

Mountain Vistas Specific Plan and Environmental Impact Report

Part I: Specific Plan

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Prepared by:

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**MOUNTAIN VISTAS SPECIFIC PLAN
AND
ENVIRONMENTAL IMPACT REPORT**

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TABLE OF CONTENTS

Summary	1
Purpose Statement	1
Project Components.....	1
Location.....	2
Range of Issues	2
Summary of Preparation Process.....	3
Specific Plan Implementation & Monitoring	3
I. Introduction.....	5
Detailed Specific Plan Purposes.....	5
Project Components.....	6
Project Location.....	7
Planning Area Setting	7
Environmental Setting.....	9
Development and Conservation Issues Addressed in the Plan	12
Relationship Between the Policies and Regulations in the Specific Plan	13
How the Specific Plan's Policies and Regulations Accomplish the Objectives of the Plan...	13
Relationship of the Specific Plan to the General Plan.....	13
Relationship of the Specific Plan to Neighboring Plans and Those of Other Jurisdictions ..	14
Projects Required by Law to Be Consistent with the Specific Plan.....	14
II. Land Use Planning and Regulatory Provisions	15
Land Use Plan	15
Land Use Objectives, Policies & Programs	15
Land Use Designations	17
Land Development Regulations	25
Design Standards.....	25
Conservation Standards.....	33
III. Infrastructure Plan	38
Transportation Systems	38
Policies.....	38
Transportation System Plans	39
Transportation Development Standards	39
Public Service Infrastructure	40
Policies.....	40
Plans	42
Solid Waste Disposal	43
Policies.....	43
Plans	43
Energy Facilities and Services	44
Policies.....	44
Plans	44
Fire Protection Services	45
Policies.....	45
Plans	45

Other Services.....	46
Policies.....	46
IV. Program of Implementation Measures.....	48
Implementing Regulations and Ordinances	48
Financing.....	48
Capital Improvement Program.....	48
Phasing.....	50
V. Relationship of the Specific Plan EIR to Subsequent Discretionary Projects.....	51
Projects That Will Be Exempt From Additional Environmental Review	51
Projects That Will Require Additional Environmental Review.....	51
VI. Specific Plan Administration.....	52
Specific Plan Cost Recovery Fees.....	52
Specific Plan Amendment Procedures.....	55
VII. Specific Plan Enforcement	59
VIII. References	63

TABLE OF TABLES

Table 1: 2003 Regional Housing Need – Mono County	5
Table 2: Mountain Vistas Development Budget	49
Table 3: Mono County Project Development Fee Schedule.....	53
Table 4: Mono County Land Development Regulations, Chapter 48	56

TABLE OF FIGURES

Figure 1: Housing Prototypes	28
Figure 1: Housing Prototypes	29

COPY OF ADOPTING RESOLUTION

To be added after Specific Plan adoption.

SUMMARY: MOUNTAIN VISTAS SPECIFIC PLAN

PURPOSE STATEMENT

The overall objective of the proposed project is to provide additional development opportunities in Chalfant in a manner that enhances community life and which implements existing General Plan goals, objectives, and policies for the area. Specific project objectives include:

- Increasing the amount of single-family housing in Chalfant in an area adjacent to the existing community in order to minimize impacts to surrounding agricultural lands and public lands.
- Providing additional infill development between the existing developed areas east and west of Hwy. 6 in order to create a more cohesive community.
- Providing an additional site for small-scale commercial development to serve local needs.
- Creating a core commercial area in Chalfant along U.S. Highway 6 in the immediate vicinity of Brown's Subdivision Road and Chalfant Road.
- Increasing residential density in order to permit the efficient delivery of services such as fire protection, to allow for easier pedestrian and bicycle access throughout the community, and to create a sufficient population base to help support a local school.
- Providing additional infill development along Hwy. 6, at a greater single-family density, in order to help develop a "Main Street" along Hwy. 6 through the community of Chalfant.

The project applicants intend to provide 47 single-family residences, along with a site for small-scale commercial development and all required infrastructure and utilities for the proposed development, on a parcel located at the northwest corner of Hwy. 6 and Chalfant Road in Chalfant.

PROJECT COMPONENTS

The proposed development for the Mountain Vistas Specific Plan includes the following components:

1. Subdivision of a 28.95-acre parcel (APN 26-210-37) into forty-seven (47) single-family residential lots (gross density of 0.5 acres), one (1) commercial lot (approximately 2 acres), and six utility and open space lots to be used for wells, water storage, propane storage, stormwater retention, a park area and landscaping. Tract Map Application 37-54 addresses the subdivision of the property.
2. Designation of the project site as Specific Plan (SP), including Single-family Residential (SFR) with a half-acre gross density and a minimum lot size of 0.36 acres, Commercial (C), Utility (U), and Open Space (OS). Ten (10) lots along the western edge of the project also have an Equestrian overlay (E) designation. An application for a General Plan Amendment (GPA #03-02) addresses the redesignation of the parcel from Estate Residential (ER) to the Specific Plan land use designations.

3. Development of required infrastructure on site, including paved two-lane roads, a domestic and fire protection water system (wells, water distribution and storage system, fire hydrants), a propane tank yard and propane distribution system, a storm drainage system, an underground electrical, telephone, and cable TV distribution system, and individual septic systems for all lots. On-site infrastructure improvements will be developed in phases by Workforce Homebuilders LLC.
4. The commercial lot would be developed by the current property owner. The residential lots would be developed by Workforce Homebuilders LLC in two consecutive phases. Workforce Homebuilders LLC intends to install factory-built housing assembled on site on an engineered load-bearing foundation system. They intend to provide three floor plans and two exterior elevations per floor plan. Housing materials and colors are intended to blend aesthetically into the surrounding environment. Development of the site would include a landscaping buffer between Hwy. 6 and the project and additional landscaping throughout the project site.
5. The project will be privately funded.

LOCATION

The project site is a 28.95-acre parcel located in the southeast corner of Mono County, California, approximately 13 miles north of Bishop, California (see Figure 1, Regional Map and Vicinity Map in Appendix A, Map Set). The site is located in the community of Chalfant in the Tri-Valley, adjacent to the northwest corner of the intersection of Hwy. 6 and Chalfant Road.

The parcel is located in the E 1/2 NE 1/4 Sec. 8, T.5S, R.33E, M.D.B.M. on the USGS 7.5 minute quadrangle map "Chidago Canyon." The Mono County Assessor's Parcel Number is 26-210-37. The Mono County Land Use Maps showing the parcel are Figure 96, Chalfant Valley Area, and Figure 97, Chalfant Community North.

RANGE OF ISSUES

The range of issues identified for the proposed project includes the following:

1. The General Plan designation for the parcel is Estate Residential (ER), which has a one (1) acre minimum lot size (Mono County Land Use Maps, Figure 97 -- Chalfant Community North). The Mono County Land Use Element also states that "gross densities for residential development in Chalfant shall not exceed one (1) dwelling unit per acre. For parcels ten (10) acres or greater, clustering shall be encouraged" (Mono County Land Use Element, Tri-Valley policies, Objective C, Action 2.1). The gross density for the proposed single-family residences is less than one (1) dwelling unit per half-acre. The proposed change in lot size and density requires a General Plan Amendment.
2. There are numerous issues relating to water; i.e.,
 - water consumption by the project;
 - impacts on existing wells and the surrounding water table;

- water pressure/fire flow issues;
 - septic system impacts on water quality; and
 - potential cumulative water quantity and quality impacts in the area.
3. There are potential flooding and storm drainage issues in the project area.
 4. Forty-seven additional residences and one additional commercial lot would create traffic impacts on Hwy. 6 and on Chalfant Road.
 5. Since the proposed project is adjacent to Hwy. 6 there could be noise impacts to the project from the traffic on the highway, particularly from the truck traffic. Construction-related noise impacts could also be an issue.
 6. There are aesthetic issues related to the rural character of the area; i.e.,
 - the project should "preserve the rural character and setting of Chalfant" (Mono County Land Use Element, Tri-Valley policies, Objective B, Policy 2); and
 - the "look" of the development should remain rural (development layout, building styles and noise attenuation wall).
 7. The proposed project site is in an area identified in the Mono County Master Environmental Assessment (MEA Figure 18 F) as being subject to wind erosion. This would be a concern both during the construction/development process and on an ongoing basis.
 8. Forty-seven additional residences and one additional commercial lot, and the resulting increase in population, could create impacts to public services (transfer station, schools, phone lines, mail) and emergency services (paramedic, fire protection, sheriff) in the area.

SUMMARY OF PREPARATION PROCESS

The Mountain Vistas Specific Plan and EIR was prepared by a consultant utilizing comments from a public scoping meeting held in Chalfant on Nov. 5, 2003, review of related technical literature and data, evaluation of the project plan documents, review of local plans and policies including the Mono County General Plan and Land Development Regulations, consultation with interested agencies and individuals, and incorporation of special studies prepared for the Specific Plan (traffic, noise, hydrogeology, flooding). An administrative draft was reviewed by Mono County staff and revised by the consultant.

SPECIFIC PLAN IMPLEMENTATION & MONITORING

Policies in the Specific Plan will be implemented through the design and conservation standards established in the Plan. Those standards incorporate suggested mitigation measures from the special studies (traffic, noise, hydrogeology, flooding) prepared for the project as well as mitigation from the county's General Plan and Land Development Regulations. The design and conservation standards also incorporate proposed mitigation measures resulting from the

analysis in the Draft Environmental Impact Report for the Specific Plan. Implementation of the portions of the Specific Plan will also be achieved through the tract map process and conditions of approval for the tract map. Implementation and monitoring of the Specific Plan are outlined in detail in Chapter VII, Specific Plan Enforcement.

I. INTRODUCTION

DETAILED SPECIFIC PLAN PURPOSES

The overall objective of the proposed project is to provide additional development opportunities in Chalfant in a manner that enhances community life and which implements existing General Plan goals, objectives, and policies for the area. Specific project objectives include:

- Increasing the amount of single-family housing in Chalfant in an area adjacent to the existing community in order to minimize impacts to surrounding agricultural lands and public lands.
- Providing additional infill development between the existing developed areas east and west of Hwy. 6 in order to create a more cohesive community.
- Providing an additional site for small-scale commercial development to serve local needs.
- Creating a core commercial area in Chalfant along Hwy. 6 in the immediate vicinity of Brown's Subdivision Road and Chalfant Road.
- Increasing residential density in order to permit the efficient delivery of services such as fire protection, to allow for easier pedestrian and bicycle access throughout the community, and to create a sufficient population base to help support a local school.
- Providing additional infill development along Hwy. 6, at a greater single-family density, in order to help develop a "Main Street" along Hwy. 6 through the community of Chalfant.

The project applicants intend to provide 47 single-family residences, along with a site for small-scale commercial development and all required infrastructure and utilities for the proposed development, on a parcel located at the northwest corner of Hwy. 6 and Chalfant Road in Chalfant.

The proposed project meets the identified need for additional housing in Mono County. The Mono County Housing Element 2003 Update identifies the Regional Housing Needs for the unincorporated area of the county and for Tri-Valley:

TABLE 1: 2003 Regional Housing Need--Mono County

<u>Income Group</u>	<u>Unincorporated Area Need</u>	<u>Tri-Valley Need</u>
Very Low	49	8
Low	48	8
Moderate	39	7
Above Moderate	<u>97</u>	<u>16</u>
Total	233	39

Notes: Tri-Valley need is based on the proportion of the total unincorporated area population living in the Tri-Valley in 2000.

Source: Mono County Housing Element 2003 Update.

Very low income households are those with 50 percent or less of the area's median income; low income households are those with 50 percent to 80 percent of the median income; moderate income households are those with 80 percent to 100 percent of the median income; and above moderate income households are those with 100 percent to 120 percent or more of the median income. The median income for the unincorporated area of Mono County was \$ 54,500 in 2003 (Mono County Housing Element 2003 Update). Housing in the proposed project is anticipated to sell at \$ 250,000 - \$ 300,000. The proposed houses would be affordable to households with above moderate incomes and would fulfill the regional housing need for above moderate income housing in the Tri-Valley.

The proposed project would provide 47 single-family residences and small-scale commercial development to meet local needs adjacent to existing development and existing roads and highways in Chalfant. The location of additional residential development on a parcel adjacent to existing development in Chalfant is consistent with Tri-Valley Area Plan policies that encourage residential development in areas where the proposed development would minimize impacts to surrounding agricultural lands and public lands.

The location of small-scale commercial uses at the corner of Hwy. 6 and Chalfant Road is consistent with Tri-Valley Area Plan policies that encourage the use of land adjacent to Hwy. 6 in Chalfant for commercial uses that serve local needs. The addition of local commercial uses at the intersection of Hwy. 6 and Chalfant Road will contribute to the creation of a core commercial area in Chalfant and to the development of a "Main Street" along Hwy. 6 in Chalfant. The development of a Main Street along Hwy. 6 will create a more cohesive community with a more noticeable presence along the highway that in turn may help to slow traffic along Hwy. 6 through the community.

Providing additional infill development between the existing developed areas east and west of Hwy. 6 will also help create a more cohesive community and will be consistent with Tri-Valley Area Plan policies that promote the preservation of agricultural lands and the avoidance of incompatible land uses, such as residential uses, in areas adjacent to agricultural lands. A more cohesive community will enhance community life in Chalfant by providing greater ease of access and greater connectivity between various areas of Chalfant.

Concentrating development in an area adjacent to the existing development in Chalfant and increasing residential density to that found elsewhere in Chalfant reduces the overall amount of land in the area utilized for residential uses and allows services to be provided more efficiently while providing additional housing opportunities to meet the increasing housing demand in Mono County.

PROJECT COMPONENTS

The proposed development for the Mountain Vistas Specific Plan includes the following components:

1. Subdivision of a 28.95-acre parcel (APN 26-210-37) into forty-seven (47) single-family residential lots (gross density of 0.5 acres), one (1) commercial lot (approximately 2 acres), and six utility and open space lots to be used for wells, water storage, propane storage, stormwater retention, a park area and landscaping. Tract Map Application 37-54 addresses the subdivision of the property.

2. Designation of the project site as Specific Plan (SP), including Single-family Residential (SFR) with a half-acre gross density and a minimum lot size of 0.36 acres, Commercial (C), Utility (U) and Open Space (OS). Ten (10) lots along the western edge of the project also have an Equestrian overlay (E) designation. An application for a General Plan Amendment (GPA #03-02) addresses the redesignation of the parcel from Estate Residential (ER) to the Specific Plan land use designations.
3. Development of required infrastructure on site, including paved two-lane roads, a domestic and fire protection water system (wells, water distribution and storage system, fire hydrants), a propane tank yard and propane distribution system, a storm drainage system, an underground electrical, telephone, and cable TV distribution system, and individual septic systems for all lots. On-site infrastructure improvements will be developed in phases by Workforce Homebuilders LLC.
4. The commercial lot would be developed by the current property owner. The residential lots would be developed by Workforce Homebuilders LLC in two consecutive phases. Workforce Homebuilders LLC intends to install factory-built housing assembled on site on an engineered load-bearing foundation system. They intend to provide three floor plans and two exterior elevations per floor plan. Housing materials and colors are intended to blend aesthetically into the surrounding environment. Development of the site would include a landscaping buffer between Hwy. 6 and the project and additional landscaping throughout the project site.
5. The project will be privately funded.

PROJECT LOCATION

The project site is located in the southeast corner of Mono County, California, in the community of Chalfant in the Tri-Valley (E 1/2, NE 1/4 Sec. 8, T.5S, R.33E, Mount Diablo Base and Meridian). The project site is approximately 13 miles north of Bishop, California, the nearest large incorporated area. It is approximately 45 miles southeast of Mammoth Lakes (by road), the nearest large incorporated area in Mono County. The project site is adjacent to the northwest corner of the intersection of Hwy. 6 and Chalfant Road. It extends north, parallel to Hwy. 6, for approximately four tenths of a mile and west, parallel to Chalfant Road, for approximately one sixth of a mile. Figure 1 of the Map Set (see Appendix A) provides a Regional Location Map and a Vicinity Map.

PLANNING AREA SETTING

Chalfant is a residential community of approximately 465 persons (2000 US Census, Summary File 1, Table P1) located adjacent to Hwy. 6 in the Tri-Valley area of Mono County. In 2000, Chalfant had approximately 49 percent of the total population in the Tri-Valley (2000 US Census, Summary File 1, Table P1). The predominant land uses in the area are residential, agricultural and open space utilized primarily for dispersed recreation. In addition to residential development, Chalfant has a small store and community facilities including a community center, a park, a solid-waste transfer station, and a fire station.

Development in Chalfant is served by individual wells and septic systems. The Chalfant Valley Fire Protection District provides fire protection services to developed areas in Chalfant. Electricity is provided by Southern California Edison. Individual propane tanks provide additional power. Telephone service is provided by Verizon.

Residential property in Chalfant is a mix of half-acre lots, one acre lots and larger lots designated Rural Mobile Home (RMH) or Estate Residential (ER). Of the 164 lots designated RMH in Chalfant, 99 lots (60 %) are 0.5 acres or less, 13 lots (8 %) are 0.5 to 1 acre, and 57 lots (32 %) are 1 acre or more. The intent of the RMH designation is to:

"... provide for development in rural areas within the county consistent with developed lifestyles when mixed uses are determined to be acceptable to the citizens of the RMH area. The RMH district is further intended to provide for mixed uses including single-family residences, mobile homes used as residences, and small-scale agricultural uses including the keeping of fowl and animals for personal use" (Mono County Land Use Element, Rural Mobile Home Designation).

The intent of the ER designation is to:

"... permit large-lot, single-family dwelling units with ancillary rural uses in areas adjacent to developed communities. Small-scale agriculture is permitted for personal use only" (Mono County Land Use Element, Estate Residential Designation).

Both designations allow mobile homes to be used as single-family residences, small-scale agriculture for personal use, and animals and pets as allowed by the Mono County Animal Standards (Section 04.270 of the Land Development Regulations).

Hwy. 6 is the main access route to and through the Tri-Valley. In Chalfant, the community is split by Hwy. 6 with residential development and community facilities on the east side of the highway and residential development on the west side. Two-lane paved county-maintained roads provide access to communities from Hwy. 6. There are also numerous gravel and dirt non-county-maintained roads throughout the Tri-Valley.

Land use in the area surrounding Chalfant is primarily open space and agriculture. Community areas on both sides of Hwy. 6 are surrounded by land owned by the Los Angeles Department of Water and Power (LADWP). That land is designated Open Space (OS) and is maintained as open space by LADWP to protect its water resources. Farther east and west of the community areas, the land is public land managed by the Bureau of Land Management (BLM). Those lands are primarily managed for habitat conservation and dispersed recreation.

Land surrounding the project site includes LADWP lands designated Open Space (OS) to the south, west and north, a 3-acre parcel to the immediate north designated Service Commercial (SC) that is utilized for heavy equipment and truck repair, and single-family residential development designated Rural Mobile Home (RMH) across Hwy. 6 to the east of the project site. There is also a one-acre commercial site with a small store and gas station across Hwy. 6 to the east of the project site and a county park facility across Hwy. 6 from the southeast corner of the project site.

Chalfant is within the boundaries of the Eastern Sierra Unified School District (ESUSD). There are no schools in Chalfant. The ESUSD has an elementary school and a small alternative high school

in Benton. Some elementary students in the Tri-Valley utilize the Benton school. Others, particularly those in Chalfant, apply for an interdistrict transfer to attend school in Bishop. The Bishop Union Elementary School District had 22 students from Chalfant during the 2003-04 school year. Students from Chalfant attending elementary school in Bishop must arrange their own transportation.

Most high school students in the Tri-Valley attend high school in Bishop at Bishop Union High School. Approximately 10-12 students from Chalfant attended high school in Bishop during the 2003-04 school year. The ESUSD provides a bus to transport students from Benton, Hammil and Chalfant to Bishop.

Data from the 2000 US Census indicate that many residents also commute outside of the community and outside of the county for jobs. In 2000, 71 percent of employed persons in the Tri-Valley worked outside of Mono County, probably in Bishop (US Census 2000, Summary File 3, Table P26). For all employed persons in the Tri-Valley, 7.5 percent worked at home, 54.3 percent commuted less than 30 minutes to work, 18 percent commuted 30 to 44 minutes, 4.4 percent commuted 45 to 59 minutes, and 15.8 percent commuted 60 minutes or longer (US Census 2000, Summary File 3, Tables P31 and P32).

ENVIRONMENTAL SETTING

The Tri-Valley is a north-south trending valley, relatively flat in the middle, bounded to the east by the White Mountains and to the west by the southeast sloping lava flows of the Volcanic Tablelands and the Benton Range. Outside of community areas, most of the land in the Tri-Valley is public land managed by the Bureau of Land Management (BLM). In the southern portion of the valley, including the Chalfant area, the Los Angeles Department of Water and Power (LADWP) owns large parcels of land. The following discussion provides an overview of the environmental setting in the area; environmental issues are discussed in detail in the DEIR for the project.

WATER RESOURCES

The Tri-Valley is a northern extension of the Owens Valley; runoff from the surrounding mountains drains into the valley and ultimately into the Owens Valley in Inyo County. Streams originating in the White Mountains contribute most of the runoff in this watershed. Ephemeral streams drain the western slopes of the valley. An ephemeral wash from Benton to Laws in Inyo County drains the Tri-Valley, and during periods of heavy precipitation, it conveys floodwaters downstream (Mono County MEA, p. 189). Most of the runoff in the basin is either captured as surface water and used for irrigation on local farms or drains into the valley's deep alluvium and is captured as groundwater. The area experiences very little rainfall and most of it is absorbed by the highly permeable soils in the area.

Mono County MEA Figure 12, Groundwater Basins and Recharge Zones, indicates that the entire Tri-Valley area is a groundwater basin with a recharge zone along the base of the White Mountains. MEA Figure 21, Shallow Groundwater, does not show the Tri-Valley to be an area of shallow groundwater.

The northern end of Fish Slough, a wetland with critical habitat for birds and fish, is located approximately one mile southwest of the project site. Fish Slough has been identified as an Area of Critical Environmental Concern by the Bureau of Land Management (BLM) and has a special

management plan developed by the BLM (Mono County MEA, p. 190). Groundwater from the Tri-Valley basin is the primary source of supply to the wetlands of Fish Slough (Mono County MEA, p. 193).

VEGETATION

Vegetation in the Chalfant area is primarily sagebrush and desert scrub. The Mono County MEA provides two analyses of vegetation and land cover throughout the county. The California GAP Analysis Land Cover system (MEA Figure 18) identifies vegetation in the Chalfant vicinity as Alkali Desert Scrub along the Hwy. 6 corridor, Cropland southeast of the community of Chalfant, and Freshwater Emergent Wetland at Fish Slough southwest of the project site. The USGS Landcover Analysis (MEA Figure 19) identifies vegetation in the Chalfant vicinity as scrubland along the Hwy. 6 corridor, pasture/hay southeast of the community, urban/recreational along the Hwy. 6 corridor, and grasslands/herbaceous and emergent herbaceous wetlands at Fish Slough.

Fish Slough, approximately one mile southwest of the project site, provides habitat for several special-status plant species including Fish Slough Milk Vetch, Inyo County Star Tulip, Alkali Ivesia, Silver Leaved Milk Vetch, and Hot Springs Fimbristylus (California Department of Fish and Game, California Natural Diversity Database, www.dfg.ca.gov). Fish Slough Milk Vetch is the only one state or federally listed as an Endangered or Threatened species. The remaining plant species are listed as "Special Plants" by the California Natural Diversity Database, a group that includes species identified by a variety of agencies and organizations as rare, sensitive, threatened, or declining.

WILDLIFE

Wildlife use in the Chalfant area is limited. The Mono County MEA identifies the corridor along Hwy. 6 as a light use area for mule deer (MEA Figure 20). MEA Figure 32L/M notes that mule deer use occurs primarily to the west and north of Chalfant, not in the center of the valley in the vicinity of the project site. Swainson's hawk nests are located within one-half mile of the project site (DFG). No other wildlife species is identified as using the area around the project site.

Fish Slough, approximately one mile southwest of the project site, is utilized by a variety of wildlife including ducks and geese and several special-status species (MEA Figure 33L/M). The northern end of Fish Slough is identified as habitat for Swainson's hawk, golden eagle, Fish Slough spring snail, Owens speckled dace, Owens tui chub and Owens pupfish (California Department of Fish and Game, California Natural Diversity Database, www.dfg.ca.gov). However, only the Swainson's hawk, Owens tui chub and the Owens pupfish are classified as state or federally listed Endangered or Threatened species. The remaining wildlife species are listed by the California Natural Diversity Database as "Species of Special Concern," a term that applies to wildlife not listed under the state or federal Endangered Species Acts but which are declining or are low in numbers.

VISUAL RESOURCES

Visually, the Tri-Valley is very open, with sweeping vistas of the surrounding mountains. Development and agricultural uses are highly visible since the floor of the valley is relatively flat and there is no screening vegetation. The Bureau of Land Management (BLM) establishes Visual Resource Management (VRM) classes for the public lands it manages in the area (MEA Figure 12 L/M). BLM lands to the west of Hwy. 6 are identified as VRM III, Moderate, which states that "visual contrast caused by a management activity can be evident, but must remain subordinate to

the characteristic landscape" (MEA, p. 114). BLM lands to the east of Hwy. 6, along the base of the White Mountains, are identified as VRM II, High, which states that "visual contrast is permitted; management activity is seen, but it must not attract attention. Changes in any of the basic elements (form, line, color, texture) caused by the activity must not be visible in the characteristic landscape" (MEA, p. 114).

Hwy. 6 does not have a scenic highway designation. There are 60-110 kV transmission lines that run roughly parallel to Hwy. 6 on the west side of the highway, from Bishop to Chalfant. Overhead electrical distribution lines are evident in Chalfant. Large transmission lines (>110 kV lines) run along the west edge of the valley from Bishop to south of Hammil, where they shift to the northwest.

TRANSPORTATION/CIRCULATION

U.S. Highway 6, from the Inyo County line north of Bishop to the Nevada state line north of Benton, is the major access to and through the Tri-Valley. It is also a major trucking route. Caltrans has identified the primary purpose of the route as interregional traffic, largely trucks (Mono County Regional Transportation Plan, p. 27). Major traffic concerns along Hwy. 6 include decreased visibility resulting from periodic dust storms due to dust from plowed fields and from deposits from flash floods and speeds throughout community areas. The roadway is flat with few lateral obstructions to slow traffic; as a result, traffic, including the trucks, moves at high speed along Hwy. 6. Caltrans and the Mono County Local Transportation Commission have identified safety issues associated with turning conflicts in the Chalfant area and have entered into a Capital Project Charter (Chalfant Safety Improvements) to address those concerns.

Two-lane paved county-maintained roads provide access to communities from Hwy. 6. There are also numerous gravel and dirt non-county-maintained roads throughout the Tri-Valley.

GEOLOGY AND SOILS

Soils throughout the Tri-Valley are Quaternary Alluvium (MEA Figure 15L/M), a deep and highly porous soil. The MEA identifies the Chalfant area as subject to wind erosion (MEA Figure 18F); the area east of Hwy. 6 is also subject to stream sheet rill erosion.

The MEA also identifies the area as MRA 2, an area where:

"Adequate information indicates that significant mineral deposits are present or where it is judged that there is a high likelihood for their presence. This area shall be applied to known mineral deposits or where well-developed lines of reasoning, based upon economic geologic principles and adequate data, demonstrate that the likelihood for occurrence of significant mineral deposits is high" (MEA Figure 17 L/M).

NOISE

The primary existing noise source in the project vicinity is traffic, primarily on Hwy. 6 but also on Chalfant Road. Existing residential uses are located on the east side of Hwy. 6, approximately 100 feet from the project site. Those residential uses are considered sensitive receptors and could be affected by noise impacts from the proposed project.

HAZARDS

The project site is not in a fault-rupture hazard zone, or adjacent to a fault, or in an area at high risk for ground failure (MEA Figure 34 F). The site is also not in an area affected by rockfalls or

landslides (MEA Figure 35 F). Although the project site is not within a 100-year flood zone as indicated on Federal Emergency Management Agency (FEMA) maps, a Base Flood Elevation Study prepared for the project found the project site to be located within the 100-year floodplain. Construction requirements for the project contained in the Base Flood Elevation Study have been incorporated into the draft Specific Plan and EIR.

The Flood Insurance Study (FIS) for Mono County prepared by FEMA contains the following information on past flash floods in the Tri-Valley:

“The worst flood on record occurred on August 9 and 10, 1989, when precipitation amounts of 1.45 and 1.70 inches, respectively, resulted in tremendous flows down the alluvial fan slopes of the White Mountains. The ensuing mudflow traversed Spring Canyon Creek, causing damage to roads, agricultural land, and some structures. Crop damage was estimated at \$1.5 million. The U.S. Natural Resource Conservation Service (formerly the Soil Conservation Service) office in Bishop reported receiving nine applications under the Emergency Conservation Program for damage to 1,365 acres of cultivated agricultural land in the Benton and Hammil Valley areas. The Caltrans office in Bishop reported expenditures of approximately \$ 150,000 to fix state highways. Damage to county roads was estimated at another \$ 257,000, for which the County applied to the Office of Emergency Services for reimbursement under the State Natural Disaster Assistance Act Program. There were reports of 50 homes being damaged from mudflows as high as 18 inches, although no structures were washed away. Some residents and tourists were evacuated.”

DEVELOPMENT AND CONSERVATION ISSUES ADDRESSED IN THE PLAN

The Mountain Vistas Specific Plan addresses the following development and conservation issues:

ENVIRONMENTAL CONSIDERATIONS

1. Issues related to water; i.e.,
 - water consumption by the project;
 - impacts on existing wells and the surrounding water table;
 - water pressure/fire flow issues;
 - septic system impacts on water quality; and
 - potential cumulative water quantity and quality impacts in the area.
2. Potential flooding issues.
3. Traffic impacts on Hwy. 6 and on Chalfant Road.
4. Noise impacts to the project from the traffic on the highway, particularly from the truck traffic and construction-related noise impacts.
5. Special- status species, both vegetation and wildlife, with habitat in the area.

INFRASTRUCTURE CONSTRAINTS

6. The potential for wind erosion both during the construction/development process and on an ongoing basis.
7. Impacts to public services (solid waste, schools, phone lines, mail) and emergency services (medical, fire protection, law enforcement) in the area.

REGULATORY & POLICY CONSTRAINTS

8. Aesthetic issues related to the rural character of the area; i.e.,
 - the project should "preserve the rural character and setting of Chalfant" (Mono County Land Use Element, Tri-Valley policies, Objective B, Policy 2); and
 - the "look" of the development should remain rural (development layout, building styles and materials, noise attenuation wall).
9. Regulatory/policy issues relating to the proposed General Plan Amendment that would allow one (1) dwelling unit per one-half acre gross density.

RELATIONSHIP BETWEEN THE POLICIES AND REGULATIONS IN THE SPECIFIC PLAN

The Mountain Vistas Specific Plan contains policies pertaining to the planned type, intensity, and location of development on the project site. It also contains development standards, design standards, and conservation standards intended to implement the proposed development. The Mountain Vistas Specific Plan will be subject to the provisions of the Mono County Land Development Regulations, unless an alternative regulation or standard is specified in the Specific Plan. These regulations will apply to all development in the Specific Plan area and will be effective following adoption of the Specific Plan. Alternative regulations in the Specific Plan are intended to be consistent with the Mono County Land Development Regulations and with the Subdivision Ordinance, and to implement those regulations for the project parcel.

HOW THE SPECIFIC PLAN'S POLICIES AND REGULATIONS ACCOMPLISH THE OBJECTIVES OF THE PLAN

The overall objective of the Mountain Vistas Specific Plan is to increase the amount of single-family housing in Mono County, specifically in Chalfant in the Tri-Valley, and to provide additional sites for small-scale commercial uses to serve the community. The proposed project would provide 47 single-family residences (minimum lot size of 0.36 acres), one (1) commercial lot (approximately 2 acres), and six (6) small lots to be used for utility and open space uses.

The policies and regulations contained in the Specific Plan accomplish that objective by stating where specific types of development may occur on the property and specifying how that development may occur. The policies and regulations allow for the development of 47 single-family residences, one commercial lot, and six small common area lots. The policies and regulations also specify how development will occur in order to ensure that the project complies with federal, state, and local planning and environmental policies and regulations.

RELATIONSHIP OF THE SPECIFIC PLAN TO THE GENERAL PLAN

The Mono County General Plan contains policies for the unincorporated areas of Mono County. Area plan policies contained in the General Plan provide policy direction for specific community

areas in the county; the Tri-Valley policy section in the Mono County Land Use Element addresses development in Chalfant.

The Mountain Vistas Specific Plan contains detailed direction for implementation of General Plan policies on a specific parcel in Chalfant. The Specific Plan has been designed to be consistent with the Mono County General Plan, in compliance with state planning law.

RELATIONSHIP OF THE SPECIFIC PLAN TO NEIGHBORING PLANS AND THOSE OF OTHER JURISDICTIONS

There are no neighboring plans affected by the proposed Mountain Vistas Specific Plan. The proposed Specific Plan is consistent with the Sphere of Influence Report for the Chalfant Fire Protection District that includes the project site within the sphere of influence boundaries for the district.

The proposed Specific Plan has also been designed to be consistent with the requirements of the Lahontan Regional Water Quality Control Board's Water Quality Control Plan, with requirements of the Great Basin Unified Air Pollution Control District, and with requirements of Caltrans District 9.

PROJECTS REQUIRED BY LAW TO BE CONSISTENT WITH THE SPECIFIC PLAN

The proposed Mountain Vistas Specific Plan includes the required redesignation of the parcel from Estate Residential (ER) to the Specific Plan land use designations, the required Tentative Tract Map, the design of on-site infrastructure including the water system, storm drainage system, propane yard, and roads, the development of single-family residences, and the development of the commercial site. There are no additional "projects."

There are future permits that will be required to be consistent with the Specific Plan, including the final grading permit, encroachment permits from Caltrans and Mono County, and building permits.

II. LAND USE PLANNING AND REGULATORY PROVISIONS

LAND USE PLAN

The Land Use Plan for the Mountain Vistas Specific Plan establishes policies pertaining to the planned type, intensity, and location of development on the project site. The policy section establishes objectives, policies and programs to guide development on site. The Land Use Designation section provides details on planned land uses, the characteristics of each land use designation, development standards, and conservation standards.

LAND USE OBJECTIVES, POLICIES, & PROGRAMS

This section establishes land use objectives, policies and programs to guide development on APN 26-210-37 in Chalfant, California.

LAND USE

Objective 1 Provide single-family residential uses, small-scale commercial uses, and areas for utilities and open-space uses to meet community needs.

Policy 1-A Designate areas for Single-Family Residential (SFR) with a half-acre gross density and a minimum lot size of 0.36acres, Commercial (C), Utility (U), and Open Space (OS) as shown on the Master Land Use Plan (Appendix A, Map Set, Figure 2).

Program 1-A Implement the Single-Family Residential (SFR), Commercial (C), and Open Space (OS) designations from the Mono County Land Use Element (Chapter IV), as amended herein. Implement the Utility (U) designation included in this Specific Plan.

Policy 1-B Allow forty-seven (47) single-family lots, six (6) utility and open space lots, and one (1) commercial lot on APN 26-210-37.

Program 1-B Approve Tentative Tract Map 37-54 to subdivide APN 26-210-37 into forty-seven (47) single-family with a half-acre gross density and a minimum lot size of 0.36acres, six (6) lots for utility and open space uses as shown on Tentative Tract Map 37-54, and one (1) commercial lot (see Appendix A, Map Set).

Policy 1-C In compliance with Mono County General Plan policies to preserve the rural character and setting of Chalfant, allow for equestrian uses on some parcels in the subdivision.

Program 1-C Implement the Equestrian Overlay designation from the Mono County Land Use Element (Chapter IV), as amended herein, on Lots 2, 3, 16, 17, 34-38, and 47. Designate those parcels SFR-E-0.43.

Policy 1-D Develop the project in phases to ensure that adequate services and infrastructure are available to serve the proposed development.

- Program 1-D The project shall be developed in the following phases:
- Phase I: Infrastructure installation required for the construction of residential lots 1-20 and the construction of residential lots 1-20 will begin the day after recording the Final Tract Map.
 - Phase II: Infrastructure installation required for the construction of residential lots 21-47 and the construction of residential lots 21-47 is expected to begin 30-60 days later.
 - Phase III: the commercial lot will be constructed by the current property owner on a market driven timetable.

Figure 3, Master Phasing Plan (see Appendix A, Map Set) shows the proposed project phasing.

HOUSING

Objective 2 Provide moderate density single-family housing in the Tri-Valley to meet the needs of local residents.

Policy 2-A Allow the development of forty-seven (47) single-family residences on site.
 Program 2-A Develop forty-seven (47) single-family residences on site in compliance with the requirements of this Specific Plan and the Mono County General Plan and Land Development Regulations.

Policy 2-B Ensure an adequate supply of locally available affordable housing.
 Program 2-B The project shall supply two (2) units of affordable housing. In conformance with Mono County General Plan Housing Element policies, the continued affordability of those units shall be assured through enforceable documents/deed restrictions that flow with the sale or ownership transference of the property.

COMMERCIAL DEVELOPMENT

Objective 3 Provide sites in Chalfant for the development of additional small-scale commercial uses to serve community needs.

Policy 3-A Allow the development of small-scale local commercial uses on the lot designated for commercial uses.
 Program 3-A Commercial development shall comply with the requirements of this Specific Plan and the Mono County General Plan and Land Development Regulations.

OPEN SPACE

Objective 4 Design the project to ensure open space opportunities.

Policy 4-A Provide open space areas within the development.
 Program 4-A Develop and maintain the open space areas shown on the Master Land Use Plan (Appendix A, Map Set, Figure 2).

UTILITIES

- Objective 5** Ensure that the project provides adequate infrastructure, including utilities, to serve the needs of the development.
- Policy 5-A** Ensure that adequate sites are available within the development to meet all identified utility needs.
- Program 5-A Develop and maintain the utility areas shown on the Master Land Use Plan (Appendix A, Map Set, Figure 2).

LAND USE DESIGNATIONS

The proposed land use designations for the Mountain Vistas Specific Plan are the Mono County General Plan land use designations of Single-family Residential (with a one-half acre gross density and a 0.36acre minimum lot size), Commercial, Open Space, and Equestrian Overlay. The Specific Plan also includes a new land use designation, Utility. The permitted uses and development standards for each district are listed on the following pages. Other requirements from the Mono County Land Development Regulations may apply as stated in the descriptions of the land use designations. Figure 2 in the Map Set (see Appendix A), Master Land Use Plan, provides a diagram of the proposed land uses.

Single-Family Residential (SFR)

INTENT

The SFR district is intended to provide for the development of single-family dwelling units in community areas.

PERMITTED USES

- Single-family dwelling
- Accessory buildings and uses¹
- Animals and pets (see Land Development Regulations, Animal Standards Section 04.270)
- Home occupations (see Land Development Regulations, Home Occupation regulations, Section 04.290)

USES PERMITTED SUBJECT TO DIRECTOR REVIEW

(see Land Development Regulations, Director Review Processing, Ch. 31)

- Secondary unit, attached to main residence, 640 square feet or less (see Land Development Regulations, Ch. 16, Development Standards-Secondary Units)

DEVELOPMENT STANDARDS

Minimum Net Lot Size: 0.36 acres (one-half acre gross density)

Minimum Lot Dimensions: Width - 60 feet Depth - 100 feet

Maximum Lot Coverage: 40 percent

Minimum Setbacks: **Front:** 20 feet **Rear:** 10 feet **Side:** 10 feet

(Side yards may not be reduced in accordance with Land Development Regulations, Table 4.090, Special Yard requirements.)

Building Density: 1 dwelling unit per lot and a secondary unit as specified above (see Land Development Regulations, Ch. 16, Development Standards-Secondary Units).

Maximum Building Height: 25 feet (See Land Development Regulations, Table 4.080, for other provisions.)

NOTES

1. Accessory buildings and uses customarily incidental to a single-family residence in a rural community when located on the same lot and constructed simultaneously with or subsequent to the main building.

Commercial (C)

INTENT

The C designation is intended to provide for a wide range of uses and services for the resident and visitor including retail, business and professional uses and services in community areas, including commercial lodging and higher density housing, when found compatible with retail and service functions. The creation of a pleasant and efficient environment for shopping and business is an important function of this district.

PERMITTED USES

- Any proposed change of use to one of the following permitted uses when conducted within an existing conforming, legally developed structure. If exterior structural alterations or additional parking are required the change of use shall require Director Review.
- Retail Trade—e.g., food, drug, hardware, limited apparel, liquor stores, limited department stores, dry goods, gift shops, home furnishings, paint, tires, bookstores, bakery, florist, pet supplies, health food stores, sporting goods, etc..
- Services—e.g., finance, insurance and real estate, banks, savings and loans, title abstracting, real estate developers and builders, commodity services, holding and investment services, bail bonds, etc..
- Personal Services—e.g., self-service laundries and dry cleaning, beauty parlors, barbers, shoe repair, photographic services, cleaning and laundry, health club, etc..
- Business Services—e.g., stenographic and mailing services, general advertising, business and management consulting, blueprinting, photo finishing, employment services, etc..
- Repair Services; e.g., radio and television repair, furniture and jewelry repair, repair of anything sold in this district, etc.
- Professional Services; e.g., physicians, dentists, legal services, welfare and charitable services, medical and dental laboratories, animal hospitals, etc.
- Cultural/Religious Activities; e.g., churches, art galleries, museums, etc.
- Food service establishments; e.g., restaurants, delis, fast food, etc.
- Entertainment establishments; e.g., theaters, movies, bars, nightclubs, etc.
- Lodging; e.g., hotels, motels, bed and breakfast establishments, etc.
- Educational—e.g., nursery and primary schools, private childcare facilities.
- Single-family residential, duplex and triplex, in combination with commercial uses; i.e., a mixed use development with first floor commercial uses and second floor residential uses.
- Any combination of permitted uses.

USES PERMITTED SUBJECT TO DIRECTOR REVIEW

(Land Development Regulations, Director Review Processing, Ch. 31)

- All permitted uses if determined necessary by the Director.

USES PERMITTED SUBJECT TO USE PERMIT

(Land Development Regulations, Use Permit Processing, Ch. 32)

- All new construction for one of the following permitted uses and all conversions from a prior use when structural alterations are required.
- Retail Trade - e.g., food, drug, hardware, limited apparel, liquor stores, limited department stores, dry goods, gift shops, home furnishings, paint, tires, bookstores, bakery, florist, pet supplies, health food stores, sporting goods, gas station, etc..
- Services - e.g., finance, insurance and real estate, banks, savings and loans, title abstracting, real estate developers and builders, commodity services, holding and investment services, bail bonds, etc..

- Personal Services – e.g., self-service laundries and dry cleaning, beauty parlors, barbers, shoe repair, photographic services, cleaning and laundry, health club, etc..
- Business Services – e.g., stenographic and mailing services, general advertising, business and management consulting, blueprinting, photo finishing, employment services, etc..
- Repair Services – e.g., radio and television repair, furniture and jewelry repair, repair of anything sold in this district, etc.
- Professional Services – e.g., physicians, dentists, legal services, welfare and charitable services, medical and dental laboratories, animal hospitals, etc..
- Cultural/Religious Activities – e.g., churches, art galleries, museums, etc..
- Food service establishments – e.g., restaurants, delis, fast food, etc..
- Entertainment establishments – e.g., theaters, movies, bars, nightclubs, etc..
- Lodging – e.g., hotels, motels, bed and breakfast establishments, etc..
- Educational – e.g., nursery and primary schools, private childcare facilities.
- Single-family residential, duplex and triplex, in combination with commercial uses – i.e., a mixed use development with first floor commercial uses and second floor residential uses.
- Any combination of permitted uses.
- Accessory buildings and uses.
- All of the permitted uses and uses subject to director review if determined necessary by the director.

DEVELOPMENT STANDARDS

Minimum Lot Area: 1.95 acres

Maximum Lot Coverage: 70 percent

Minimum Setbacks: **Front:** 10 feet **Rear:** 5 feet **Side:** 0 feet

Minimum side yard when abutting a residential district is 10 feet. Minimum side yard on a corner lot is 10 feet. See Land Table 4.090, Special Yard Requirements.

Maximum Building Height: 25 feet (See Land Development Regulations, Table 4.080, for other provisions.)

Landscaping: Landscaping shall be required for all uses in compliance with the requirements of this Specific Plan and the Mono County Landscaping and Revegetation Plan Requirements.

NOTES

1. Accessory buildings and uses customarily incidental to any of the permitted uses when located on the same lot and constructed simultaneously with or subsequent to the main building.
2. Uses may have been omitted from the list of those specified. The Planning Commission may find other uses to be similar and not more obnoxious or detrimental to the public health, safety and welfare. See explanation of interpreting "similar uses" in Land Development Regulations, Chapter 4, Uses Not Listed as Permitted.

Open Space (OS)

INTENT

The OS designation is intended to protect and retain open space for future generations. These lands may be valuable for resource preservation (e.g., visual open space, botanical habitat, stream environment zones, etc.), low-intensity recreational uses, mineral resources, or other reasons.

PERMITTED USES

- Bikeway, pedestrian ways, equestrian trails
- Landscaping, windbreaks
- Low-intensity community park facilities, e.g. picnic facilities, playground facilities
- Stormwater retention

USES PERMITTED SUBJECT TO DIRECTOR REVIEW (Director Review Processing, Ch. 31)

None stated

USES PERMITTED SUBJECT TO USE PERMIT (Use Permit Processing, Ch. 32)

None stated

DEVELOPMENT STANDARDS

Minimum Parcel Size:	None
Minimum District Area:	None
Maximum Site Disturbance:	None

NOTES

1. Uses may have been omitted from the list of those specified, hence the Commission may find other uses to be similar and not more obnoxious or detrimental to the public health, safety and welfare. See explanation of interpreting "similar uses" Chapter 4, Uses not listed as permitted.

Development Standards – Equestrian Overlay District (E)

Sections:

- 10.010 Intent.
- 10.020 Establishment of district.
- 10.030 Uses permitted.
- 10.040 Uses permitted subject to use permit.
- 10.050 Lot area/District area.
- 10.060 Special requirements.
- 10.070 Restrictions to use of an E-Overlay District.

10.010 Intent.

The equestrian overlay district is intended to provide for the superimposing of an equestrian district on all land use designations where single-family residences are permitted. The land use designation followed by the letter E (e.g., SFR-E) would indicate an equestrian district overlay providing for the keeping of large domestic animals for personal use subject to the minimum standards set forth in this district.

10.020 Establishment of district.

The equestrian district may be overlaid on any single-family residential district. In addition to the requirements of this chapter, initiation and application of this overlay district is subject to the same requirements as any land use redesignation (see Ch. 48, Amendments).

10.030 Uses permitted.

The following uses shall be permitted in the equestrian overlay district, plus such other uses as the Commission finds to be similar and not more obnoxious or detrimental to the public safety, health and welfare:

- A. All uses permitted in the basic land use designation with which the equestrian district is combined;
- B. Where the principal use of the subject parcel is single-family residential, the keeping of horses or other large domesticated animals for personal use may be permitted. No commercial animal raising or keeping shall be allowed.

10.040 Uses permitted subject to use permit.

All uses permitted in the basic land use designation with which the equestrian overlay district is combined shall be permitted, subject to securing a use permit.

10.050 Lot area/District area.

- A. Minimum lot area.
For the keeping of one horse or other large domesticated animal, fifteen thousand (15,000) square feet. One horse or other large domesticated animal may be kept on the Equestrian Overlay parcels on the Mountain Vistas subdivision (TM 37-54).
- B. Minimum district area.
The Equestrian Overlay designation on the Mountain Vistas subdivision shall be limited to Lots 2, 3, 16, 17, 34-38, and 47. The overlay designation may not be amended to include additional lots.

10.060 Special requirements.

- A. Animal confinement areas, including, but not limited to pens and corrals, shall be maintained in accordance with Mono County Health Department requirements. Confinement areas shall be maintained in a clean and orderly manner at all times. Accumulation of animal waste or other odor or insect producing materials shall not be permitted. No part of any animal confinement area shall be located closer than 50 feet to any dwelling with the exception of the animal owner's dwelling in which case the minimum distance may be twenty feet.

- B. Barns, stables and similar necessary buildings in the E overlay district may exceed the height limitations for accessory structures in the base designation, but in no case shall they exceed the heights permitted for primary dwellings in the base designation.

Utilities (U)

INTENT

The U designation is intended to provide areas for utilities and associated infrastructure within new developments.

PERMITTED USES

- Wells and associated structures
- Water storage tanks
- Community propane tanks
- Stormwater retention facilities

USES PERMITTED SUBJECT TO DIRECTOR REVIEW (Director Review Processing, Ch. 31)

None stated

USES PERMITTED SUBJECT TO USE PERMIT (Use Permit Processing, Ch. 32)

None stated

DEVELOPMENT STANDARDS

Minimum Parcel Size:	None
Minimum District Area:	None
Maximum Site Disturbance:	None
Minimum Setbacks:	None

NOTES

1. Uses may have been omitted from the list of those specified, hence the Commission may find other uses to be similar and not more obnoxious or detrimental to the public health, safety and welfare. See explanation of interpreting "similar uses" Chapter 4, Uses not listed as permitted.

LAND DEVELOPMENT REGULATIONS

The Mountain Vistas Specific Plan will be subject to the provisions of the Mono County Land Development Regulations unless an alternative regulation or standard is specified in the Specific Plan. The purpose and intent of the Mono County Land Development Regulations is to:

- A. regulate development as allowed by Government Code 65850, including the following:
 1. The use of buildings, structures, and land as between industry, business, residences, and open space uses.
 2. Signs and billboards.
 3. The location, height, bulk, number of stories, and size of buildings and structures.
 4. The size and use of lots, yards, and other open spaces.
 5. The percentage of a lot which may be occupied by impervious surfaces.
 6. The intensity of land use.
 7. Requirements for off-street parking and loading.
 8. Establishment and maintenance of setback lines.
- B. These regulations are deemed necessary in order to implement the county's General Plan as summarized in the following objective:

Accommodate future growth in a manner that preserves and protects the area's scenic, agricultural, natural and recreational resources and that is consistent with the capacities of public facilities and service.
(Mono County Land Development Regulations, Chapter 1, General Provisions--Introductory Provisions).

These regulations will apply to all development in the Specific Plan area and will be effective upon adoption of the Specific Plan. Alternative regulations in the Specific Plan are intended to be consistent with the Mono County Land Development Regulations, and with the Subdivision Ordinance, and to implement those regulations for the project parcel.

Development standards for the proposed land use designations are listed in each of the designations in the prior section of this chapter. Cross-references to additional pertinent sections of the Land Development Regulations are also listed in each land use designation.

DESIGN STANDARDS

Development within the Mountain Vistas Specific Plan area will be subject to the following design standards:

- **Access and Roads**
 - DS-1 Project roads and access points shall conform to the applicable Mono County Roadway Standards or Caltrans Design Standards.
 - DS-2 Off-site access improvements shall be installed as shown on Figure 5 (see Appendix A--Map Set).
 - DS-3 The project shall not include curbs or sidewalks.

DS-4 The project shall include a five-foot easement for pedestrian and bicycle access on the east side of Grand Teton Trail. The project shall include striped crosswalks, where necessary, to access the pedestrian/bicycle path.

- **Parking**

DS-5 Each single-family residence shall provide two off-street parking spaces in compliance with the Mono County Land Development Regulations, Chapter 6, Development Standards--Parking. This requirement shall be reiterated in the CC&Rs for the project.

DS-6 Driveways for each single-family residence shall be paved. This requirement shall be reiterated in the CC&Rs for the project.

DS-7 The commercial development shall provide parking as required by the Mono County Land Development Regulations, Chapter 6, Development Standards--Parking.

DS-8 Parking for the commercial development shall be screened from view. It shall be located on the western portion of the commercial parcel, not adjacent to the Hwy. 6 right of way and frontage. Any commercial structures shall be placed along the eastern portion of the parcel to shield the parking from viewpoints along Hwy. 6. Where structures do not shield the parking from viewpoints along Hwy. 6, landscaping shall be utilized to screen the parking. The parking shall be shielded from viewpoints on adjacent residential parcels by a) street trees as indicated on the Landscape Plan in Appendix A, and b) undulating earthen berms with native shrubs and groundcover similar to those located along the Hwy. 6 frontage (see Landscape Plan).

- **Lighting**

DS-9 The project shall not have streetlights unless required for safety at key intersections.

DS-10 Exterior lighting at individual residences and on the commercial lot shall be limited to that necessary for safety reasons. Exterior lighting shall be concealed, high-intensity lighting shall be avoided, and lighting shall be shielded and directed so that it does not emanate beyond the boundaries of each individual lot. This requirement shall be reiterated in the CC&Rs for the project.

- **Building Design**

DS-11 Building design for the single-family residences shall be similar to the design prototypes shown in Figure 1. This requirement shall be reiterated in the CC&Rs for the project. This design standard addresses the building design only; building colors and materials are addressed in DS-15.

DS-12 The housing installed by Workforce Homebuilders LLC shall be factory-built housing, installed on an engineered load-bearing foundation system on top of a concrete footing. There shall be at least three floor plans available and at least two exterior elevations per floor plan.

DS-13 Any factory-built housing subsequently installed on the site shall be installed on an engineered load-bearing foundation system on top of a concrete footing.

DS-14 Building design for the commercial development shall be consistent with the rural character and setting of Chalfant and shall comply with the following minimum development standards listed in the Mono County General Plan:

- a. Projects should not dominate the natural environment, and should complement existing community character; the scale, design, and siting of a project should be appropriate for the setting;

- b. Building mass should be varied and should be appropriate for the surrounding community or area;
- c. Project siting and structural design should be sensitive to the climate, topography, and lighting of the surrounding environment;
- f. The visual impacts of parking areas shall be minimized through the use of landscaping, siting that screens the parking from view, or other appropriate measures.



FIGURE 1: HOUSING PROTOTYPES



FIGURE 1: HOUSING PROTOTYPES

- g. Standardized commercial structures, design and materials shall not be allowed; (Mono County General Plan, Conservation/Open Space Element, Visual Resource policies, Objective C, Action 2.1)
- **Building Height**
 - DS-15 Building heights for residential development shall be limited to a maximum of 25 feet. Building heights for commercial development shall be limited to a maximum of 25 feet, unless a mixed-use development is proposed for the commercial lot, with residential uses on the second story. This requirement shall be reiterated in the CC&Rs for the project.
- **Building Materials**
 - DS-16 In compliance with Mono County's minimum development standards, the color, design and type of building materials for structures, fences and signs shall be aesthetically compatible with the natural environment and/or surrounding community. Reflective materials shall not be allowed. Colors shall be muted earth tones; i.e., tans, browns, grays, greens. Roof colors shall be muted, non-reflective dark earth tones; i.e., brown, green. Building materials shall have the appearance of wood, stone, or stucco. This requirement shall be reiterated in the CC&Rs for the project.
- **Signs**
 - DS-17 One monument sign, designed and installed in compliance with the Mono County Sign Ordinance, shall be allowed at the entrance to the subdivision. No other signs are allowed for the residential development other than the housing number signs required by the Mono County Fire Safe Standards, Chapter 22 of the Land Development Regulations.
 - DS-18 Signs for the commercial development shall comply with the requirements of the Mono County Sign Ordinance, Chapter 7 of the Land Development Regulations.
- **Utilities**
 - DS-19 All utilities (electrical, cable, communication lines, water distribution lines, propane distribution lines, etc.) shall be installed underground in conformance with applicable provisions of the Mono County Land Development Regulations. All service connections shall be placed so that public roadways will not have to be cut up for service connections to future residences (Mountain Vistas Specific Plan Design Standard DS-14).
 - DS-20 All utilities shall be installed to all parcels within each development phase prior to the occupancy of any structure constructed on any parcel within that development phase.
 - DS-21 Mailboxes shall be clustered and shall be installed by Workforce Homebuilders LLC at a location approved by the Department of Public Works prior to approval of the Final Tract Map. The mailboxes shall be painted a muted earth tone (i.e., tan, green, brown, gray) that blends in with the surrounding environment and is non-reflective.
- **Landscaping/Screening**
 - DS-22 In compliance with Mono County's minimum development standards, visually offensive land uses such as wells, water storage tanks and the propane yard shall be

adequately screened through the use of landscaping, fencing, contour grading or other appropriate measures. Landscaping shall occur as shown on the Master Landscape Plan in Appendix A, Map Set.

- DS-23 Visually offensive uses resulting from the commercial development, such as propane tanks, solid-waste dumpsters, etc. shall be adequately screened through the use of landscaping, fencing, contour grading or other appropriate measures. Landscaping on the commercial lot shall occur as shown on the final Landscape Plan adopted for the project.
- DS-24 Building permit applications for the commercial development shall require a Landscape Plan that follows Mono County requirements for landscape plans.
- DS-25 Landscaping installed by the developer shall comply with the Master Landscape Plan included in this Specific Plan (see Figure 9 in Appendix A, Map Set).
- DS-26 Landscaping installed by the developer shall be maintained and irrigated in accordance with the requirements specified on the Landscape Plan.
- DS-27 Landscaping on individual residential lots shall be predominantly xeriscape (i.e., 65 percent of landscaping on an individual lot shall be xeriscape). The requirement for xeriscapic landscaping shall be reiterated in the CC&Rs for the project.

Xeriscape means a dry landscape or a landscape requiring low irrigation and low maintenance. Many of the plants may not require any irrigation once they are established; others may require only limited drip irrigation. Xeriscape landscaping incorporates several basic principles that lead to saving water:

- Soil preparation. Amending soil, particularly in areas for shrubs and flowers, will improve the soil's water-holding capacity and reduce water consumption.
- Plant selection. Selecting trees, shrubs and groundcovers based on their adaptability to a region's soil and climate will reduce irrigation and maintenance requirements.
- Efficient irrigation. The use of efficient irrigation methods, such as drip irrigation and timed watering systems, will also reduce water consumption.
- Mulch. Using mulch in flower and shrub beds and around the base of trees will prevent water loss from the soil through evaporation and increase water penetration during irrigation.
- Maintenance. Appropriate maintenance (pruning, weeding, fertilization, pest control, irrigation) increases the health of plants and decreases the need for water.

The following lists of plant species are intended as reference only. Xeriscape landscaping at Mountain Vistas is not limited to these plants. Some of these species, while appropriate for the Great Basin landscapes at Reno, may not be so appropriate for Chalfant due to the strong winds in Chalfant or other considerations. It is always wise to consult with local landscapers and nursery staff.

Shrubs Identified by the California Native Plant Society as Appropriate for Chalfant:

Calystegia longipes	Bush morning glory
Ceanothus greggii v. vestita	Desert ceanothus

Ceanothus leucodermis	Chaparral whitethorn
Cercocarpus ledifolius	Mountain mahogany
Coleogyne ramosissima	Blackbrush
Encelia actonii	Bush sunflower
Ephedra nevadensis	Desert ephedra
Ericameria cooperi	Cooper's goldenbush
Ericameria teretifolia	Narrow leaf rabbitbrush
Eriogonum fasciculatum v. polifolium	California buckwheat
Eriogonum umbellatum v. nevadense	Sulphur buckwheat
Forestiera pubescens	Desert olive
Grayia spinosa	Spiny hopsage
Hymenoclea salsola	Desert pearl
Larrea tridentata	Creosote bush
Lupinus excubitus	Inyo bush lupine
Prunus andersonii	Desert peach
Psoralethamnus arborescens	Indigo bush
Purshia tridentata	Bitterbrush
Rhamnus californica	Coffeeberry
Salvia dorrii	Purple sage
Stanleya pinnata	Prince's plume
Stanleya elata	Prince's plume
Xylorhiza tortifolia	Mojave aster

**Additional Plants Identified as Appropriate for Great Basin Xeriscape Landscapes
(specifically Reno, Nevada)**

Tall Deciduous Shade Trees

Celtis occidentalis	Hackberry
Catalpa speciosa	Western Catalpa
Quercus macrocarpa	Burr Oak
Quercus robur	English Oak
Robinia pseudoacacia	Purple robe locust
Gleditsia triacanthos inermis	Thornless honeylocust

Evergreen Trees

Pinus edulis	Pinyon pine
Pinus monophyllia	Single leaf pinyon
Juniperus scopulorum	Juniper
Pinus jeffreyi	Jeffrey pine
Pinus nigra	Austrian pine
Pinus ponderosa	Ponderosa pine

Medium to Small Patio Trees

Robinia idahoensis	Idaho locust
Eleagnus angustifolia	Russian olive
Acer ginnala	Amur maple
Crataegus laevigata	"Paul's Scarlet" hawthorne
Koelreuteria paniculata	Golden rain tree
Malus sp.	Crabapple and apple

Evergreen Shrubs

Artemisia tridentata
Atriplex canescens
Chrysothamnus nauseosus
Cowania mexicana
Ephedra viridis
Purshia tridentata

Big sagebrush
Four-wing saltbush
Rabbit brush
Cliff rose
Mormon tea
Bitterbrush

Deciduous Shrubs

Cercocarpus montanus
Chamaebatiaria millefolium
Fallugia paradoxa
Holodiscus dumosus
Prunus andersonii
Rhus trilobata

Beech leaf mountain mahogany
Fern bush
Apache plume
Mountain spray
Desert peach
Oakbush sumac

Ground Covers and Vines

Oenothera speciosa
Achillea tomentosa
Dianthus deltoides
Hypericum sp.
Juniperus sp.
Phlox subalata

Mexican primrose
Woolly yarrow
Maiden pinks
St. John's wort
Juniper (many)
Creeping phlox

CONSERVATION STANDARDS

Development within the Mountain Vistas Specific Plan area will be subject to the following conservation standards:

- **Noise**

- CS-1 Construction shall be limited to daylight hours in accordance with the Mono County Noise Regulations (Mono County Code Section 10.16) in order to minimize impacts to nocturnal wildlife species and adjacent sensitive noise receptors.
- CS-2 Noise levels during all construction activities shall be kept to a minimum by equipping all on-site equipment with noise-attenuation devices and by compliance with all requirements of the Mono County Noise Regulations (Mono County Code Section 10.16).
- CS-3 During all construction activities, all stationary construction equipment shall be placed so that emitted noise is directed away from sensitive receptors nearest the project site; i.e., residential uses located across Hwy. 6.
- CS-4 During all construction activities, equipment staging areas shall be located the greatest distance possible from the nearest sensitive noise receptors; i.e., residential uses across Hwy. 6.
- CS-5 Houses on Lots 4, 5, 11, 12, 13, 20 and 21 shall be sited facing Hwy. 6.
- CS-6 Building envelopes established on the Final Tract Map for the project shall consider noise impacts on Lots 1, 4, 5, 11, 12, 13, 20 and 21, and shall site the building envelope to provide the maximum setback from the eastern property edge.
- CS-7 A six-foot tall berm shall be installed along the eastern property line of the project east of Lots 4 and 5. A 4- to 5-foot-tall berm shall be installed along the eastern

property line from east of Lot 11 south to the commercial lot. The Final Tract Map for the project shall include the berm, culverts in the berm to allow for flow-through of flood waters, and landscaping proposed for the berm.

CS-8 On Lot 1, the berm on the eastern property line shall be 4 feet tall, there shall be a 6-foot-tall wall starting at the western edge of the berm and continuing west along the northern property line to where the 65 CNEL line crosses the property, and there shall be a 4- to 5-foot-wide strip of landscaping along the north side of the wall. Prior to approval of the Final Tract Map, the wall and the landscaping shall be located in an easement placed on the property for that use.

CS-9 In compliance with the recommendations listed in the Noise Impact Analysis prepared for the project, some form of mechanical ventilation shall be installed in all frontline units facing traffic from Hwy. 6, including Lots 1, 4, 5, 11-13, 20-25, and 40-43.

- **Air Quality**

CS-10 Only high-efficiency heating systems shall be installed in the residences. No units shall have wood-burning appliances as the primary heating source.

CS-11 In compliance with Mono County General Plan policies, any wood-burning appliances installed in the project shall be Phase II EPA-certified (Mono County General Plan, Conservation/Open Space Public Health and Safety policies, Objective A, Action 6.1). This requirement shall be reiterated in the CC&Rs for the project.

CS-12 An air quality permit shall be obtained from the Great Basin Unified Air Pollution Control District, if required.

CS-13 A final Grading Plan, based on the preliminary grading and drainage plan in this document, must be approved by the Mono County Department of Public Works prior to the commencement of any development activities. The Grading Plan must include a comprehensive erosion and sediment transport control.

CS-14 Building envelopes and driveways shall be established on the Final Tract Map for all lots in order to reduce site disturbance and associated dust, to avoid noise impacts to the residential units, and to minimize flood impacts.

CS-15 In order to minimize the potential for dust erosion, land disturbance (grading, cut and fill) for road construction, infrastructure installation, and building construction shall be limited to the areas identified on the Final Tract Map for roads, utilities, building envelopes and driveways.

CS-16 Dust generated during construction shall be controlled by the use of watering or other Best Management Practices.

CS-17 Speed limits on the construction site shall be reduced to minimize dust and windborne erosion.

CS-18 Construction materials (rock, debris, etc.) that are not utilized as road fill shall be removed to a designated landfill or approved site.

CS-19 The project proponent shall plant a windbreak along the northern and southern perimeters of the project site in order to reduce dust and windborne erosion over the life of the project. An easement for this windbreak shall be included on the Final Tract Map for the project. The windbreak shall also be included on the final Landscape Plan for the project and its ongoing existence and maintenance shall be addressed in the CC&Rs for the project.

CS-20 The project proponent shall prepare a Stormwater Pollution Prevention Plan (SWPPP) and submit a Notice of Intent to comply with provisions of the State Water Resources Control Board's Stormwater NPDES Permit for Construction Activities. A letter of clearance and/or waste discharge requirements from the Lahontan Regional

Water Quality Control Board is required prior to grading/disturbance/construction of any kind.

- **Wildlife**

CS-21 Domestic animals shall be restrained at all times, either through the use of leashes or animal enclosures. No animals shall be allowed to be free roaming. This requirement shall be reiterated in the project CC&Rs.

CS-22 Dogs on the project site during construction must be under the direct control of the owner at all times.

CS-23 Construction shall be limited to daylight hours in accordance with the Mono County Noise Regulations (Mono County Code Section 10.16) in order to minimize disturbances to wildlife.

- **Vegetation**

CS-24 During construction, project boundaries shall be clearly delineated in order to avoid disturbances to surrounding off-site vegetation and soils.

CS-25 The project proponent shall revegetate disturbed areas resulting from roadway construction and infrastructure installation. Revegetation shall be conducted immediately following construction. Revegetated areas shall be irrigated as needed and maintained until the plants are established.

CS-26 To deter the spread of weeds, stockpiled topsoil shall be covered, and disturbed areas shall be revegetated immediately following construction.

- **Cultural Resources**

CS-27 The project proponent shall stop work and notify appropriate agencies and officials if archaeological evidence is encountered during earthwork activities. No disturbance of an archaeological site shall be permitted until such time as the applicant hires a qualified consultant and an appropriate report that identifies acceptable site mitigation measures is filed with the county Planning Division. Road construction/grading plans shall include such notice.

- **Geology and Soils**

CS-28 All development on site (structures, utilities) shall comply with the requirements of the Uniform Building Code for Seismic Zone 4.

CS-29 The applicant shall be required to submit a soils report or process a soils waiver report. Any such report or waiver shall be reviewed and approved by the Director of Public Works, according to the provisions of Mono County Code Section 17.36.090.

Note: See Air Quality Conservation Standards for additional standards that address geology and soils.

- **Hazards**

CS-30 The project shall comply with all requirements of the Chalfant Valley FPD and shall obtain a "will serve" letter from the FPD prior to approval of the Final Tract Map.

CS-31 Development shall comply with the requirements of the Mono County Flood Plain Regulations, Chapter 21 of the Mono County Land Development Regulations, pertaining to the placement of structures within areas with flood hazards.

CS-32 Development shall comply with the recommendations contained in the Base Flood Elevation Study prepared for the project; i.e.,

- a. Construct homes such that finished floor elevations are above the base flood elevations indicated on Figure A1 in the Base Flood Elevation Study for the project (see Appendices).
- b. Homes shall be built to conform fully to FEMA requirements for homes in flood areas, including, but not limited to, the installation of required ventilation for the home's crawl space. This shall be reiterated in the CC&Rs for the project.
- c. Lot grading shall be kept to a minimum (i.e., that necessary for driveways and the building pad) so as not to significantly obstruct the flow of storm waters. Driveways and roads shall be constructed essentially at grade and shall not be constructed to obstruct the flow of a storm. This shall be reiterated in the CC&Rs for the project.
- d. Homes for the north lots shall be built generally toward the road, to minimize the potential effect on upstream properties. Lots 1-4 shall require either further specific study or very specific building envelopes to minimize the potential effect on upstream properties.
- e. As much as is practicable, homes built in a row perpendicular to the flood flow path shall be minimized.
- f. Homes shall be built to minimize channeling away from the overflow weir created at Chalfant Road.
- g. Building pads shall be protected against erosion particularly around the corners. In order to comply with the above requirements, the Final Tract Map for the project shall indicate building envelopes for each site and shall indicate the base flood elevation applicable to each building envelope.

- **Visual Resources**

CS-33 Visual resources in the project area shall be conserved through implementation of the design standards and the Landscaping Plan contained in this plan.

- **Water Resources**

CS-34 To ensure that the proposed water system avoids impacts to surrounding wells and to the surrounding environment (Mountain Vistas Specific Plan Policy 9-C) and to better define the actual amounts, if any, of the possible drawdown impacts on off-site wells that may be caused by pumping of the new on-site wells, a maximum 72-hour pumping test shall be designed and conducted in the first new on-site well. Off-site wells shall be monitored during and after the pump test. The pump test data shall also be used to assess possible impacts to the aquifer. Following completion of the pump test, the engineer shall generate a cone of depression showing the distance at which wells could be affected by pumping at the project site. The pump test shall be completed and the data analyzed prior to approval of the Final Tract Map.

CS-35 Prior to approval of the Final Tract Map, the Water Well Feasibility and Siting Study shall be revised to include an assessment of the potential impact(s) of the septic systems on the underlying aquifer and to address the potential impacts of discharging 56 acre-feet from the site for 10 years.

CS-36 If the pump test or the revised Water Well Study indicates that there will be significant impacts to the underlying aquifer or to surrounding existing wells, either in the short term or the long term, the Final Tract Map shall not be approved until the project is revised.

CS-37 Landscaping installed by Workforce Homebuilders LLC shall comply with the Master Landscape Plan prepared for the Mountain Vistas Specific Plan. The

landscape plan in the Draft Specific Plan and EIR is a conceptual plan. A final detailed Landscape Plan, prepared in accordance with Mono County's Landscape and Revegetation Requirements, shall be prepared and approved prior to approval of the Final Tract Map.

- CS-38 Landscaping installed by the Workforce Homebuilders LLC shall be maintained and irrigated in accordance with the requirements specified on the Landscape Plan.
- CS-39 Landscaping on individual residential lots shall be predominantly xeriscape (i.e., 65 percent of landscaping on an individual lot shall be xeriscape). The requirement for xeriscapic landscaping shall be reiterated in the CC&Rs for the project. See Design Standard 27 for specifics pertaining to xeriscape landscaping.
- CS-40 Water-conserving fixtures shall be installed in all development on site, including all residential and commercial structures and irrigation systems. This requirement shall be reiterated in the CC&Rs for the project.

III. INFRASTRUCTURE PLAN

The Infrastructure Plan for the Mountain Vistas Specific Plan outlines policies pertaining to the planned type, intensity and location of transportation systems, public service infrastructure, solid waste disposal, and energy facilities and services on the project site. The policy section for each infrastructure component establishes objectives, policies and programs to guide development on site. The plan proposals for each infrastructure component describe the infrastructure to be provided along with applicable development standards.

TRANSPORTATION SYSTEMS

POLICIES

This section establishes objectives, policies and programs to guide development of transportation systems on APN 26-210-37 in Chalfant, California.

Circulation System

Objective 6 Provide circulation improvements that meet county and state standards and that minimize impacts to existing circulation patterns and facilities.

Policy 6-A Construct all new streets to Mono County Road Standards and in compliance with the Mono County Fire Safe Regulations (Chapter 22 of the Land Development Regulations).

Program 6-A An encroachment permit shall be obtained from the Mono County Department of Public Works prior to approval of the Final Tract Map.

Policy 6-B Provide off-site access improvements as specified in Figure 5 (Master Off-Site Access Improvements) in Appendix A – Map Set.

Note: Figure 5 contains three alternatives. All alternatives fulfill CEQA requirements for mitigation. The project proponent does not agree with the second alternative, believing that it requires additional mitigation and enhancements that are not related to the impacts that will result from the project. One of the alternatives will need to be chosen as the final configuration for the off-site access improvements prior to approval of the Final Tract Map for the project.

Program 6-B An encroachment permit shall be obtained from Caltrans prior to approval of the Final Tract Map.

Policy 6-C Prohibit direct access from Hwy. 6 to the commercial lot

Program 6-C The Final Tract Map for the project shall indicate the access point for the commercial lot.

Policy 6-D Provide a funding mechanism to address ongoing road maintenance prior to acceptance of project roads into the county system.

Program 6-D A CSA-Zone of Benefit district, or other maintenance mechanism satisfactory to Mono County, shall be created by the developer along newly constructed public roads in order to pay for road maintenance. The maintenance mechanism shall be formed prior to approval of the Final Tract Map.

Non-Motorized Transportation

Objective 7 Provide safe access for non-motorized modes of transportation within the subdivision and to surrounding areas.

Policy 7-A Provide safe pedestrian and bicycle access within the subdivision.

Program 7-A The project shall include a 5-foot easement for pedestrian and bicycle access on the east side of Grand Teton Trail. Immediately following the installation of all infrastructure for the project, zebra-stripe crosswalks shall be marked where appropriate to provide safe access from the residential development to the pedestrian/bicycle access, to the commercial lot, and to the open space and park areas.

Policy 7-B Provide safe linkages for non-motorized transportation modes to other areas of Chalfant.

Program 7-B Work with Caltrans to provide as-safe-as-feasible crossing of Hwy. 6 from the commercial lots to commercial and community facilities on the east side of Hwy. 6 in Chalfant. A safe-as-feasible crossing shall be established within one year of the completion of housing on the project site

Transit

Objective 8 Encourage the use of transit services by Chalfant residents.

Policy 8-A Provide a convenient connection to public transit services for Chalfant residents and a school bus stop for the subdivision.

Program 8-A The project developer shall install an enclosed shaded school bus stop at the subdivision. The location shall be determined once the final road layout is determined and shall be agreed upon by the Mono County Department of Public Works, Caltrans and the developer. The shelter shall be installed prior to the completion of Phase I of the housing development.

TRANSPORTATION SYSTEM PLANS

Figures 4 and 5 (see Appendix A, Map Set) show proposed improvements to the transportation system needed to support the planned residential and commercial land uses proposed in the Mountain Vistas Specific Plan. Proposed improvements to the transportation system include the on-site circulation system and off-site safety improvements to Hwy. 6 and Chalfant Road. The on-site circulation system is shown on Figure 4, Master Circulation Plan, of the Map Set. Off-site improvements are shown on Figure 5, Master Off-Site Access Improvements.

TRANSPORTATION DEVELOPMENT STANDARDS

A typical road cross section is shown on the tract map figures in the Map Set.

PUBLIC SERVICE INFRASTRUCTURE

POLICIES

This section establishes objectives, policies and programs to guide development of public service infrastructure systems (water, sewer and storm drainage) on APN 26-210-37 in Chalfant, California.

Water System

Objective 9 Provide an on-site water system that meets the needs of the proposed development, that minimizes impacts to existing service providers and wells, and that minimizes impacts to the surrounding environment.

Policy 9-A Provide a water system that meets estimated water needs for the project, including fire flow requirements.

Program 9-A Install water wells, water storage and water distribution system in compliance with the conceptual design shown on Figure 7, Master Utility Plan, Water and Sewage System (see Appendix A, Map Set).

Policy 9-B Ensure that the proposed water system meets all state and local requirements for small water systems.

Program 9-B Domestic water wells developed for the site shall comply with all state and county regulations for domestic water wells. Development of the wells shall follow the Preliminary Drilling Recommendations and the Preliminary Well Completion Parameters as well as the recommendations for permanently destroying the two existing wells. The developer shall obtain a well permit from Mono County Environmental Health prior to approval of the Final Tract Map.

Policy 9-C Ensure that the proposed water system avoids impacts to surrounding wells and to the surrounding environment.

Program 9-C To ensure that the proposed water system avoids impacts to surrounding wells and to the surrounding environment (Mountain Vistas Specific Plan Policy 9-C) and to better define the actual amounts, if any, of the possible drawdown impacts on off-site wells that may be caused by pumping of the new on-site wells, a maximum 72-hour pumping test shall be designed and conducted in the first new on-site well. Off-site wells shall be monitored during and after the pump test. The pump test data shall also be used to assess possible impacts to the aquifer. Following completion of the pump test, the engineer shall generate a cone of depression showing the distance at which wells could be affected by pumping at the project site. The pump test shall be completed and the data analyzed prior to approval of the Final Tract Map.

If the pump test or the revised Water Well Study indicates that there will be significant impacts to the underlying aquifer or to surrounding existing wells, either in the short term or the long term, the Final Tract Map shall not be approved until the project is revised.

Policy 9-D Provide a funding mechanism to address ongoing maintenance of the water storage and distribution system.

Program 9-D A CSA-Zone of Benefit district, or other mechanism satisfactory to Mono County, shall be created by the developer to pay for water system maintenance. The

maintenance mechanism shall be formed prior to approval of the Final Tract Map.

Sewer System

Objective 10 Provide on-site sewage disposal systems that meet the needs of the proposed development, that minimize impacts to existing service providers and wells, and that minimize impacts to the surrounding environment.

Policy 10-A Individual septic systems shall be installed for the single-family residences and the commercial use.

Program 10-A Septic system permits shall be obtained from Mono County Environmental Health prior to the installation of any septic systems.

Policy 10-B Ensure that septic systems installed on site do not affect the underlying aquifer and/or existing off-site wells.

Program 10-B Prior to approval of the Final Tract Map, the Water Well Feasibility and Siting Study shall be revised to include an assessment of the potential impact(s) of the septic systems on the underlying aquifer and to address the potential impacts of discharging 56 acre-feet from the site for 10 years.

Storm Drainage System

Objective 11 The storm drainage system for the project shall address potential on-site flooding as well as off-site runoff impacts.

Policy 11-A Development on site shall be designed and constructed to avoid impacts to housing from flooding.

Program 11-A Development shall comply with the recommendations contained in the Base Flood Elevation Study prepared for the project; i.e.,

- a. Construct homes such that finished floor elevations are above the base flood elevations indicated on Figure A1 in the Base Flood Elevation Study for the project (see Appendices).
- b. Homes shall be built to conform fully to FEMA requirements for homes in flood areas, including, but not limited to, the installation of required ventilation for the home's crawl space. This shall be reiterated in the CC&Rs for the project.
- c. Lot grading shall be kept to a minimum so as not to significantly obstruct the flow of storm waters. Driveways and roads shall be constructed essentially at grade and shall not be constructed to obstruct the flow of a storm. This shall be reiterated in the CC&Rs for the project.
- d. Homes for north lots shall be built generally toward the road, to minimize the potential effect on upstream properties.
- e. As much as is practicable, homes built in a row perpendicular to the flood flow path shall be minimized.
- f. Homes shall be built to minimize channeling away from the overflow weir created at Chalfant Road.

Policy 11-B Development on site shall be designed and constructed to minimize off-site runoff impacts.

Program 11-B The proposed stormwater retention area, located in the central southern portion of the parcel (see Figure 6 in Appendix A), shall be designed and constructed to retain 36,000 cubic feet (cf) of runoff, enough to reduce the postdeveloped flow to predevelopment levels. Openings shall be included in the berm/landscaping adjacent to Hwy. 6 to balance flow between the residential area and the area to the east.

Policy 11-C Prospective homeowners shall be informed of the potential for flooding in the area.

Program 11-C The development requirements in Program 11-A above shall be reiterated in the CC&Rs for the project.

INFRASTRUCTURE PLANS

Water System

The conceptual water system includes two wells, water storage tanks, an underground distribution system, a booster/pump station, and fire hydrants (see Figure 7, Master Utility Plan-Water and Sewage Systems, in Appendix A, Map Set). The conceptual design includes three water tanks, capable of storing 20,000 gallons each. The water tanks will be underground and will have an approximately 2-foot-tall berm on top of them. The water tanks and booster/pump station will be installed on a lot adjacent to the commercial lot and Hwy. 6. That lot will have a 6-foot-high security fence with landscaping around the fence.

Sewer System

Individual septic systems are proposed for each residential lot and the commercial lot (see Figure 7, Master Utility Plan-Water and Sewage Systems in Appendix A, Map Set).

Storm Drainage System

The storm drainage system is shown on Figure 6, Master Preliminary Grading & Drainage Plan (see Appendix A, Map Set).

SOLID WASTE DISPOSAL

POLICIES

This section establishes objectives, policies and programs to guide development of solid waste disposal on APN 26-210-37 in Chalfant, California.

Solid Waste Disposal

Objective 12 Provide adequate solid-waste facilities and services that meet the needs of the proposed development, that minimize impacts to existing service providers, and that minimize impacts to the surrounding environment.

Policy 12-A Solid waste disposal for the proposed residential uses shall be the responsibility of individual homeowners.

Program 12-A The CC&Rs for the project shall reiterate that solid waste disposal is the responsibility of individual homeowners.

Policy 12-B Solid waste disposal for the proposed commercial uses shall be the responsibility of the individual businesses.

Program 12-B Any solid-waste dumpsters utilized by businesses on site shall be visually screened as stipulated in the design standards in this plan.

PLANS

There are no plans for solid waste disposal since solid waste disposal will be the responsibility of individual homeowners and businesses. The design standards in this plan require any solid-waste dumpsters used by businesses to be visually screened.

ENERGY FACILITIES AND SERVICES

POLICIES

This section establishes objectives, policies and programs to guide development of energy facilities and services on APN 26-210-37 in Chalfant, California.

Energy Facilities and Services

Objective 13 Provide adequate energy facilities and services that meet the needs of the proposed development, that minimize impacts to existing service providers, and that minimize impacts to the surrounding environment.

Policy 13-A All utility lines (electricity, phone, cable) shall be installed underground in compliance with the Mono County Land Use Regulations Chapter 11, Development Standards--Utilities.

Program 13-A Utility lines shall be installed as shown on Figure 8, Master Utility Plan--Dry Utilities (see Appendix A, Map Set).

Policy 13-B Propane shall be the primary heating source for the project. The propane storage and distribution system for the project shall include four 1000-gallon tanks located on Lot E and underground distribution lines as shown on Figure 8, Master Utility Plan--Dry Utilities (see Appendix A, Map Set).

Program 13-B The propane storage and distribution system shall be installed in the location shown on Figure 8, Master Utility Plan--Dry Utilities (see Appendix A, Map Set). The propane storage yard shall be visually screened as required by Design Standard 20 in this plan.

Policy 13-C Wood-burning stoves or fireplace inserts may be installed as a secondary heating source in residences but must be Phase II EPA certified in compliance with Mono County General Plan policies (Conservation/Open Space Element, Public Health and Safety policies, Objective A, Action 6.1).

Program 13-C The CC&Rs for the project shall contain a requirement that any wood-burning appliances installed in the project be Phase II EPA-certified appliances.

PLANS

Figure 8, Master Utility Plan--Dry Utilities (see Appendix A, Map Set) illustrates the plans for the electrical distribution system and the propane distribution system for the project.

FIRE PROTECTION SERVICES

POLICIES

This section establishes objectives, policies and programs to guide development of fire protection services on APN 26-210-37 in Chalfant, California.

Fire Protection Services

Objective 14 Provide adequate fire protection services that meet the needs of the proposed development, that minimize impacts to existing service providers, and that minimize impacts to the surrounding environment.

Policy 14-A The development shall be served by the Chalfant Valley Fire Protection District and shall comply with the FPD's requirements, as well as Mono County Fire Safe Requirements (Mono County Land Development Regulations, Chapter 22), pertaining to emergency access, signing and building numbering, emergency water supplies, and vegetation modification.

Program 14-A Prior to approval of the Final Tract Map, the project proponent shall provide the County with a "will serve" letter from the Chalfant Valley FPD, indicating its capability to serve the proposed development and its approval of fire protection and suppression components of the proposed project design. The County shall collect fire mitigation fees at the time of building permit approval.

PLANS

Figure 7, Master Utility Plan--Water and Sewage System (see Appendix A, Map Set) shows the location of fire hydrants for the project.

OTHER SERVICES

POLICIES

This section establishes objectives, policies and programs to guide development of other services on APN 26-210-37 in Chalfant, California.

Police

Objective 15 Provide adequate police services that meet the needs of the proposed development and that minimize impacts to existing service providers.

Policy 15-A Ensure that the development provides funding for its fair share of additional law enforcement services required as a result of the development.

Program 15-A Prior to the approval of the Final Tract Map, the County and the developer shall finalize financial requirements for the project's contribution to the provision of additional law enforcement services in Chalfant.

Emergency Medical Services

Objective 16 Provide adequate emergency medical services that meet the needs of the proposed development and that minimize impacts to existing service providers.

Policy 16-A Ensure that the development provides funding for its fair share of additional emergency medical services required as a result of the development.

Program 16-A Prior to the approval of the Final Tract Map, the County and the developer shall finalize financial requirements for the project's contribution to the provision of additional emergency medical services in Chalfant.

Schools

Objective 17 Provide adequate school services that meet the needs of the proposed development and that minimize impacts to existing service providers.

Policy 17-A Ensure that the development provides funding for its fair share of additional school facilities and services required as a result of the development.

Program 17-A At the time of building permit approval, collect school mitigation fees from the development.

Recreational Facilities

Objective 18 Provide adequate community recreational facilities and services that meet the needs of the proposed development and that minimize impacts to existing facilities and services.

Policy 18-A Ensure that the development provides its fair share of additional recreational facilities and services required as a result of the development.

Program 18-A Prior to the approval of the Final Tract Map, the County and the developer shall finalize a development plan for the on-site park, including the type and location of all facilities to be located at the park, including picnic facilities and playground equipment.

Postal Service

Objective 19 Provide adequate postal services that meet the needs of the proposed development and that minimize impacts to existing service providers.

Policy 19-A The developer shall provide cluster mailboxes at the location shown on Figure 4, Master Circulation Plan (see Appendix A, Map Set). Easements and concrete bases or other provisions shall be provided for the mailboxes.

Program 19-A Prior to the approval of the Final Tract Map, the developer shall confer with local postal authorities and the Mono County Department of Public Works regarding the installation of cluster mailboxes. The applicant shall provide a letter from the postal authorities and the Mono County Department of Public Works stating their approval of road names and cluster box locations for the development.

IV. PROGRAM OF IMPLEMENTATION MEASURES

IMPLEMENTING REGULATIONS AND ORDINANCES

The Mountain Vistas Specific Plan contains policies pertaining to the planned type, intensity and location of development on the project site. It also contains development standards, design standards, and conservation standards intended to implement the proposed development. The Mountain Vistas Specific Plan will be subject to the provisions of the Mono County Land Development Regulations, unless an alternative regulation or standard is specified in the Specific Plan. These regulations will apply to all development in the Specific Plan area and will be effective following adoption of the Specific Plan. Alternative regulations in the Specific Plan are intended to be consistent with the Mono County Land Development Regulations and with the Subdivision Ordinance, and to implement those regulations for the project parcel.

Policies in the Specific Plan will be implemented through the design and conservation standards established in the plan. Those standards incorporate suggested mitigation measures from the special studies (traffic, noise, hydrogeology, flooding) prepared for the project as well as mitigation from the county's General Plan and Land Development Regulations. The design and conservation standards also incorporate proposed mitigation measures resulting from the analysis in the Draft Environmental Impact Report for the Specific Plan.

FINANCING

The ultimate responsibility for construction of the infrastructure and facilities outlined in this plan shall lie with the developer of the property within the Specific Plan. There are no plans for either an assessment district or county participation for the cost of construction of the required infrastructure. Where infrastructure is required to be provided which is sized or scoped in excess of what is needed for development of the Specific Plan, the developer intends to seek reimbursement of such costs in excess of the project's fair share from the County through credits against project fees.

CAPITAL IMPROVEMENT PROGRAM

See Table 2, Mountains Vistas Development Budget, on the following page.

TABLE 2: Mountains Vistas Development Budget

Mountain Vistas				
CONSTRUCTION BUDGET				
		May 27, 2005		
	DESCRIPTION OF WORK	PROPOSED Final Budget	PER LOT	PER SQ. FT.
GENERAL CONDITIONS				
		-	-	-
20/01	CLEARING & DEMOLITION	22,950	522	0.29
20/02	GRADING / EROSION CONTROL	336,000	7,635	4.20
	FINISH GRADE PADS / TRENCH FOOTINGS	254,000	5,782	3.18
20/03	PERIMETER FENCES AND WALLS	54,900	1,248	.69
20/04	RETAINING WALLS	15,000	341	.19
20/05	PAVING AND CONCRETE	217,000	4,950	2.73
20/06	SEPTIC SYSTEMS	288,000	6,545	3.60
20/09	STREET LIGHTS - N/A	-	-	-
20/10	LANDSCAPE/IRRIGATION	158,400	3,600	1.98
20/11	DRY UTILITY TRENCHING	87,991	2,000	1.10
20/12	ELECTRIC UNDERGROUND	48,400	1,100	0.61
20/20	WATER SYSTEM			-
20/21	<u>WELL NO. 1 FIRE & DOMESTIC</u>			-
20/22	Drill	30,000	682	0.38
20/23	Geotechnical	10,000	227	0.13
20/24	Develop Well	15,000	341	0.19
20/25	Pump and Motor	15,000	341	0.19
20/26	Pipe and Appurtenances	5,000	114	0.06
20/27	<u>WELL NO. 2 FIRE & DOMESTIC</u>			-
20/28	Drill	30,000	682	0.38
20/29	Geotechnical	10,000	227	0.13
20/30	Develop Well	15,000	341	0.19
20/31	Pump and Motor	15,000	341	0.19
20/32	Pipe and Appurtenances	5,000	114	0.06
20/33	Pressure Tank and Appurtenances	125,000	2,841	1.56
20/34	Well & System Control building and Controls	35,000	795	0.44
20 /35	Back-up Generator	40,000	909	0.50
20/35	Well Hut (pump 2 site)	5,000	114	0.06
20/36	<u>Distribution System</u>			-
20/37	Water Line	95,040	2,160	1.19
20/38	Fire Hydrants	54,000	1,227	0.68
20/39	Service Laterals	52,800	1,200	0.66
20/40	Air Release	5,148	117	0.06
	TOTAL In-Tracts	2,045,829	46,496	25.60

PHASING

The developer is installing all infrastructure on site and the single-family residential units. The current property owner is developing the commercial lot. There is no proposed phasing for the projects to be developed by the property owner. The developer is proposing the following phasing for infrastructure installation and development of residential units:

- Phase I: Infrastructure installation for the construction of residential lots 1-20 and the construction of residential lots 1-20 will begin the day after recording the Final Tract Map.
- Phase II: Infrastructure installation for the construction of residential lots 21-47 and the construction of residential lots 21-47 is expected to begin 30-60 days later.
- Phase III: The commercial lot will be developed by the current property owner on a market-driven timetable.

Figure 3, Master Phasing Plan (see Appendix A, Map Set) shows the proposed project phasing.

V. RELATIONSHIP OF THE SPECIFIC PLAN EIR TO SUBSEQUENT DISCRETIONARY PROJECTS

PROJECTS THAT WILL BE EXEMPT FROM ADDITIONAL ENVIRONMENTAL REVIEW

The Environmental Impact Report (EIR) for the Mountain Vistas Specific Plan addresses all future development on the project site. It analyzes the subdivision of the project site and the development of 47 single-family residences and the commercial lot. The future development of the residences will not require additional environmental review.

PROJECTS THAT WILL REQUIRE ADDITIONAL ENVIRONMENTAL REVIEW

The development of the commercial lot associated with the Mountain Vistas Specific Plan could require additional environmental review depending on the intensity of the commercial use proposed.

VI. SPECIFIC PLAN ADMINISTRATION

SPECIFIC PLAN COST RECOVERY FEES

California Government Code Section 65456 allows the legislative body adopting a specific plan to impose fees related to the cost of preparing, adopting and administering the specific plan. Fees may be established as follows:

California Government Code Section 65456. Fees and Charges.

- (a) The legislative body, after adopting a specific plan, may impose a specific plan fee upon persons seeking governmental approvals which are required to be consistent with the specific plan. The fees shall be established so that, in the aggregate, they defray but as estimated do not exceed the cost of preparation, adoption, and administration of the specific plan, including costs incurred pursuant to Division 13 (commencing with Section 21000) of the Public Resources Code. As nearly as can be estimated, the fee charged shall be a prorated amount in accordance with the applicant's relative benefit derived from the specific plan. It is the intent of the Legislature in providing for such fees to charge persons who benefit from specific plans for the costs of developing those specific plans which result in savings to them by reducing the cost of documenting environmental consequences and advocating changed land uses which may be authorized pursuant to the specific plan.
- (b) Notwithstanding Section 60016, a city or county may require a person who requests adoption, amendment, or repeal of a specific plan to deposit with the planning agency an amount equal to the estimated cost of preparing the plan, amendment, or repeal prior to its preparation by the planning agency.
- (c) Copies of the documents adopting or amending the specific plan, including the diagrams and text, shall be made available to local agencies and shall be made available to the general public as follows:
 - (1) Within one working day following the date of adoption, the clerk of the legislative body shall make the documents adopting or amending the plan, including the diagrams and text, available to the public for inspection.
 - (2) Within two working days after receipt of a request for a copy of the documents adopting or amending the plan, including the diagrams and text, accompanied by payment for the reasonable cost of copying, the clerk shall furnish the requested copy to the person making the request.
- (d) A city or county may charge a fee for a copy of a specific plan or amendments to a specific plan in an amount that is reasonably related to the cost of providing that document.

Mono County's Project Development Fee Schedule is reproduced in Table 3.

TABLE 3: Mono County Project Development Fee Schedule

Development fees are based on time and materials, and are deposits toward actual costs incurred by Mono County. The fees indicated below are the minimum deposits required; additional fees may accrue during permit processing.

Type of Fee	Amount
Appeal	\$ 540
Building Permit Plan Check	\$ 30
Categorical Exemption	\$ 50
Commission Interpretation	\$ 400
Director Review	\$ 430
Environmental Impact Report * **	\$ 890
General Plan Amendment **	\$ 1,510
Groundwater Extraction	\$ 930
Lot Line Adjustment	\$ 490
Lot Merger	\$ 280
Map Extension	\$ 490
Mining Operations Permit **	\$ 930
Negative Declaration **	\$ 890
Parcel Map **	\$ 1,500
Reclamation Permit **	\$ 930
Permit Modification	\$ 670
Specific Plan **	\$ 1,750
Time Shares	\$ 930
Tract Map **	\$ 1,800
Use Permit **	\$ 930
Variance **	\$ 780

* EIR amount is deposit for initial study only. Additional deposits may be assessed as needed on a case-by-case basis.

SPECIAL FEES: Research, inspections and services exceeding one-half hour for which no fee is specifically indicated shall be charged at direct cost including, but not limited to, hourly rate plus benefits and overhead, materials, copying, film and mileage, and shall not exceed the County's cost of providing such services.

PENALTY: Where work for which a permit is required by this code is started or continued without a permit, said permit shall be obtained along with applicable fees plus a penalty fee equal to the amount of such fees. Payment of such permit and penalty fee shall not relieve any persons from fully complying with the requirements of this code in execution of the work or requirements or from any other penalties prescribed by law.

FEE PAYMENT: Initial application fee is a deposit only toward actual costs of providing services. Should permit processing costs or services exceed initial deposit or payment, applicant and/or property may be billed for amount due or additional reasonable deposit (fee payment) for services not yet provided. Such billing shall be due no later than 15 days from postage date. In no event shall fees exceed the final cost of services by Mono County. Unless otherwise directed by the applicable department head or his designee, County may cease work on permits or services in process until fee payment is received, and such permits or services shall not become final until all fees have been paid.

FEES APPLIED: All fees listed are minimum deposits credited toward actual cost of services rendered. Such costs include, but are not limited to, hourly rate, postage, copying, mileage and overhead. Persons applying for services or permits shall pay a fee in an amount set by resolution of the Board of Supervisors, not to

exceed the County's costs. Portions of deposit exceeding final actual costs shall be reimbursed to the person paying such fees.

SPECIFIC PLAN AMENDMENT PROCEDURES

State planning law requirements for amending specific plans are the following:

California Government Code Section 65453. Adoption/Amendment Procedure.

- (a) A specific plan shall be prepared, adopted and amended in the same manner as a general plan, except that a specific plan may be adopted by resolution or by ordinance and may be amended as often as deemed necessary by the legislative body.
- (b) A specific plan may be repealed in the same manner as it is required to be amended.

California Government Code Section 65454. Consistency with the General Plan.

No specific plan may be adopted or amended unless the proposed plan or amendment is consistent with the general plan.

California Government Code Section 65455. Zoning, Tentative Map, Parcel Map, and Public Works Project Consistency with Specific Plan.

No public works project may be approved, no tentative map or parcel map for which a tentative map was not required may be approved, and no zoning ordinance may be adopted or amended within an area covered by a specific plan unless it is consistent with the adopted specific plan.

Mono County requirements for amending specific plans are the following:

Mono County Land Development Regulations, Chapter 36, Processing--Specific Plan, Section 36.060, Amendments.

Amendments to a specific plan can be handled through the Director Review process if no change in density results and no change in conditions are necessary. All other amendments shall follow the procedures in Chapter 48, Amendments.

Chapter 48, Amendments, of the Mono County Land Development Regulations, is reproduced in Table 4.

**Table 4 Mono County Land Development Regulations
Chapter 48, Procedures--Amendments**

- I. GENERAL PLAN MAP/LAND USE DESIGNATION AMENDMENTS
 - 48.010 Initiation.
 - 48.020 Planning Commission action.
 - 48.030 Board action.
 - 48.040 Covenants.
 - 48.050 Reinitiation.

- II. TEXT AMENDMENTS--GENERAL PLAN POLICIES, LAND DEVELOPMENT REGULATIONS
 - 48.060 Initiation.
 - 48.070 Planning Commission action.
 - 48.080 Board action.
 - 48.090 Reinitiation.

I. GENERAL PLAN MAP/LAND USE DESIGNATION AMENDMENTS

48.010 Initiation.

The provisions of this section, or portion thereof, to the extent that the same may be referred to in any specific procedure, shall govern in the initiation of proceedings. Initiation may be by:

1. The adoption of a resolution of initiation by the Board of Supervisors;
2. The adoption of a resolution of initiation by the Planning Commission; or
3. Filing with the Director an application signed by one (1) or more of the record owners of the parcel of property which is the subject of the application or by an agent of the owner, authorized in writing, or by a public utility company or other agency with the powers of eminent domain. In the event that more than one (1) parcel is submitted for district amendment, owners of parcels representing at least sixty percent (60%) of the area involved must sign the application. The names of all record owners of all land involved must be stated. A petition for amendment shall be on a form designated by the Planning Commission, and shall be accompanied by the required application, environmental forms, and fee. In addition, the applicant shall also be assured that the proposed district amendment is consistent with this general plan before his application is deemed accepted.

48.020 Planning Commission action.

Decisions to change the classification of land from one adopted land use designation to another shall be the subject of a public hearing and noticed according to the requirements of Chapter 46, Noticing Requirements. The application shall be heard first before the Commission.

Prior to taking an action to approve or recommend approval of a change in district designation classification, the Commission shall find as follows:

1. The proposed change in land use designation is consistent with the text and maps of this General Plan.

2. The proposed change in land use designation is consistent with the goals and policies contained within any applicable area plan.
3. 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.
4. The proposed change in land use designation is reasonable and beneficial at this time.
5. The proposed change in land use designation will not have a substantial adverse effect on surrounding properties.

The Planning Commission recommendation shall then be acted upon by the Board of Supervisors, excepting, however, that a recommendation for denial shall terminate any application for a change in land district classification unless it is appealed in accordance with the provisions of Chapter 47, Appeals. Excepting, however, an application for a change in land use designation, when accompanied by a land use application that requires an action by the Board of Supervisors, shall be referred without appeal to the Board of Supervisors.

48.030 Board action.

The Board of Supervisors shall act on the recommendation for the land use redesignation from the Commission at a public hearing noticed according to the requirements of Chapter 46, Noticing Requirements.

The Board may approve, modify or disapprove the recommendation of the Commission. If new information regarding the application is presented at the Board hearing which may have influenced the Commission recommendation, the Board may refer it back to the Commission for report and recommendation before taking action, but the Commission shall not be required to hold a public hearing thereon. The action of the Board shall be the final administrative action.

48.040 Covenants.

Whenever performance of any condition or accomplishment of any development is required by the grant of a special permit or in connection with the redesignation of property, and the performance or accomplishment is to occur at or after a specified time, the Director may require the record owner of the land involved to execute a covenant running with the land in a form approved by the County Counsel, which shall contain the requirements imposed, and it shall be recorded in the office of the County Recorder. The Director may issue releases from such covenants when they are no longer applicable (snow storage and joint parking agreements are common applications of this provision).

48.050 Reinitiation.

No matter initiated pursuant to Section 48.010C (Initiation) may be reinitiated for a period of one year from the date of final action denying or disapproving such matter, unless such action was specifically stated to be without prejudice.

II. TEXT AMENDMENTS - GENERAL PLAN POLICIES, LAND DEVELOPMENT REGULATIONS

48.060 Initiation.

1. Amendments to the text of the General Plan or the Land Development Regulations may be initiated by:

- a. The adoption of a resolution of initiation by the Board of Supervisors;
 - b. The adoption of a resolution of initiation by the Commission.
2. General plan text amendments may be initiated by either a) or b) delineated in 1. above except that the processing of amendments to the text of this general plan are limited by state law to four (4) cycles per year, unless the amendment will qualify as an affordable housing project. There is also a one-year moratorium on general plan amendments following the adoption of a newly prepared plan.

48.070 Planning Commission action.

Action to change the text of the Land Development Regulations, or the text of any area plan or countywide general plan element, shall be the subject of a public hearing and noticed according to the requirements of Chapter 46.020, Noticing Requirements.

After the hearing, the Commission shall render its decision in the form of a written recommendation to the Board. If it is a land development regulation amendment, the recommendation for approval shall include a finding that the proposed change to the text is consistent with this General Plan as well as any applicable area plans. Prior to making a recommendation to amend an area plan, the Commission shall find that the proposed adoption or amendment is consistent with the countywide general plan.

A land development text amendment which imposes any regulation listed in Government Code Section 65860 (Adoption of Regulations), not theretofore imposed; or removes or modifies any such regulations theretofore imposed, shall be adopted as provided in this section.

48.080 Board action.

The Board of Supervisors shall act on the recommendation for the text amendment from the Commission at a public hearing and noticed according to the requirements of Chapter 46.020, Noticing Requirements.

The Board may approve, modify or disapprove the recommendation of the Commission. If new information regarding the application is presented at the Board hearing which may have influenced the Commission recommendation, the Board may refer it back to the Commission for report and recommendation before taking action, but the Commission shall not be required to hold a public hearing thereon. The action of the Board shall be the final administrative action.

48.090 Reinitiation.

No matter indicated pursuant to Section 48.060(2) can be reinitiated for a period of one (1) year, unless Board action was specifically stated to be without prejudice.

VII. SPECIFIC PLAN ENFORCEMENT

Enforcement of the Mountain Vistas Specific Plan will occur through implementation of the Specific Plan policies, standards and diagrams, the mitigation measures proposed in the EIR, and the conditions of approval for the tract map. It will be integrated with the Mitigation Monitoring Program required for the EIR.

Over the life of the project, the Community Development Department (Planning, Building, Code Compliance) will utilize the Compliance Checklist for the Mountain Vistas Specific Plan to ensure that all Specific Plan requirements are met at the appropriate phase of the development. *The Compliance Checklist on the following page is currently a sample only.* Following adoption of the Specific Plan, the final checklist will be completed and will integrate all development requirements from the Specific Plan including the Specific Plan policies, standards and diagrams, the mitigation measures proposed in the EIR, and conditions of approval for the tract map.

The final checklist will be maintained as a separate file for the project and will be consulted throughout the life of the project to ensure that development occurs in compliance with the provisions of the Specific Plan and the DEIR.

Compliance Checklist: Mountain Vistas Specific Plan

(A copy of pertinent permits or approvals should be attached to this checklist.)

(This checklist addresses compliance for the Mountain Vistas Specific Plan, including Specific Plan policies and standards, Tract Map conditions of approval, and mitigation measures from the EIR).

Project Benchmark: Prior to Approval of Final Tract Map

Approvals/Permits/Mitigation Required	Monitoring Dept	Contact for Compliance	Date Completed	Staff Initials	Notes
1. Will serve letter from Chalfant FPD	CDD	Workforce Homebuilders LLC			
2. Well permit	CDD	Workforce Homebuilders LLC			
3. Septic system permit	CDD	Workforce Homebuilders LLC			
4. Encroachment permit from Caltrans	CDD	Workforce Homebuilders LLC			
5. Encroachment permit from Mono County	CDD	Workforce Homebuilders LLC			
6. Grading permit	CDD	Workforce Homebuilders LLC			
7. SWWPP	CDD	Workforce Homebuilders LLC			

VIII. REFERENCES

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Bureau of Land Management.

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California Governor's Office of Planning and Research

The Planner's Guide to Specific Plans.

California Regional Water Quality Control Board.

Water Quality Control Plan for the Lahontan Region (Basin Plan). 1995.

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Noise Impact Analysis, Chalfant Valley/APN 26-210-37, Mono County, California. 2004.

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Mono County Regional Transportation Plan (RTP). 2002.

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Mono County Master Environmental Assessment. 2001.

Mono County Trails Plan. 1994.

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Mono County Department of Public Works and SRK Consulting Engineers and Scientists

Report of Disposal Site Information. Joint Technical Document. Benton Crossing Landfill. SWIS # 26-AA-004. WDID # 6B260300002. 2004.

Mono County Sheriff's Log, Flood of 1989 in Tri-Valley, 8/9/89.

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Eastern Sierra Housing Needs Assessment. Draft 2004.

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1990 Census, Summary Tape Files 1, 3.

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Vector Engineering.

Preliminary Closure and Postclosure Maintenance Plan for the Chalfant Valley Landfill. 1998.

Report of Disposal Site Information for the Chalfant Valley Landfill. 1995.

Persons Consulted

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Nate Greenberg, Partner

U.S. Geological Survey

Dave Hill, Scientist-in-Charge, Long Valley Observatory

INTERNET REFERENCE SITES

The current Internet address at the time of printing is listed for these sources; the address may have changed since printing.

California Air Resources Board (ARB)

Emissions and air quality data. Nonattainment status.

www.arb.ca.gov

California Department of Transportation (Caltrans)

Annual Average Daily Traffic (AADT) counts, Annual Average Daily Truck Traffic on the California Highway System, Eastern Sierra Bicycle Guide, other Caltrans transportation planning documents

www.dot.ca.gov

California Geological Survey (CGS)

Information on seismic hazards, landslide hazards, loss estimates for seismic events.

www.consrv.ca.gov/CGS

Inyo-Mono Transit

Information on local transit services in Mono County.

www.countyofinyo.org.transit

National Climatic Data Center (NCDC)/National Oceanic and Atmospheric Administration (NOAA)

Climate data.

www.ncdc.noaa.gov

U.S. Environmental Protection Agency (EPA)

Emissions and air quality data. Nonattainment status.

www.epa.gov/air

U.S. Geological Survey (USGS)

Information on seismic hazards, volcanic hazards, landslide hazards, and water hazards.

www.usgs.gov