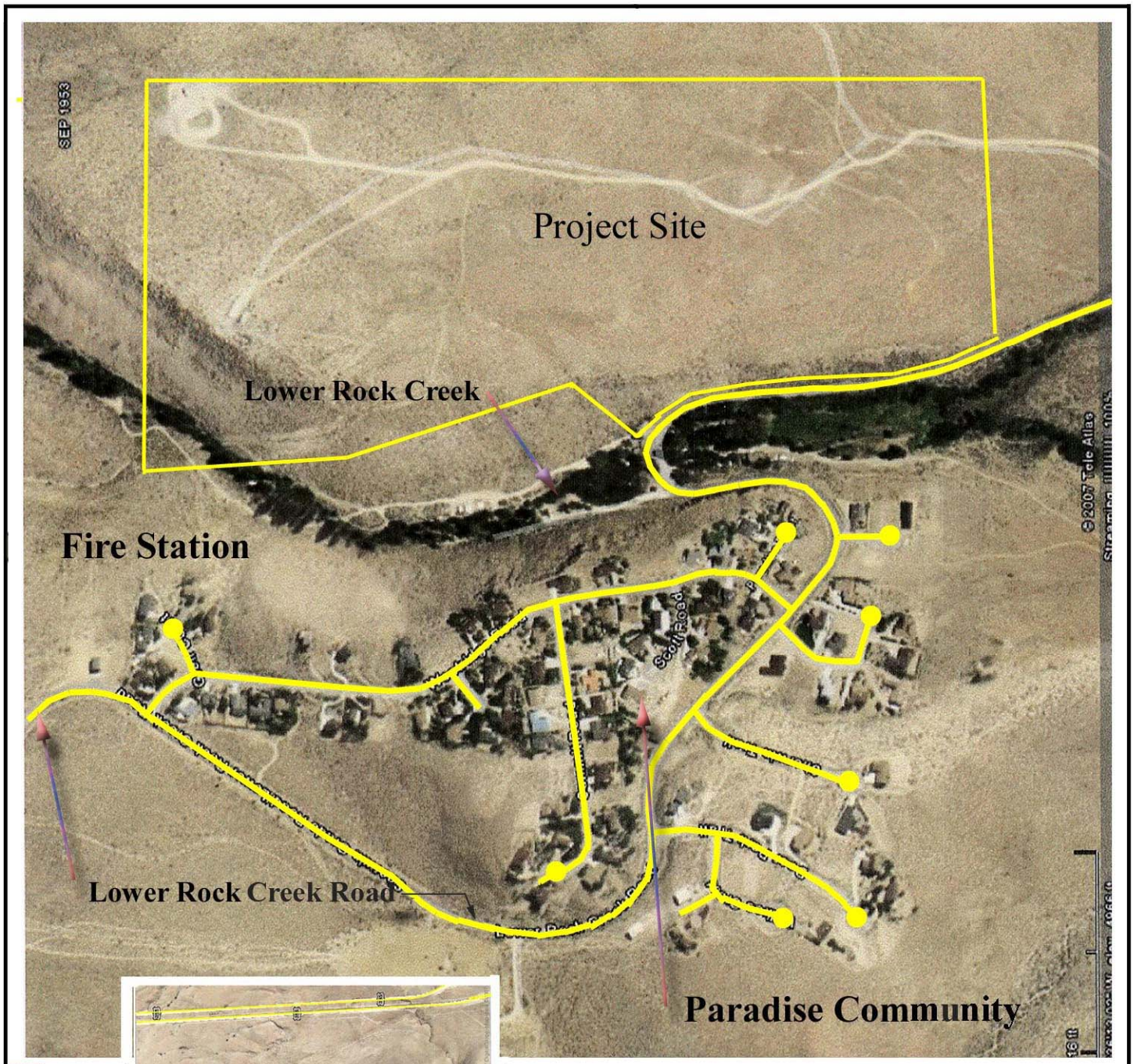




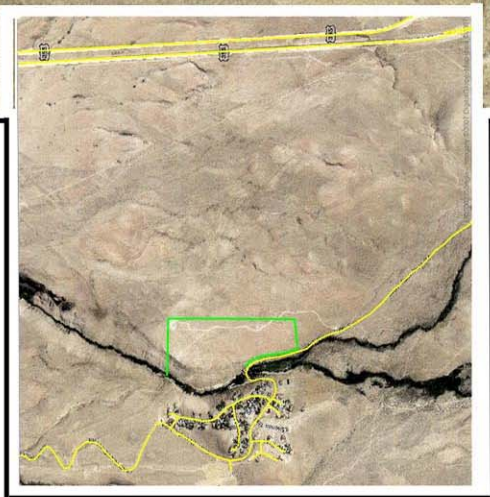
Local Vicinity Map

ROCK CREEK RANCH EIR





Project Location and Environs Map



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ROCK CREEK RANCH EIR

EXHIBIT 3-3

storage tank, a shared propane tank farm, and a shared package wastewater treatment plant. Fifty-five individual residential lots are proposed to be sold for custom development by lot owners, and five lots are to be developed by the applicant as workforce housing units that will be sold in tandem with the custom lots. All development on the site will be consistent with requirements of the Specific Plan as discussed below.

- ▮ **General Plan Amendment and Specific Plan Approval:** The applicant proposes to amend the Mono County *General Plan* designation for this site *from* Estate Residential (ER) *to* Specific Plan (SP). Since the county in 2001 consolidated zoning into the General Plan, there is no requirement for a Zone Change. The applicant has submitted a proposed Specific Plan (beginning in §3.5) that would constitute the new governing provisions, standards and restrictions to regulate all land uses on this site, if approved.
- ▮ **Tentative Map 37-56 Approval:** The applicant has submitted a Tentative Map for approval by the county as part of the overall project application. As depicted in Exhibit 3-4, the Tentative Tract Map sets forth the location and size of all 60 residential lots and open space features, the alignment and dimensions of all access roads, and the placement of all utilities and services. Consistent with the county's 2006 Housing Mitigation Ordinance, the proposal also incorporates 5 workforce housing units and eleven (11) of the primary lots will be permanently deed restricted to include a secondary ('granny') unit. In total, the project will incorporate 60 primary units plus 11 deed restricted granny units.
- ▮ **Physical Improvements:** The application includes all physical improvements at the project site necessary to prepare lots for future development by individual lot buyers. These improvements include but are not limited to infrastructure grading, drainage improvements, water and sewer lines and connections, primary access to Lower Rock Creek Road and internal access to individual lots. (Note that physical improvements are discussed at a conceptual level; detailed engineering and site studies would be required prior to site development if the project is approved.)

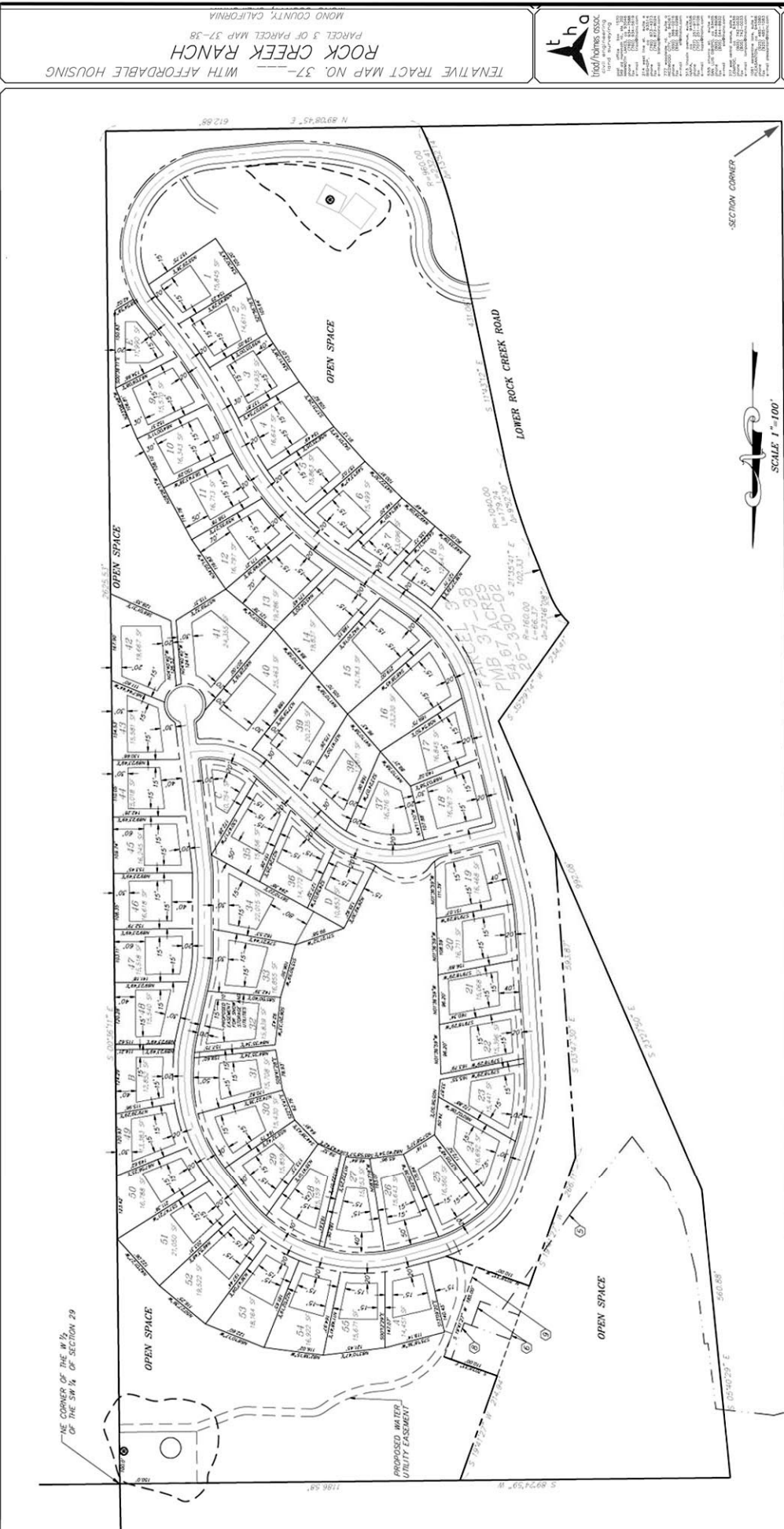
3.3 **PROPOSED PROJECT ELEMENTS**

3.3.1 **RESIDENTIAL LOTS**

The Tentative Tract Map (Exhibit 3-4, noted above) and the Specific Plan Map (Exhibit 3-5) depict the location of all 60 of the proposed lots within the project site. Exhibit 3-6 shows the proposed layout of lots and building envelopes for Rock Creek Ranch. The building envelopes are used in place of setbacks to describe the area within which individual home improvements must be contained for each lot. The average lot size overall is 16,103 square feet; average lot size for the market rate lots is 16,460, and average lot size for the workforce lots is 12,180 square feet. Exhibit 3-7 shows the approved color palette. Table 3-1 summarizes the area of each of the proposed single family lots within Rock Creek Ranch. The numbered lots (1-55) represent market rate lots, while the lettered lots (A-E) represent the workforce lots, which are dispersed throughout the development.

Table 3-1
PROPOSED LOT SIZES (square feet)

LOT #	LOT SIZE	LOT #	LOT SIZE	LOT #	LOT SIZE
1	15,845	21	15,068	41	24,355
2	14,611	22	15,396	42	19,667
3	14,935	23	15,441	43	15,581
4	16,647	24	16,692	44	15,018
5	15,863	25	16,560	45	16,245
6	15,499	26	15,643	46	16,618
7	13,096	27	15,153	47	15,518
8	12,647	28	15,159	48	15,540
9	15,570	29	15,859	49	13,383
10	16,343	30	15,430	50	16,788
11	16,713	31	15,708	51	21,050
12	16,797	32	15,839	52	19,522
13	19,286	33	16,855	53	16,164
14	19,837	34	22,015	54	16,922
15	24,763	35	15,656	55	15,671
16	23,230	36	14,772	A	14,451
17	16,845	37	16,216	B	12,852
18	16,267	38	17,671	C	10,754
19	16,468	39	20,235	D	10,853
20	16,711	40	25,463	E	11,990



TENTATIVE TRACT MAP NO. 37- WITH AFFORDABLE HOUSING
 ROCK CREEK RANCH
 PARCEL 3 OF PARCEL MAP 37-38
 MONO COUNTY, CALIFORNIA

DATE	07/07/08
SCALE	1" = 100'
DRAWN BY	AN/KP/PH
CHECKED BY	2215
TITLE	TENTATIVE TRACT MAP
SHEET	1
TOTAL SHEETS	2

THE FOLLOWING MAY AFFECT A PROPERTY 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 10/1/79 O.R.
- AN EASEMENT FOR WATER PIPE LINES AND INCIDENTAL PURPOSES, RESERVOIR, AND PUMPING PLANT SYSTEM TO LOWER ROCK CREEK MUTUAL WATER COMPANY PER 10/7/76 O.R.
- AN EASEMENT FOR WATER PIPE LINES, RESERVOIR, AND PUMPING PLANT SYSTEM TO LOWER ROCK CREEK MUTUAL WATER COMPANY PER 19/2/25 O.R.
- AN EASEMENT FOR WATER TANK TO LOWER ROCK CREEK MUTUAL WATER COMPANY PER 28/2/25 O.R.
- AN EASEMENT FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF A WATER TANK TO LOWER ROCK CREEK MUTUAL WATER COMPANY PER 19/2/25 O.R.
- AN EASEMENT FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF A WATER TANK TO LOWER ROCK CREEK MUTUAL WATER COMPANY PER 19/2/25 O.R.
- AN EASEMENT FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF A WATER TANK TO LOWER ROCK CREEK MUTUAL WATER COMPANY PER 19/2/25 O.R.
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- AN EASEMENT FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF A WATER TANK TO LOWER ROCK CREEK MUTUAL WATER COMPANY PER 19/2/25 O.R.

* NUMBERS REPRESENT NUMBER SHOWN ON TITLE REPORT.

EASEMENT NOTES
 EASEMENTS ARE FROM THE PRELIMINARY TITLE REPORT FROM MID-MONO TITLE COMPANY DATED FEBRUARY 26, 2002.

RECORD OWNERS
 CAL DEVELOPMENT LLC
 20000 MIDWAY DRIVE
 MANHATTAN, CA 93746
 (760) 841-8837

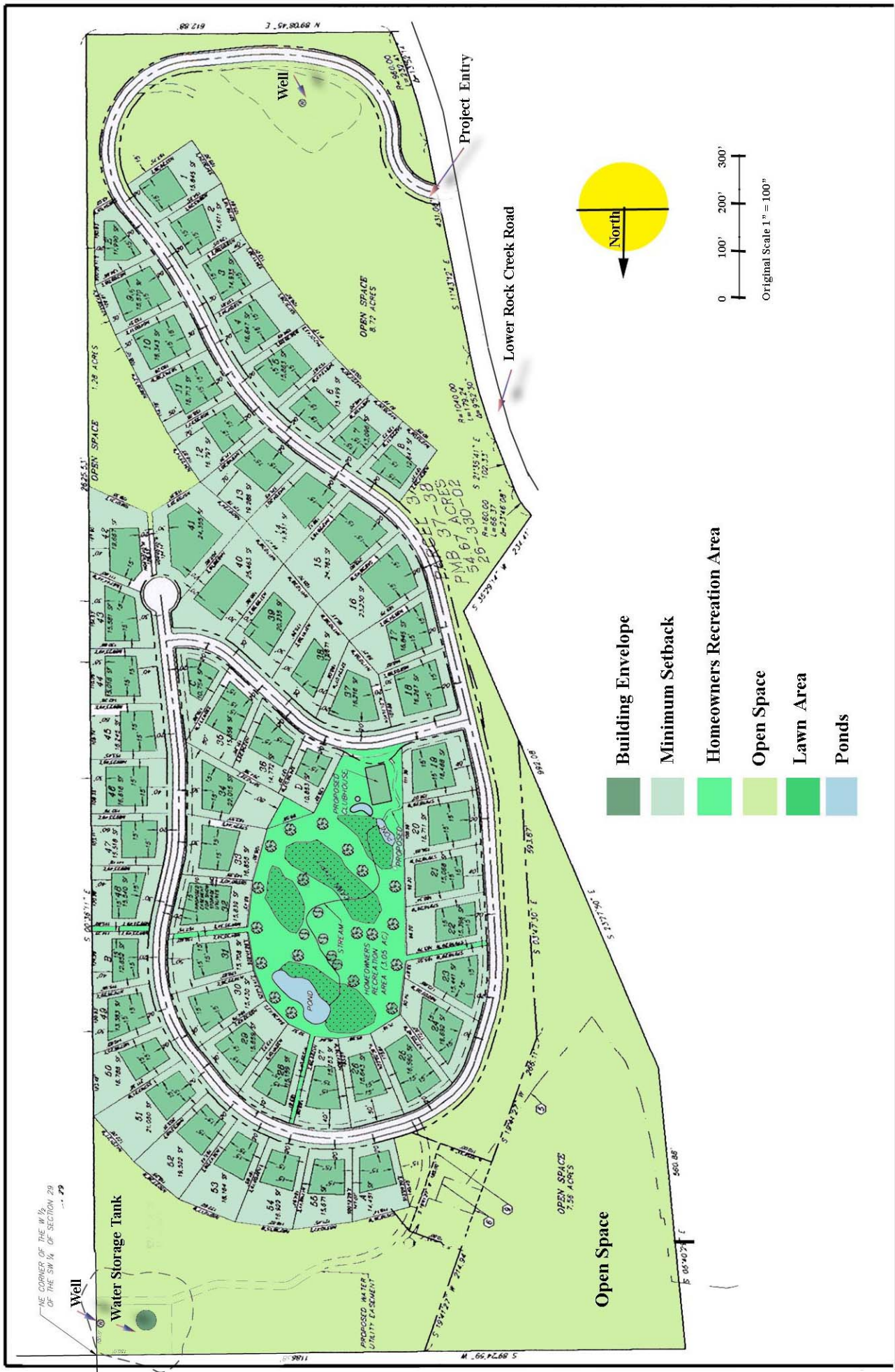
PREPARED BY
 BAIER PLANNING & ENVIRONMENTAL SERVICES ASSOCIATES
 4487 AVENUE 108
 MANHATTAN, CA 93746
 (760) 841-7588

LEGAL DESCRIPTION
 PARCEL 3 OF PARCEL MAP 37-38

DESIGN NOTES
 ASSessor'S MAPS: 26-130-02
 SETTING LAND USE DESIGNATION: ESTAB. RESIDENTIAL
 ZONING CODE: R1
 PLANNING CODE: WELDER CREST COMMUNITY SERVICES DISTRICT
 PLANNING CODE: WELDER CREST COMMUNITY SERVICES DISTRICT
 PLANNING CODE: WELDER CREST COMMUNITY SERVICES DISTRICT
 PLANNING CODE: WELDER CREST COMMUNITY SERVICES DISTRICT
 AND THERE ARE NO SETTING CHANGE CORRECTIONS.

PROJECT PROPERTY DATA
 MARKET RATE LOTS (NUMBERED): 44 BY ACRES
 MARKET RATE LOTS (LETTERED): 55
 TOTAL NUMBER OF LOTS: 99
 TOTAL ACRES: 37.00
 OPEN SPACE: 20.00 ACRES

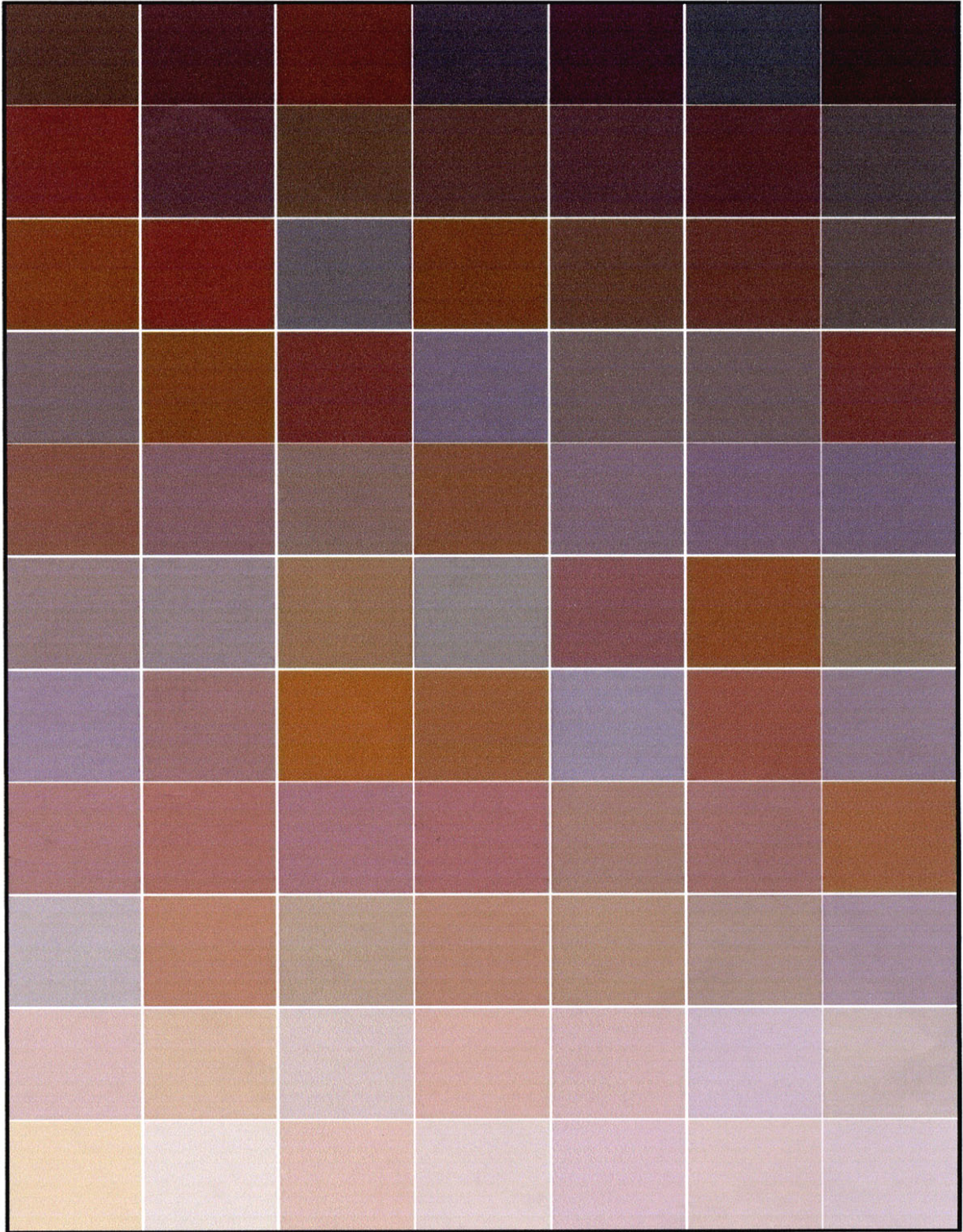
INDEX TO SHEETS
 1. TENTATIVE TRACT MAP
 2. CIVIL SITE PLAN-GRADING AND DRAINAGE DETAILS



Lot Layout and Building Envelopes

ROCK CREEK RANCH EIR EXHIBIT 3-6





General Earth Tone Color Schedule



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ROCK CREEK RANCH EIR

EXHIBIT 3-7

Table 3-2 profiles the area set aside in Rock Creek Ranch for open space and infrastructure improvements. Please note that all of the acreages are estimates may be slightly modified as the utility specifications and design plans are finalized during subsequent stages of approval.

**Table 3-2
PROPOSED OPEN SPACE & INFRASTRUCTURE IMPROVEMENTS**

PROJECT LOT/ELEMENT	AREA (square feet)
Open Space Area on northeast (includes water storage tank & well)	224,760 (5.2 acres)
Open Space Area on northwest	329,310 (7.6 acres)
Open Space Area on east-southeast	55,760 (1.3 acres)
Open Space Area on south (including staging pond, ³ and subsurface package treatment plant; excluding propane tank farm)	379,840 (8.7 acres)
Homeowners Recreation Area in central portion of site (including ponds)	132,860 (3.0 acres)
<i>Subtotal-Dedicated Open Space</i>	<i>25.8 ac</i>
Utilities (roads, water facilities, sanitation improvements, propane farm, mechanical building)	6.2 ⁴
<i>Subtotal-Roads and Utilities</i>	<i>6.2</i>
Residential Lot Area (Lots 1-55 & A-E)	23.0
<i>Subtotal-Residential Lots</i>	<i>23.0</i>
TOTAL PROJECT AREA	2,390,137 sf (54.7 acres)

The Rock Creek Ranch project proposal includes creation of a Specific Plan to govern and regulate development standards and site uses. The Specific Plan is presented beginning in §3.5 of this document. The infrastructure and utility elements proposed in association with the project are described briefly below.

3.3.2 WATER FACILITIES

There is no water service to the site at present. Water service in the adjacent community of Paradise is provided through the LRCMWC, which operates an existing underground water storage tank on an easement within the Rock Creek Ranch project boundary.

The project applicant plans to provide water service to Rock Creek Ranch through a private water company serving the project. Water facilities will include a new 250 gallon per minute (gpm) well, a new 40 gpm well, and a 139,000-gallon water storage tank to be located on the northern project boundary. The water supply would be delivered to individual lots through a water transmission system located under the internal access road.

Existing LRCMWC facilities would continue to be owned and operated as at present, largely separate from the Rock Creek Ranch water system. However, emergency interconnections would be provided between the two systems to optimize water supply reliability and fire safety for residents of LRCMWC and Rock Creek Ranch alike. Detailed discussion of hydrology and water supply is provided in §5.1.

3.3.3 WASTEWATER DISPOSAL FACILITIES

Wastewater treatment service is proposed to be provided by a package treatment plant to be constructed in the open space parcel at the south end of the site. Wastewater would be conveyed to the package plant through a transmission collection system located under the internal access road, with connections to each lot. The applicant is considering several types of package treatment plants, as discussed in §5.8.

³ The proposed 'staging pond' would be used for temporary storage of tertiary-treated effluent prior to use as irrigation supply for common-area landscaping and ponds. Total pond area for recycled water storage and aesthetic amenity is 0.3 acres.

⁴ Because the open space area on the south includes a portion of the project utilities, the acreages for these two project elements partially overlap.

3.3.4 STORMWATER DRAINAGE FACILITIES

Storm flows from the road system inside Rock Creek Ranch would be channeled into swales along the interior street, directed into drop inlets and subsequently piped to onsite underground drywells, as discussed in §5.1. The storm drains would be sized to accommodate a 25-year-year storm event. 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.

3.3.5 ROADS AND CIRCULATION

Circulation inside Rock Creek Ranch would be served by a single access road connecting to Lower Rock Creek Road (depicted in Exhibits 3-4 and 3-5). Gradients along this road would vary from 2% at the entry point to a maximum of 12%. The road would be constructed within a 40-foot right-of-way, with a single 13-foot wide travel lane and 2-foot wide swale (rock-lined or concrete) in each direction. In addition, one side of the road would include a 5-foot wide pedestrian pathway. Snow storage would be accommodated by a 10-foot wide area along one side of the road (but outside of the 40-foot easement). Though a private road, the structural design of the internal street would conform to Mono County standards. Circulation is discussed in §5.9.

3.3.6 POWER AND COMMUNICATION

Electricity for the project would be provided by Southern California Edison (SCE), and propane would be provided by local suppliers. To minimize visual impacts and maximize project safety, the fire department has recommended that the propane facilities be sited at the south end of the project site. The propane farm will include a single 10,000 gallon tank located at least 50-feet from any structure, with a safety barricade and an alarm system in the event of an accidental release. The propane tank would be screened to the extent permitted (for safety), and connections to individual lots would be constructed underground in keeping with county requirements. Individual propane units up to 250 gallons would be allowed for alternative and reserve power. Wood-burning appliances (fireplaces, wood stoves, etc.) stoves will not be permitted unless in compliance with current county and Air Pollution Control District requirements for new construction. Telephone lines would also be constructed underground, and contained within the right-of-way of the internal access road. Telephone service in this area is provided by Verizon. Projected power demands and proposed utility services are discussed in §5.8.

3.3.7 FIRE PROTECTION

The site is located within the Paradise Fire Protection District (PFPD), a volunteer fire department. The project will be required to have an operational water system before construction is initiated, and all fire protection systems will be required to be in place prior to occupancy. PFPD has reviewed the proposed plan and indicated that it can provide fire protection to the project. The applicant has asked the county to submit a request to LADWP that the dirt access road that currently links the site to Lower Rock Creek Road be kept open as a secondary emergency access route. Section 5.8 provides additional information about fire protection.

3.4 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 onsite water and drainage and wastewater treatment systems, installation of other utility systems (power, communication, etc.), and construction of the proposed recreational amenities (including the pond systems, trails, club house and other features). The applicant has prepared a timeline in which grading would be initiated approximately 6 months following completion of the CEQA review process (provided the EIR is certified by the Mono County Board of Supervisors), and construction of individual residential lot improvements would be undertaken about 12 months after close of the CEQA review. The schedule for build-out of the 60 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, which reflects the uses described above. Any proposed change to the approved site uses would require county approval of an amendment to the Specific Plan, including additional environmental review if applicable under CEQA.

3.5 ROCK CREEK RANCH SPECIFIC PLAN

3.5.1 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. Specific Plan #03-02 will establish all zoning regulations and govern all subdivision, public works project and development activity on the site. This Specific Plan sets forth in text and diagrams (1) the distribution, location and extent of land uses and

essential facilities and utilities to serve the site, (2) the standards and criteria by which development will proceed including standards for the conservation, development and use of natural resources, and (3) specific measures for implementing all applicable regulations, programs, public works projects and financing activities.

In keeping with the broad purpose outlined above, this Specific Plan addresses a wide range of subjects. Issues considered central to the development of policies and implementation measures for the Rock Creek Ranch Specific Plan and environmental assessment include Water Supply, Sanitation Services, Geotechnical Suitability, Biological and Cultural Resources, Public Services, Traffic and Noise, Aesthetics and use of Open Space lands.

The project applicant and developer is C & L Development, L.L.C. 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.

3.5.2 DETAILED STATEMENT OF THE PURPOSE OF THE SPECIFIC PLAN⁵

A Specific Plan is a tool referenced in the California Government Code for the systematic implementation of the general plan. Adoption of a SP 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 development proposal for a given area. California Government Code (CGC) §65450-65457 require 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.

3.5.3 DEVELOPMENT AND CONSERVATION ISSUES ADDRESSED IN THE SPECIFIC PLAN

As part of the initial Specific Plan preparation and environmental review process, the county conducted a Scoping Meeting to meet with public agencies and residents of the local community and identify development and conservation issues of concern. Section 2 of the EIR presents a summary of issues raised at the scoping meeting, and EIR Appendix A provides a full record of comments and suggestions raised at the scoping meeting as well as letters received to identify questions and issues of concern. These issues were central to the assessment of project impacts in the EIR, as well as the development of policies and implementation measures for the Rock Creek Ranch Specific Plan.

3.5.4 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 current application.

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.

⁵ 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 State of California Governor's Office of Planning and Research, 1400 Tenth Street, Sacramento, CA 95814.

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.

3.5.5 POLICY AND REGULATORY CONSIDERATIONS

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. Additionally, the Subdivision Map Act recommends the adoption of a Specific Plan prior to approval of a land project involving a residential subdivision of 50 or more parcels in a sparsely populated area.⁶ Mono County has applied these regulations to require Specific Plans under certain conditions and in certain areas, including the community of Paradise.

For Rock Creek Ranch, the Specific Plan proposes a development with generally the same density as the ER-1 designation, but with a semi-clustered configuration to conserve open space. Thus the Specific Plan will allow the Board of Supervisors to consider the clustering of residential lots, wherein individual lot sizes are reduced in exchange for increased common open space acreage. 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; (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 and subsequent amendments hereto shall be in accordance with Mono County procedures as set forth in the General Plan.

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.

3.5.6 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, though 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

⁶ *Mono County General Plan*, Chapter 36, Processing-Specific Plans.

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 Land Use Element §02.1060, site plan review will occur as part of the building permit review process. Unless specifically noted under Subsection H below ('Exceptions'), provisions of this Specific Plan are in accordance with General Plan Land Use Element provisions for Estate Residential uses.

3.5.7 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 does not fall within any of the special planning areas for which Area Plans have been developed, nor is it in the vicinity of any of the airport planning areas.

3.5.8 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 development and later redevelopment of individual residential lots, roads, open space lands, utilities, and infrastructure improvements including the LRCMWC facilities 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 2007, the county received an application for development of the old Paradise Lodge (now called Rock Creek Canyon). That application has only recently been submitted, whereas the current project review was initiated during 2003 and is now nearing completion. In previous similar situations, where one adjacent submittal occurred much earlier than a later submittal, the county has conducted the joint review as part of the later submittal. In some instances, the county has consolidated the later separate project under a single Specific Plan document. Consistent with §36.050, the county will be required to consider the Rock Creek Canyon proposal in the context of the Rock Creek Ranch Specific Plan. The joint consideration required by §36.050 will occur as part of the Rock Creek Canyon review process.

3.6 ROCK CREEK RANCH SPECIFIC PLAN LAND USE PLAN CONCEPT⁷

3.6.1 OBJECTIVES AND POLICIES

The primary objective of the Rock Creek Ranch Specific Plan is to fulfill the *General Plan* vision for ultimate development of the Paradise community. Additional objectives include (a) ensuring that all lots are supported by adequate access and public facilities, consistent with the General Plan *Land Use Plan & Housing Element*; (b) providing enhanced reliability and fire safety to the project and the community of Paradise through interconnections between project water supplies (which is proposed to be managed by a mutual water company under the ownership of project residents) and those of Lower Rock Creek Mutual Water Company; and (c) the preservation of open space for the use and enjoyment of project residents.

The project objectives have been defined broadly to reflect the county's planning goals for the unincorporated community of Paradise. The Specific Plan provisions contained herein are based on and consistent with provisions contained in the Mono County General Plan for Estate Residential development. The development concept utilizes semi-clustering to achieve the overall land use densities. The General Plan does not make explicit reference to clustering for Estate Residential Development. However, the General Plan specifically encourages clustering for higher density uses outside of community areas, as a means of achieving allowed densities while minimizing impacts to cultural resources and maintaining visual quality.⁸

3.6.2 DESCRIPTION OF ROCK CREEK RANCH LAND USE PLAN

The tentative map for Rock Creek Ranch as a whole is shown in Exhibit 3-4. As indicated, the 60 residential parcels include 55 market rate lots and 5 affordable (workforce) housing lots, each of which has a designated building pad. Of the 60 lots, 11 will include a secondary unit, required as part of the workforce housing program. The 5 workforce lots are distributed fairly evenly throughout the property, with four public open space parcels located on the northwest, the northeast, the southwest and the southeast of the site. These open space areas

⁷ 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.

⁸ Mono Co. General Plan Countywide Land Use Policies, Page II-28; Mono County Housing Element, 2004.

will provide a buffer between site uses and existing land uses to the north, south, east and west, including the developed community of Paradise. The site also includes an internal private homeowners' recreation area with a clubhouse and interior trail system that will serve residents of Rock Creek Ranch. The Clubhouse/Recreation Room Site Plan is provided in Exhibit 3-8, a layout of the interior Clubhouse/Recreation Area floor plan is provided in Exhibit 3-9, and elevations for the Clubhouse/Recreation Area exterior are provided in Exhibit 3-10. The Homeowners' Association will own and be responsible for management of the open space lots and the recreation area. The project is served by a single access road (with an internal loop system) from Lower Rock Creek Road. The road provides direct access to each residential lot as well as easements and infrastructure improvements.

Table 3-3 summarizes the area of each of the proposed single family lots within Rock Creek Ranch. The numbered lots (1-55) represent market rate lot, while the lettered lots (A-E) represent the workforce lots, which are dispersed throughout the development. The average lot size overall is 16,103 square feet; average lot size for the market rate lots is 16,460, and average lot size for the workforce lots is 12,180 square feet.

Table 3-3
ROCK CREEK RANCH LOT SIZES (square feet)

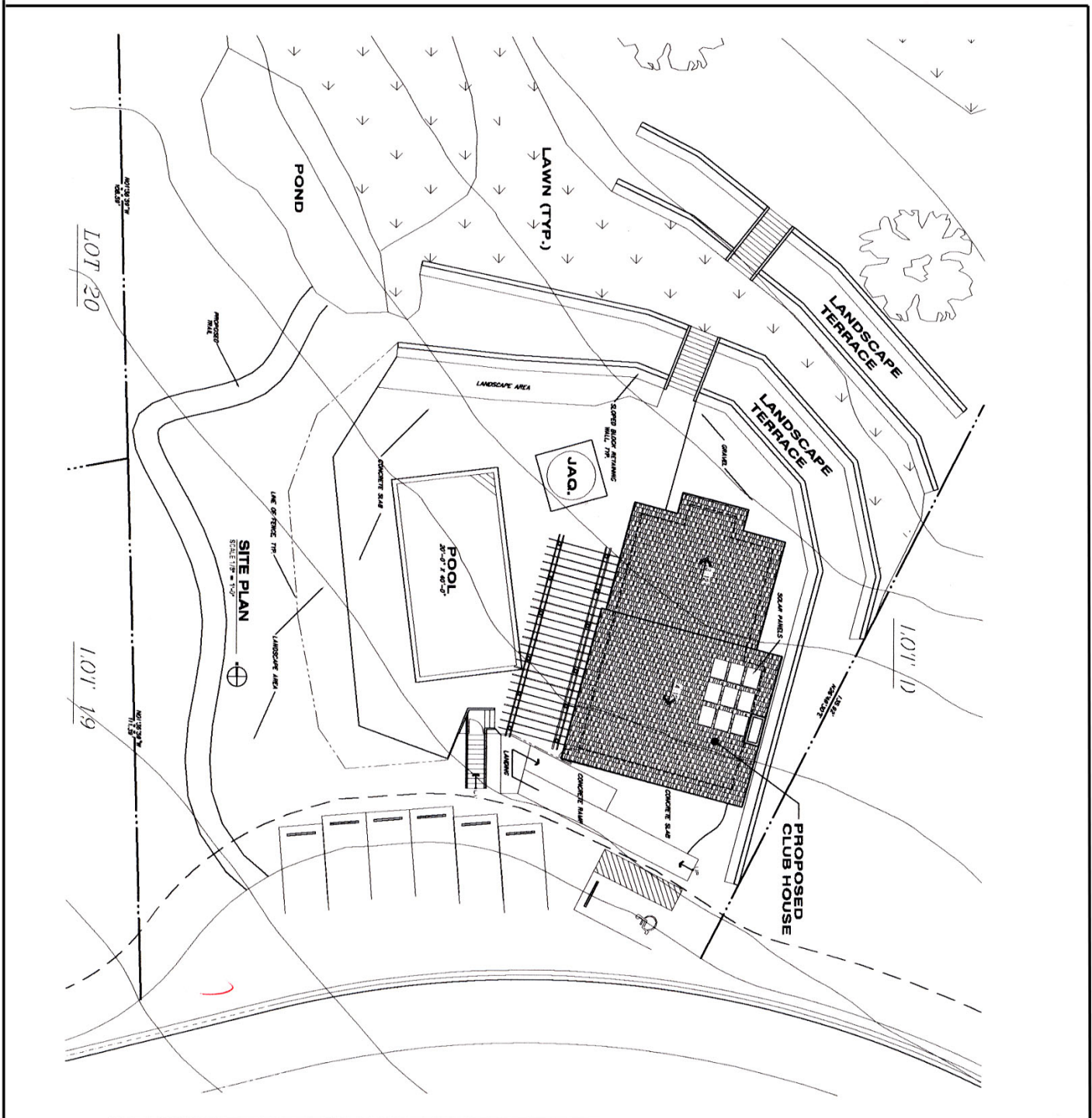
LOT #	LOT SIZE	LOT #	LOT SIZE	LOT #	LOT SIZE
1	15,845	21	15,068	41	24,355
2	14,611	22	15,396	42	19,667
3	14,935	23	15,441	43	15,581
4	16,647	24	16,692	44	15,018
5	15,863	25	16,560	45	16,245
6	15,499	26	15,643	46	16,618
7	13,096	27	15,153	47	15,518
8	12,647	28	15,159	48	15,540
9	15,570	29	15,859	49	13,383
10	16,343	30	15,430	50	16,788
11	16,713	31	15,708	51	21,050
12	16,797	32	15,839	52	19,522
13	19,286	33	16,855	53	16,164
14	19,837	34	22,015	54	16,922
15	24,763	35	15,656	55	15,671
16	23,230	36	14,772	A	14,451
17	16,845	37	16,216	B	12,852
18	16,267	38	17,671	C	10,754
19	16,468	39	20,235	D	10,853
20	16,711	40	25,463	E	11,990

Table 3-4 profiles the area to be set aside in Rock Creek Ranch for open space and infrastructure improvements (please note that all of the acreages are estimates may be slightly modified as the utility specifications and design plans are finalized during subsequent stages of approval). As shown, the total area of dedicated open space is 25.8 acres. An estimated 6.1 acres will be used for various road, water, fuel and sanitation improvements, and approximately 23 acres will be set aside for residential lots. Exhibit 3-5, the Specific Plan Map, provides detailed diagrams of access improvements, water system improvements, and the package wastewater treatment plant.

Table 3-4
PROPOSED OPEN SPACE & INFRASTRUCTURE IMPROVEMENTS

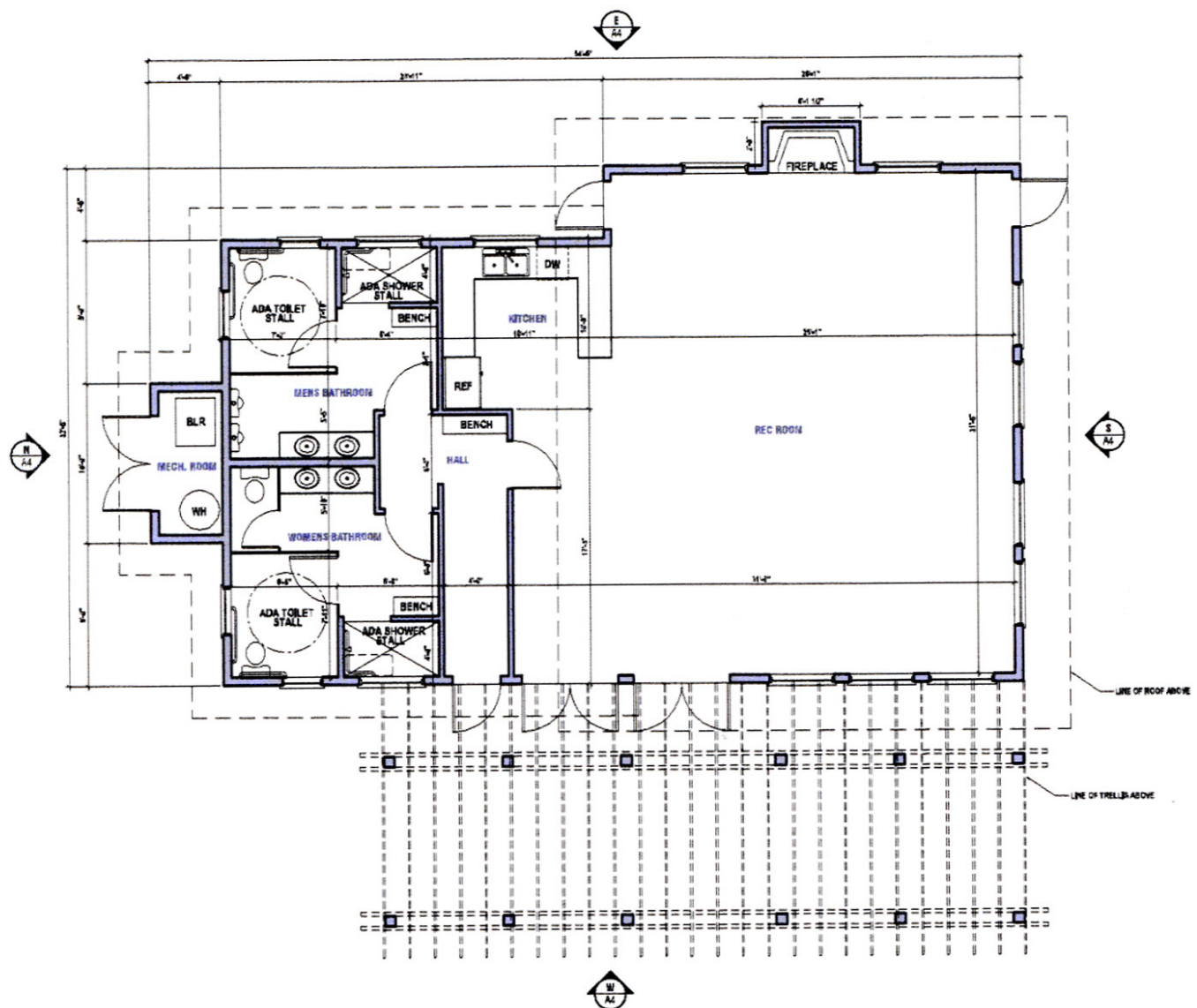
PROJECT LOT/ELEMENT	AREA (square feet)
Open Space Area on northeast (includes water storage tank & well)	224,760 (5.16 acres)
Open Space Area on northwest	329,310 (7.56 acres)
Open Space Area on east-southeast	55,760 (1.28 acres)
Open Space Area on south (including staging pond ⁹ & subsurface treatment plant; excluding propane tank farm)	379,840 (8.72 acres)
Homeowners Recreation Area in central portion of site (including ponds)	132,860 (3.05 acres)
Total Pond Area (for Recycled Water)	0.3 ac

⁹ The 'staging pond' is a proposed reservoir in which the tertiary-treated effluent will be temporarily stored prior to use as irrigation supply for common-area landscaping and ponds.



A 1	SHEET 3/20/11	SCALE: 1/8" = 1'-0"	DESIGNER: MATHIEFFMAN	DATE: 11/11/10	PROPOSED CLUB HOUSE
	CLUB HOUSE SITE PLAN				
	ROCK CREEK RANCH Rec. Room <small>MATHIEFFMAN P.O. BOX 1445 MAMMOTH LAKE, CA 93546</small>				
	REVISIONS				

Proposed Rock Creek Ranch Club House Site Plan



FLOOR PLAN
SCALE 1/4" = 1'-0"

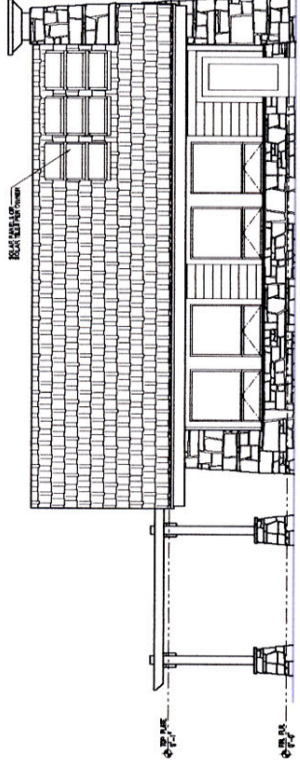
Area Calcs
PROPOSED CONDITIONED = 1,517 SQ.FT.

SHEET A 3	DESIGNED: [] SCALE: [] DRAWN: []	ROCK CREEK RANCH Rec. Room MAILINGMAN P.O. BOX 1445 MAMMOTH LAKE, CA 93346	FLOOR PLANS	DESIGN DRAWING TITLE: [] PROJECT NO.: [] DATE: []
	REVISIONS 1. [] 2. []			

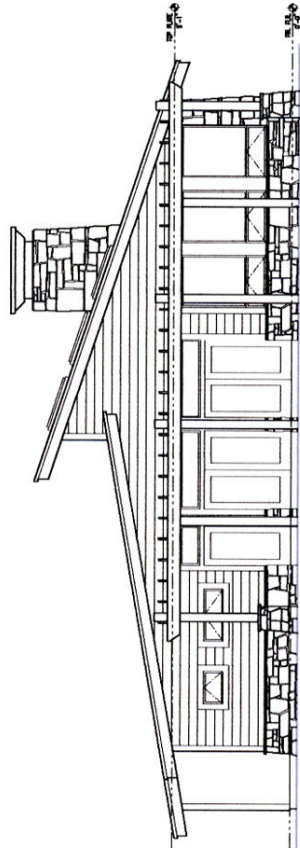
Proposed Rock Creek Ranch Club House Floor Plan



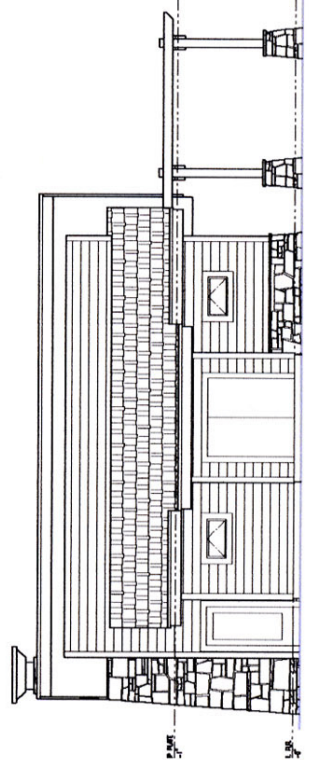
BAUER PLANNING & ENVIRONMENTAL SERVICES, INC.



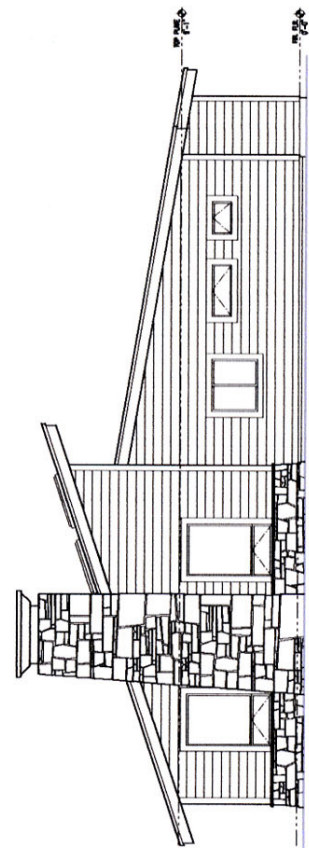
SOUTH ELEVATION
SCALE 1/4" = 1'-0"



WEST ELEVATION
SCALE 1/4" = 1'-0"



NORTH ELEVATION
SCALE 1/4" = 1'-0"



EAST ELEVATION
SCALE 1/4" = 1'-0"

Roofing: All roof areas shall be covered with 48-year Asphalt Comp. Shingles. We selected Wood Siding and exterior to be approved by owner. Provide Builders for walls. Personnel Observations at all work delays, coverage on side of ridge. All exterior surfaces shall be finished with pine. Company or Contractor to obtain all necessary permits, specifications, materials shall be provided to match roof's current color.

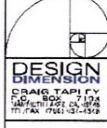
Stairs: Existing stairs shall be 1" x 4" CDPM (18" x 12" deep) made of 1 3/8" tongue and groove oak. Existing stairs shall be removed. New stairs shall be installed with 1 3/8" tongue and groove oak. Existing stairs shall be removed. New stairs shall be installed with 1 3/8" tongue and groove oak. Existing stairs shall be removed. New stairs shall be installed with 1 3/8" tongue and groove oak.

Window Trim and Casings: Existing window trim and casings shall be removed. New window trim and casings shall be installed with 1 3/8" tongue and groove oak. Existing window trim and casings shall be removed. New window trim and casings shall be installed with 1 3/8" tongue and groove oak. Existing window trim and casings shall be removed. New window trim and casings shall be installed with 1 3/8" tongue and groove oak.

REVISIONS	
NOVEMBER	2007
DATE	
BY	
NO.	

SHEET
A 4

ROCK CREEK RANCH Rec. Room
MATT LEHMAN
P.O. BOX 1145
MANFROTILAKES, CALIF. 93546



REC ROOM ELEVATIONS



Storage & aesthetic amenity)	
Subtotal-Dedicated Open Space	25.8 ac
Utilities (roads, water facilities, sanitation improvements, propane farm, mechanical building)	6.15
Subtotal-Roads and Utilities	6.1
Residential Lot Area (Lots 1-55 & A-E)	22.95
Subtotal-Residential Lots	23.0
TOTAL PROJECT AREA	2,390,137 sf (54.87 acres)

3.6.3 USES PERMITTED

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

- a. Single-family dwellings.
- b. Eleven lots with deed-restrictions requiring secondary dwelling units to be constructed in compliance with the *Land Use Element, Ch. 16*.
- c. Small scale agriculture for personal use.
- d. Accessory buildings and uses, provided that such uses are customarily incidental to any of the permitted uses when 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.
- e. Animals and pets, subject to standards in the adopted General Plan, except that domestic animals shall be restrained at all times, and no pets shall be allowed to roam freely.
- f. Home occupations, subject to standards in the adopted General Plan.
- g. Open space uses including bike trails, pedestrian and jogging paths, subject to Regulations in §3.6.6.
- h. Sanitation facilities, subject to the Regulations of §3.6.7.2.
- i. Water facilities, subject to the Regulations of §3.6.7.3.
- j. Private solar energy systems, subject to the Regulations of §3.6.5(k).

3.6.4 USES PERMITTED SUBJECT TO DIRECTOR REVIEW

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

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

3.6.5 RESIDENTIAL DEVELOPMENT STANDARDS

The following residential site development standards shall apply: RENUMBER

- a. **Minimum Lot Area:** 10,000 square feet net
- b. **Maximum Number of Residential Lots:** 60 lots.
- c. **Building Lot Width:** The minimum average lot width shall be 70 feet.
- d. **Building Lot Depth:** The minimum average lot depth shall be 100 feet
- e. **Building Height Limit:** 28 feet above the preconstruction existing grade¹⁰ at any given point of the site, inclusive of all utilities and ornamentation.
- f. **Maximum Lot Coverage:** Maximum lot coverage shall 40%.
- g. **Maximum Landscape Coverage:** 15% of lot acreage, up to a maximum of 3,000 square feet.
- h. **Setbacks:**¹¹ Structural improvements on each lot shall be confined to the building envelopes shown in Exhibit 3-4.
- i. **Fencing:**
 - i. All fencing on residential lots shall be constructed of wood materials.
 - ii. Fencing shall be permitted only inside the building envelope on each lot.
 - iii. The maximum fenced area on each lot shall be no more than 20% of the area of the building envelope.
 - iii. 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.
 - iv. Fencing for water and sanitation systems shall be adequately screened and constructed of materials and dimensions as required for safety and security.

¹⁰ Defined as existing natural grade plus or minus grading required for street construction.

¹¹ Note that the project site is in a designated State Responsibility Area for which mandatory side and rear yard setbacks of 30-feet have been established. These may be reduced only through formal exception procedures established by the Calif. Dept. of Forestry. (Source: GPLUE II-11)

- v. Fencing shall not be placed so as to restrict access to public lands, and there shall be no blocking of any extensions of right-of-way easements, non-motorized bike or pedestrian paths that extend through to public lands.
- j. **Energy and Water Conservation:** Consistent with the *Conservation/Open Space Element*, energy conservation features shall be consistent with 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.
- l. **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 be restrained with fencing or leashes and kept under owner control at all times. Under no circumstances shall domestic animals be allowed to roam freely.
- n. **Waste Management:** The 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 homesite to minimize or prevent erosion, sedimentation, and contamination. BMPs shall comply with the special conditions outlined in Draft EIR §5.3,¹² 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.

3.6.5.1 Residential Landscaping and Screening

Landscaping is intended to maintain a sense of continuity with the surrounding lands and to minimize the visual intrusion of Rock Creek Ranch into the adjoining properties. Detailed landscape plans shall be required for all common open space areas and for individual residential lot submittals, as outlined below. The following standards and requirements shall apply:

- a. **Plant Materials:** Landscaping within Rock Creek Ranch shall consist 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, up to 3,000 square feet. Smart timer irrigation systems are encouraged in the residential lots to minimize irrigation water demand.¹³
- c. **Landscape Maintenance:** All landscaping shall be maintained in a neat, clean, and healthy condition, with proper pruning, mowing, weeding, litter removal, fertilizing, replacement, and irrigation as needed.
- d. **Landscape Plan:** As part of building permit review, each individual residential lot application shall be accompanied by a detailed landscaping 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, subject to current laws and regulations concerning fire safety and habitat protection.

3.6.5.2 Residential Building Materials and Colors

The following list of Building Materials and Colors are intended as a means of establishing a community that is able to maintain a level of continuity and overall desirable appeal. The guidelines being set forth are not intended to discourage creativity or personal desirability, but rather to offer a method of protecting the overall integrity of the community and individual owner's investments. Deviations from the items contained herein must be approved by the local Home Owners Association.

¹² 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.

¹³ The applicant (C&L Development) would like to increase this to a maximum of 20% of lot area.

- a. **Roofs:** Must meet county fire codes and must be non-reflective material except if using fully integrated solar roofing. Types of acceptable roofing are 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 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, stone, 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. Custom Modular or other atypical construction, not predominant to the area, are subject to approval by the HOA, but must be consistent with other homes in the subdivision. 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:** Colors should be consistent with colors that are found to be predominant in the natural surroundings. Colors apply to all aspects of building improvements. The approved Color Schedule was shown previously in Exhibit 3-7. The two bottom rows of the color schedule are appropriate for trims and accents but not for primary home colors. Natural and wood-colored stains are also acceptable. Variations can be submitted to HOA for approval. (See attached color schedule for specific color codes). The primary colors used should include earth tones such as Greens, Browns, Tans, Brownish Reds, Dark Grays, natural woods, natural stains and other colors that are consistent, and blend with the natural surroundings. Bright colors, deviations, and reflective materials are not acceptable without HOA approval.
- f. **Color Schedule:** Specific Paint Color codes that are acceptable for Rock Creek Ranch are found within the Sherwin Williams "Fundamentally Neutral" color pallet. These colors are identified as SW6000-SW6280. Any colors outside these color pallets must be approved by the Rock Creek Ranch HOA. All of the colors within the palette are acceptable as the primary color for a home, with the exception of the following Sherwin Williams codes, which may be used as trim or accent colors:

**Table 3-5
Approved Trim and Accent Colors¹⁴**

SW6022	SW6042	SW6058	SW6105	SW6182	SW6238
SW6023	SW6043	SW6063	SW6112	SW6196	SW6239
SW6024	SW6049	SW6064	SW6126	SW6203	SW6245
SW6028	SW6050	SW6065	SW6140	SW6210	SW6252
SW6029	SW6051	SW6070	SW6147	SW6217	SW6253
SW6030	SW6052	SW6071	SW6154	SW6224	SW6259
SW6035	SW6056	SW6084	SW6168	SW6231	SW6270
SW6036	SW6057	SW6091	SW6175	SW6232	SW6271
SW6279		SW6280		SW6274	

3.6.5.3 Residential 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.

3.6.6 OPEN SPACE DEVELOPMENT STANDARDS

- a. **Minimum acreage:** Dedicated open space areas shall be no less than 25 acres (including infrastructure) and no less than 15 acres (excluding infrastructure), and shall be recorded on the final maps with a requirement that permitted land uses within the dedicated open space easements shall be limited to undisturbed natural uses and trails (for non-motorized access only, except for emergency purposes). These areas shall be deeded to, and managed by, the HOA.

¹⁴ SW = Sherwin Williams

- b. **Fencing:** Fencing shall be prohibited in any dedicated open space area.
- c. **Landscaping:** Landscaping in the dedicated open space areas shall be limited to plant materials that are native to the Mono County region and have value to native wildlife.
- d. **Landscape Irrigation:** A temporary irrigation system shall be provided for any disturbed portions of the dedicated open space areas. The temporary system shall remain in place until the county finds that supplemental irrigation is no longer required to maintain plant viability, and shall then be removed.
- e. **Landscape Maintenance:** All landscaping in the dedicated open space areas shall be maintained in a neat, clean, and healthy condition, with proper pruning, mowing, weeding, litter removal, fertilizing, replacement, and irrigation as needed.
- f. **Landscape Plan:** A detailed landscape plan shall be submitted to address plantings in the interior homeowners recreation area and the tertiary treated water disposal area.
- g. **Lighting:** No lighting shall be permitted in the dedicated open space areas.
- h. **Off-Highway Vehicle (OHV) Use:** OHVs shall not be permitted within the public open space areas except for maintenance, emergency or public safety purposes.
- i. **Soil Conservation:** A soil conservation plan shall be developed and applied to the public open space areas within Rock Creek Ranch in conjunction with a program for disposal of surplus recycled water.
- j. **Habitat Protection Guidelines:** The Covenants, Conditions and Restrictions (CC&Rs) shall contain information on project habitat values and habitat protection as a means to educate homeowners and safeguard native resources.
- k. **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.

3.6.7 INFRASTRUCTURE DEVELOPMENT STANDARDS

3.6.7.1 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 would 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 the recordation of a Subdivision Map.
- iv. The interior street serving Rock Creek Ranch shall have a minimum overall right-of-way of 40 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 with a minimum one-foot-wide paved shoulder.
- vi. A continuous 5-foot wide paved pedestrian path shall be provided alongside one lane of the internal roadway, with a minimum 5-foot separation distance from the adjoining traffic lane and shoulder. Access points, street crossings, stop signs, barrier posts, and other signs, markings, and measures shall be installed as appropriate to enhance safety.
- vii. A ten-foot wide easement for snow storage shall be provided alongside one lane of the internal roadway.
- viii. The interior street serving Rock Creek Ranch shall have one public access onto Lower Rock Creek Road; a secondary emergency access may be provided across public lands upon approval by the appropriate agency.
- ix. Interior road slopes shall not exceed a maximum grade of 12.0%.

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. All RV units, boats, trailers, ATVs, snowmobiles and similar items shall be stored in a fully-enclosed structure and integrated with the residential structure or into 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.

3.6.7.2 Sanitation Facilities

a. **Maintenance District**

- i. A maintenance district shall be created by the developer of Rock Creek Ranch. The maintenance district shall be responsible for routine inspection and testing of the sanitation treatment and disposal system, consistent with county standards. The district shall file a report with the Mono County Health Dept. on an annual basis or as required by the Health Dept. Rock Creek Ranch lot owners shall be responsible for payment of all inspection and reporting costs.
- ii. The maintenance district shall be the responsible entity in the event remedial actions are required for any aspect of the sanitation collection, treatment or disposal facilities. All remedial activities shall be undertaken in a timely manner as determined by the Health Department.
- iii. Toxic materials used in the sanitation system shall comply with all relevant laws and regulations governing use, storage and disposal.
- iv. Individual septic systems shall be prohibited within Rock Creek Ranch.
- v. Odor control improvements shall be provided and maintained at the package sanitation facility.

b. **Design Standards:** All sanitation system design elements shall be approved by Director Review.

- i. All sanitation facilities shall be constructed underground or concealed from view within a structure that conforms to the architectural standards in this Specific Plan.
- ii. Lighting at the sanitation facility shall be limited to motion sensory lighting as required for security.
- iii. Fencing at the sanitation facility shall be architecturally compatible, consistent with requirements for public safety and security.

3.6.7.3 Water Facilities

a. **Consolidation**

- i. The project applicant and LRCMWC shall work together to achieve consolidation of facilities in keeping with General Plan policy. Unless and until such consolidation occurs, water facilities within Rock Creek Ranch shall conform to the following Specific Plan requirements.

b. **Maintenance District**

- i. A maintenance district shall be created by the developer of Rock Creek Ranch. The maintenance district shall be responsible for routine inspection and testing of the water treatment and delivery system, and compliance with all conditions of approval as contained in the Mitigation Implementation & Monitoring Program and/or other approvals granted by the county or State agencies. The district shall file a report with the Mono County Health Dept. on an annual basis or as required by the Health Dept. Rock Creek Ranch lot owners shall be responsible for payment of all inspection and reporting costs.
- ii. The maintenance district 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 Health Department. Rock Creek Ranch lot owners shall be responsible for the payment of all remedial actions.
- iii. Toxic materials used in water treatment, storage or delivery 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 or 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 facility shall be limited to motion sensory lighting as required for security.
- iii. Fencing at the water production and storage facility shall be architecturally compatible, consistent with requirements for public safety and security.

3.6.7.4 Drainage Facility Development Standards

- a. **Standards:** All interior subdivision streets shall be constructed with a roadside ditch or swale 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 100-year event. Storm water quantities exceeding the predevelopment level 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. All drainage facilities shall be managed and maintained by a private maintenance entity such as the HOA or a community services district.

3.6.7.5 Solid Waste Disposal Development Standards

- a. **Standards:** The project CC&Rs shall include a provision that any commercial waste disposal bin (i.e., “dumpster”) provided for long-term residential use (i.e., rather than one-time construction use) shall be stored within a three-sided enclosure with 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.

3.6.7.6 Maintenance Building and Electrical and Mechanical Building

- a. **Maintenance Building Standards:** A maintenance building shall be constructed in the Maintenance Area provided on the north side of the existing Lower Rock Creek Mutual Water Company reservoir facility (see Exhibit 3.5, the Specific Plan Map). The maintenance building shall house all maintenance equipment and materials as required for the upkeep and maintenance of common areas and utilities within Rock Creek Ranch. Exhibit 3-11 provides a floor plan and elevations for this maintenance structure.
- b. **Electrical and Mechanical Building Standards:** An electrical and mechanical building shall be constructed in the Maintenance Area provided on the north side of the existing Lower Rock Creek Mutual Water Company reservoir facility (see Exhibit 3.5, Specific Plan Map). This building shall house all electrical and mechanical appurtenances associated with common areas and utilities within Rock Creek Ranch. Exhibit 3-12 provides a floor plan and elevations for this structure.

3.6.7.7 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 §5.3,¹⁵ 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.

3.6.8 EXISTING 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:

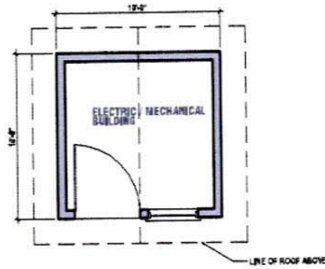
3.6.8.1 Southern California Edison Company (SCE)

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

3.6.8.2 Lower Rock Creek Mutual Water Company

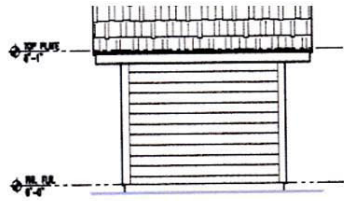
- An easement for water pipelines and incidental purposes, reservoir, and pumping plant system to Lower Rock Creek Mutual Water Company per 107/16 O.R.
- An easement for water pipelines, reservoir, and pumping plant system to LRCMWC per 199/325 O.R.
- An easement for water tank to Lower Rock Creek Mutual 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.

¹⁵ 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.

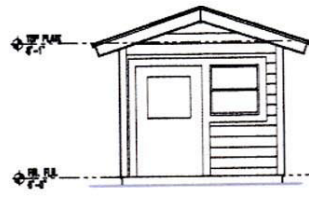


FLOOR PLAN
SCALE 1/4"=1'-0"

Area Calcs
PROPOSED BUILDING = 100 SQ.FT



SIDE ELEVATION
SCALE 1/4"=1'-0"

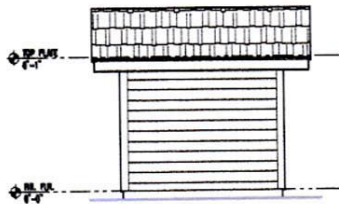


FRONT ELEVATION
SCALE 1/4"=1'-0"

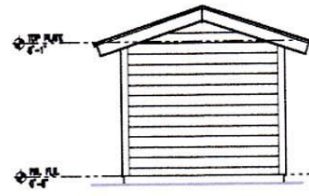
Roofing:
All roof areas shall be covered with 40 year Asphalt Comp., BLK. Pledge "Weathered Wood" Color and pattern to be approved by owner. Provide Blotastic Ice and Watershield Underlayment at all roof valleys, overhangs and at walls. Place Ice shield from edge of eave 6'-0" up roof and 6'-0" on each side of ridge. All adjacent surfaces shall be flashed at walls, pitch changes, etc. Contractor to install all roofing products, per mfr. specifications. Drip edge, G.I. fastings, gutters, caps, etc., any used in connection with roofing material shall be painted to match roof accent color.

Siding:
Exterior siding shall be 1" x 8" CEDAR BEVELED style. Install or Lywik housewrap paper or plywood sheat wall with 2-8d nails @ 48" o.c. or per board per heading. Use 3-10d nails @ board ends and splices. Verify Paint & stain w/ designer. Paint color per Cabinet to be Semi-solid body exterior quality. Color - Per owner.

Window Trim and Corners:
All window trim to be 2x4 J.S. CEDAR material, sill trim to be 2x6 J.S. cedar paint to accent main siding field. All window trim to be placed prior to siding. Install with minimum 1/2" window aluminum extruded insulat. Caulk joint of trim to siding to prevent any water infiltration. Corner trim to be 2x6 RS CEDAR material to match window trim in texture and color. Corner placed prior to siding to allow for water tight, and a superior corner structure. All corner trim to be attached with 2-10d nails @ 48" o.c with 2 nails @ all ends. Paint color per Cabinet to be solid body exterior quality. Paint or Stain color per owners desire.



SIDE ELEVATION
SCALE 1/4"=1'-0"



REAR ELEVATION
SCALE 1/4"=1'-0"

9 A
SHEET

REVISIONS

ROCK CREEK RANCH Rec. Room
MATT LEHMAN P.O. BOX 1145 MAMMOTH LAKES, CA 93546

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ELECTRIC / MECHANICAL BUILDING

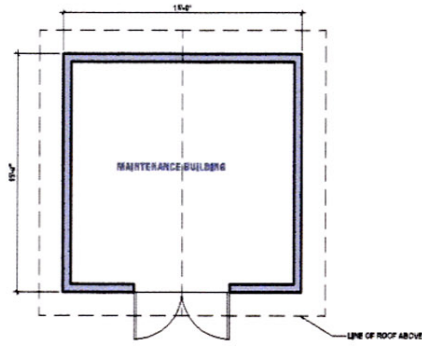


Proposed Rock Creek Ranch Electric & Mechanical Building



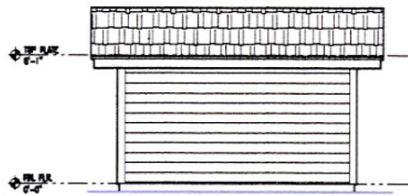
BAUER PLANNING & ENVIRONMENTAL SERVICES, INC.

ROCK CREEK RANCH EIR
EXHIBIT 3-11

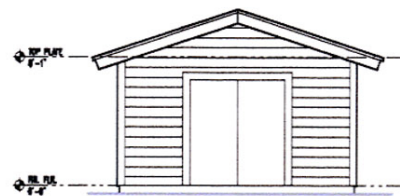


FLOOR PLAN
SCALE 1/4"=1'-0"

Area Calcs
PROPOSED BUILDING = 225 SQ.F



SIDE ELEVATION
SCALE 1/4"=1'-0"



FRONT ELEVATION
SCALE 1/4"=1'-0"

Roofing:

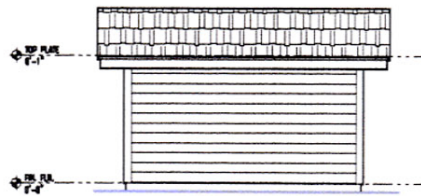
All roof areas shall be covered with 40 year Asphalt Comp., ELK Prestige "Weathered Wood" Color and pattern to be approved by owner. Provide Bituthene Ice and Watershield Underlayment at all roof valleys, eavehangs and at walls. Place Ice shield from edge of eave 6'-0" up roof and 6'-0" on each side of ridge. All adjacent surfaces shall be finished at walls, finish changes, etc. Contractor to install all roofing products per unit specifications. Drip edge, G.I. flashing, gutters, etc. etc., any parts in common with roofing material shall be painted to match roof access color.

Siding:

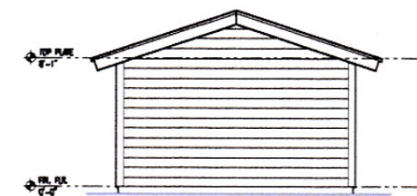
Exterior siding shall be 1" x 8" CEDAR BEVELED style. Install w/ Tyvek house-wrap paper or plywood sheat wall with 3dd nails @ 38" o.c. or per board per boardng. Use 3-10d nails @ board ends and splices. Verify Paint & sealer w/ designer. Paint color per 6 sheets to be Semi-solid body exterior quality. Color as per owner.

Window Trim and Corners:

All window trim to be 2x4 RS CEDAR material, sill trim to be 2x4 RS cedar pine to accept inside sliding seal. All window trim to be placed prior to siding, which will terminate at window aluminum extruded mold. Craft joint of trim to siding to prevent any water infiltration. Corner trim to be 2x4 RS CEDAR material to match window trim in texture and color. Corner placed prior to siding to allow for water tight, and a superior corner structure. All corner trim to be stretched with 2-10d nails @ 48" o/c with 2 nails at all ends. Paint color per 6 sheets to be solid body exterior quality. Paint or Sealer color per owner desire.



SIDE ELEVATION
SCALE 1/4"=1'-0"



REAR ELEVATION
SCALE 1/4"=1'-0"

SHEET	DESIGNED BY	REVISIONS
	DRAWN BY	
A 5	SCALE	
	DATE	

ROCK CREEK RANCH Rec. Room
MATT LEHMAN P.O. BOX 1145 MAMMOTH LAKES, CA 95546

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MAINTENANCE BUILDING

DESIGN	PHILIPPA J. JAY	PROJECT NO.	1145

Proposed Rock Creek Ranch Maintenance Building



BAUER PLANNING & ENVIRONMENTAL SERVICES, INC.

3.6.9 OTHER PROVISIONS

3.6.9.1 Electricity

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

3.6.9.2 Propane Tanks

Gas service to Rock Creek Ranch lots shall be served through a centralized propane tank system. The tank farm shall be located south of the southernmost residential lot on Rock Creek Ranch, in accordance with county regulations and subject to final approval by the Paradise FPD Fire Chief. The propane tanks shall be screened from off-site view by approved vegetation or fencing materials, and all fuel distribution lines between the tank farm and individual lots shall be constructed underground. It is expected that the propane system will be maintained by the propane provider; no easement will be required for this use.

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; 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.

3.6.9.3 Integration 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.

3.6.9.4 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 Homeowners Association. 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.

3.6.9.5 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.

3.6.9.6 Wood-Burning Appliances

All 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.

3.6.9.7 Structural Fire Protection

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

3.6.10 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 11-327).

3.7 IMPLEMENTING REGULATIONS AND ORDINANCES

3.7.1 CAPITAL IMPROVEMENT PLAN

Project improvement costs, exclusive of land acquisition, are estimated by the project applicant to be \$6,677,700 (in 2008 dollars). A majority of this expenditure (approximately \$3.6 million, or 54% of total) will be allocated to road improvements. An additional \$1.35 million (20%) will be spent on well drilling, and \$1.1 million (16.5%) on utility improvements. Private financing will cover the cost of most project improvements. However, the applicant

intends to seek financing assistance from state, local and/or federal agencies for the construction of some project elements including the water system, and wind and solar energy improvements.

3.7.2 FINANCING MEASURES

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.

3.7.3 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, all water and sewer improvements, propane facilities, and all open space lot 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.

3.7.4 SUBSEQUENT DEVELOPMENT ENTITLEMENTS REQUIRED

Discretionary actions required to implement the proposed Rock Creek Ranch project were outlined in Section 2 (see Table 2-1), and include approvals by Mono County (lead agency), the California Regional Water Quality Control Board – Lahontan Region, and the Great Basin Air Pollution Control District. Additionally, the California Department of Fish and Game is a trustee agency for the project.

3.7.5 COUNTY ORDINANCE #06-06 WORKFORCE HOUSING REQUIREMENTS

During 2006 the county adopted an ordinance establishing workforce housing mitigation requirements for most types of new development within the county. For residential development projects, the Ordinance requires that one workforce housing unit be provided for every ten market-rate lots or housing units developed, and requires that the inclusionary units comply with all General Plan criteria governing size, design, and location. Additionally, the Ordinance requires that 20% of the lots be deed-restricted for construction of a secondary ('granny') unit, and applicants are required to pay a fractional fee for partial increments.

In the present case, the base project application was for 55 market rate units that would be constructed according to a timeline established by each individual lot buyer. To comply with Ordinance #0606, the applicant is proposing that eleven (11) of the primary lots will be deed restricted – in perpetuity -- to include a secondary ('granny') unit. The applicant also proposes to construct workforce housing units on 5 lots within Rock Creek Ranch. Construction of 5 workforce housing units will leave unmet a fractional share since the housing ordinance calculator would require five and one-half affordable units for a 54.7-acre parcel. The housing Ordinance normally requires that fractional shares be met through payment of fees; for Rock Creek Ranch, the fractional fee was set at \$78,468. In lieu of fee payment, the applicant proposes to provide one additional secondary unit for a total of 11 deed-restricted secondary units.

The Ordinance allows applicants to propose modifications to the base requirements consistent with individual project conditions. For Rock Creek Ranch, two modifications have been proposed. First, the project applicant has requested that the workforce housing be provided in addition to (rather than as part of) the 55 market rate units; this provision, if approved, would constitute a form of 'density bonus.'¹⁶ Second, the applicant has proposed that one workforce housing unit be constructed for every 10 market rate lots sold, and that the secondary units be constructed when owners of the deed-restricted lots build their primary homes. These provisions would differ from the Ordinance, which requires that the workforce units and secondary units be built at the same time as market rate units.

In total, the proposed project would at build out incorporate 60 primary units (55 market rate lots plus 5 workforce units) plus 11 deed restricted granny units. The applicant will construct the five workforce units for subsequent sale in accordance with county requirements. All of the market rate lots will be sold for subsequent development of custom single-family homes. The analysis contained in EIR §5.5 indicates that the project is generally consistent with the county's adopted workforce housing requirements.

¹⁶ Note that 10 of the deed-restricted secondary units are required by the Housing Ordinance. The applicant has proposed to provide one additional deed-restricted unit in lieu of a fractional fee that would otherwise apply since the housing ordinance calculator would require five and one-half affordable units for a 54.7-acre parcel.

3.8 SPECIFIC PLAN ADMINISTRATION AND FINANCING

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.

3.8.1 SPECIFIC PLAN FINANCING

All development costs associated with implementation of the Rock Creek Ranch Specific Plan will be privately financed; no public funds will be used.

3.8.2 SPECIFIC PLAN AMENDMENT PROCEDURES

3.8.2.1 Major Amendments

The process of amending a specific plan is generally the same as that for 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.

3.8.2.2 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.

3.9 SPECIFIC PLAN ENFORCEMENT

3.9.1 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.

3.9.2 ANNUAL REVIEW

The Planning Commission shall review the Specific Plan on an annual basis for at least 5 years.