

DRAFT

To: Mono Basin Regional Planning Advisory Committee (RPAC)

From: Katie Maloney Bellomo

Date: 1/20/14

Re: Proposed Conway Ranch use restrictions for the 75 acre aquaculture area

Mono County accepted public funds for the purchase of Conway Ranch lands on the condition that it protect the undeveloped nature of the property. In my opinion, Mono County should not carve out a “developable zone” of 75 acres unless it places it in a conservation easement with stringent limitations on the scope and nature of future development.

I have put together a preliminary list of restrictions for the County to place on the 75 acres. The restrictions that I propose would be part of a conservation easement administered by the Eastern Sierra Land Trust.

The purpose of the proposed restrictions is to: 1) protect Conway Ranch habitat in natural condition; AND AT THE SAME TIME 2) accommodate the County’s economic interest in doing limited expansion of the current aquaculture operation.

Proposed Prohibited Uses and Restrictions in the 75 acre area:

1. All commercial or industrial uses of the property are prohibited except aquaculture and fishing related use and sheep grazing.
2. Groundwater pumping is prohibited except for the limited purpose of providing water for fish survival on a short term emergency basis to allow for repairs of infrastructure and/or relocation of fish. Use of groundwater for the aquaculture operation as part of planned daily operation is prohibited. Use of groundwater for purposes of increasing temperature of flowing raceway waters is prohibited because it is not a sustainable/wise use of groundwater.
3. Residential use is prohibited. No residential housing of any kind is allowed.

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4. No permanent structures may be built with the exception of the following: one building of the maximum size of ___ by ___, and height not to exceed ___.
5. Covering the surface of the ground with concrete, asphalt, or any other surfacing is strictly limited to the following: 1) installation of concrete or similar surface as foundation for the one allowed building; 2) installation of one concrete pad of a maximum size of ___ feet by ___ feet to be used as a decontamination station for aquaculture trucks and other aquaculture related equipment; 3) improvement of road surfaces with gravel and fines only (no asphalt, concrete, grindings, etc.)
6. Exterior night lighting is prohibited, except for emergency use.
7. In order to prevent noise pollution the use of generators and motors as part of everyday operations is prohibited. Their use is to be allowed on an emergency basis only.
9. The use of reflective siding materials and roofing is prohibited on the one building that may be built, and on any temporary structures.
10. Development of storage facilities is limited to ___ number of in-ground and/or below ground bunker style structures placed so as not to be in the viewshed.
11. Above-ground fish tanks, raceways, and other fish containment is prohibited.
12. No installation of concrete raceways is allowed.
13. The use of temporary structures such as cargo containers, sheds, mobile homes, and trailers is prohibited, with the exception that until the one allowable building is constructed, one trailer and a maximum of 4 cargo containers may be maintained on the property.
14. The public may not be prohibited from accessing any portions of the 75 acres that are not in active use for aquaculture operations.