

PLANNING AREA LAND USE POLICIES

ANTELOPE VALLEY

GOAL: Provide for orderly growth in the Antelope Valley in a manner that retains the rural environment, and protects the area's scenic, recreational, agricultural, and natural resources.

Objective A

Guide future development to occur in and adjacent to Walker, Coleville, and Topaz.

Policy 1: Discourage subdivisions into six parcels or more outside of community areas.

Action 1.1: Designate land outside of community areas and the US 395 corridor¹ for Agriculture or Resource Management.

Action 1.2: Maintain large minimum parcel sizes outside of community areas and the US 395 corridor.

Action 1.3: Limit the type and intensity of development in flood plain areas.

Action 1.4: Prior to accepting a development application in potential wetland areas, require that the applicant obtain necessary permits from the U.S. Army Corps of Engineers.

Policy 2: Provide for a mix of residential, commercial, recreational, institutional, and light industrial land uses within defined community areas, in a manner consistent with the overall goal for the Antelope Valley.

Action 2.1: Designate a sufficient amount of land to accommodate tourist and community commercial needs within existing community areas.

Action 2.2: Designate a sufficient amount of land to meet the housing and lodging needs of Antelope Valley's residents and visitors.

Action 2.3: Designate suitable lands for light industrial uses within community areas. Designated light industrial use areas should be limited to community serving industrial uses that will have no adverse environmental impacts. All industrial development must be compatible with surrounding land uses.

Action 2.4: Designate suitable lands for community recreational and institutional uses within community areas.

¹The US 395 corridor is defined as the area in the Antelope Valley, outside of communities, along both sides of US 395, between the West Walker River to the east of US 395 and the sloping terrain to the west of US 395.

Policy 3: Along the US 395 corridor between existing communities, provide for limited development that is compatible with natural constraints and the Valley's scenic qualities.

Action 3.1: Establish a design review process and standards for development in the US 395 corridor.

Action 3.2: Require projects within fault hazard zones to submit a geologic report prepared by a registered geologist. Such reports should focus on locating existing faults, evaluating their historic activity, and determining the level of risk they present to the proposed development. Report recommendations should address measures to reduce risk to acceptable levels. All such reports shall be prepared in sufficient detail to meet the criteria and policies of the State Mining and Geology Board.

Action 3.3: Maintain the large lot residential nature of the US 395 corridor.

Action 3.4: Uses of a greater intensity than rural residential may be permitted in the US 395 corridor if it is demonstrated that they comply with the following standards:

- a. The project shall not exceed the noise standards for rural residential uses as defined in the Mono County Noise Ordinance, nor increase substantially the ambient noise levels for adjoining areas. Projects having potential noise impacts shall provide a noise impact study which identifies potential noise impacts, and proposes project alternatives or mitigation measures to mitigate the potential impacts.
- b. The project shall not violate applicable ambient air quality standards of the Great Basin Unified Air Pollution Control District, contribute substantially to an existing or projected air quality violation, or expose residents or wildlife to substantial pollution concentrations. Projects having potential air quality impacts shall provide an air quality impact study which identifies potential impacts, and proposes project alternatives or measures to mitigate the potential impacts.
- c. The project shall comply with the requirements of the Mono County Land Clearing, Earthwork and Drainage Facilities Ordinance and the Pollution of Waters Ordinance, as well as with the requirements of the Lahontan Regional Water Quality Control Board. The project shall not substantially degrade water quality; substantially degrade or deplete groundwater resources; contaminate a public water supply; interfere substantially with groundwater recharge; involve the use, production or disposal of materials which pose a hazard to people or animal or plant populations in the area affected; or cause substantial flooding, erosion, or siltation. Projects having potential for such water-related impacts shall provide a water resource impact study which identifies potential impacts, and proposes project alternatives or measures to mitigate the potential impacts.

- d. The project shall not have a substantial, demonstrable negative aesthetic effect, and must comply with the design review standards established in accordance with Action 3.1, Policy 3. Projects having potential visual impacts shall provide a visual impact study which identifies potential visual effects, and proposes project alternatives or measures to mitigate the potential impacts.
- e. The project shall not interfere substantially with the movement of any resident or migratory fish or wildlife species, nor substantially diminish habitat for fish, wildlife or plants. Projects having potential fish and wildlife impacts shall provide an impact study which identifies potential fish and wildlife impacts, and proposes project alternatives or measures to mitigate the potential impacts.
- f. The project shall not conflict with established or planned recreational uses of the area.

Policy 4: Retain the existing privately owned land base in the Antelope Valley.

Action 4.1: Support a policy of no net loss of private land in the Antelope Valley.

Action 4.2: Oppose private land acquisitions by federal agencies within the Antelope Valley unless comparable land in the region is made available for disposal to private ownership. Exceptions to this policy may be considered if the land acquisitions are consistent with the overall goal for the Antelope Valley.

Action 4.3: Facilitate acquisition of BLM administered public lands south of the county landfill, east of Eastside Lane, and north of Walker, for community expansion, in a manner consistent with the overall goal for the Antelope Valley.

Policy 5: Encourage the use of alternative energy and communications innovations.

Action 5.1: Mobile or satellite-based communication sources may be substituted for conventional land-based sources in satisfying land development conditions.

Parcels that will not have conventional land-based sources extended to the property shall have that information prominently noticed on the map.

All conventional communication lines subsequently installed shall be underground.

Action 5.2: Alternative energy (e.g., solar, wind, water, etc.) systems may be substituted for conventional power in satisfying land development conditions except where existing power lines are within one mile of a proposed land division, in which case extending conventional power lines will be a condition of approval. All conventional power lines shall be underground.

Parcels that will not have conventional power lines extended to the property shall have that information prominently noticed on the map.

Action 5.3: Proposed parcels that have existing street frontage with existing power lines along either side of that street frontage shall not be conditioned with bringing conventional power across the street or onto the property.

Objective B

Maintain the scenic, agricultural, and natural resource values in the Valley.

Policy 1: Maintain and enhance scenic resources in the Antelope Valley.

Action 1.1: In order to protect and enhance important scenic resources and scenic highway corridors, designate such areas in the Antelope Valley for Open Space, Agriculture, or Resource Management.

Action 1.2: Encourage private landowners with visually significant property to grant or sell a conservation easement to a land conservation organization to protect the land as open space.

Action 1.3: Continue to use land use designations and subdivision regulations to preserve open space for scenic purposes.

Action 1.4: Conserve scenic highway corridors by maintaining and expanding large lot land use designations in areas within view of scenic highways.

Policy 2: Preserve the agricultural lands and natural resource lands in the Antelope Valley.

Action 2.1: Designate existing agricultural lands for agricultural use in the Land Use Element, and initiate associated district Land Use Designations and Land Development Regulations amendments.

Action 2.2: In accordance with the California Environmental Quality Act (CEQA), require the preparation of an Environmental Impact Report (EIR) for projects that may convert agricultural lands to other uses.

Action 2.3: Encourage agricultural land owners to utilize the property tax incentives for agricultural land provided for in the county's Williamson Act program.

Action 2.4: Inform owners of critical wildlife habitat areas of the potential for open space easements to protect such areas and of the potential for property tax adjustments.

Policy 3: Work with appropriate agencies to manage water resources in a manner that protects natural, agricultural and recreational resources in the Antelope Valley.

Action 3.1: Consider establishing a Groundwater Management District to manage the groundwater resources of the Antelope Valley.

Action 3.2: Work with the Lahontan RWQCB and other appropriate agencies to require appropriate actions to ensure that future development does not degrade water quality in the area.

Action 3.3: Work with the Walker River Irrigation District, adjacent Nevada Counties, and other appropriate agencies in developing a water management plan for Topaz Reservoir.

Policy 4: Ensure that an adequate water supply exists for new development projects.

Action 4.1: As a condition of approval, require development projects to demonstrate that sufficient water exists to serve both domestic and fire flow needs of the development and that use of the water will not deplete or degrade water supplies in the surrounding area.

Policy 5: Work with appropriate agencies to manage fish and wildlife resources within the Antelope Valley.

Policy 6: Preserve rural character of lands within the Antelope Valley

Action 6.1: Allow the storage of heavy equipment on parcels greater than five acres in the Antelope Valley for personal on-site use or community benefit.

Objective C

Maintain and enhance natural resource based recreational opportunities in the Valley and the surrounding area.

Policy 1: Work with appropriate agencies to maintain or improve natural resource base needed for recreational opportunities in the Antelope Valley and vicinity.

Policy 2: Work with appropriate agencies to initiate recreational facility development in environmentally suitable areas.

Action 2.1: Work with the Walker River Irrigation District and other appropriate agencies to develop a recreation management plan for Topaz Lake. Potential issues to address in the plan include:

- a. Provision of a designated boat launch area to provide boat access within California; and
- b. Creation of restricted boating areas to provide protected water bird nesting and rearing habitats at the south end of the reservoir.

PLANNING AREA LAND USE POLICIES

SONORA JUNCTION – GOAL

Provide for orderly growth in the Sonora Junction area in a manner that recognizes the established military, residential and recreational uses, and reduces potential conflicts between those uses.
