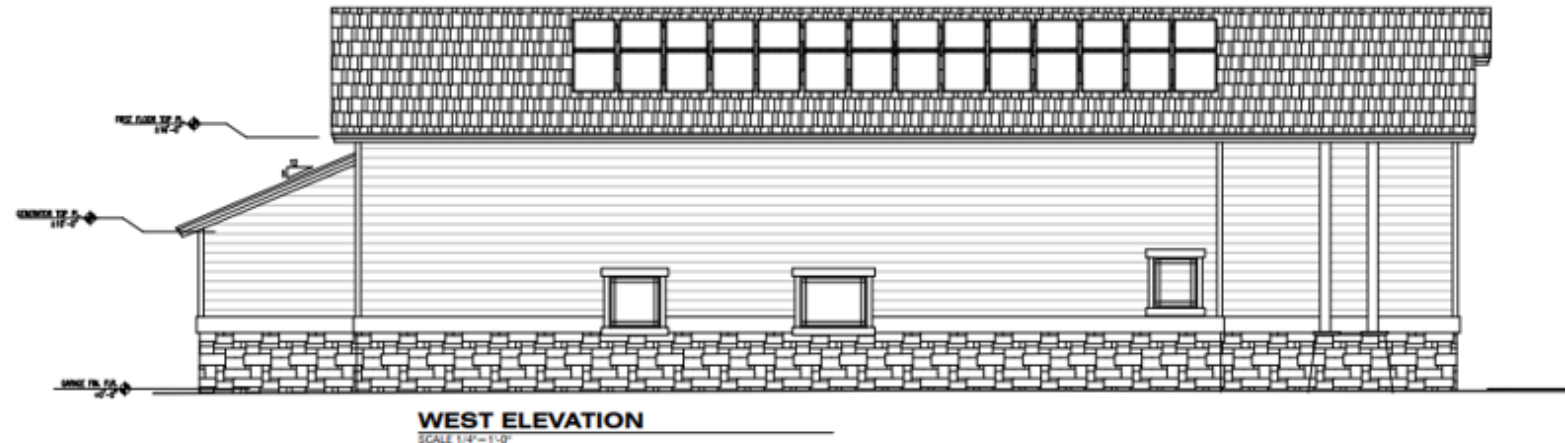
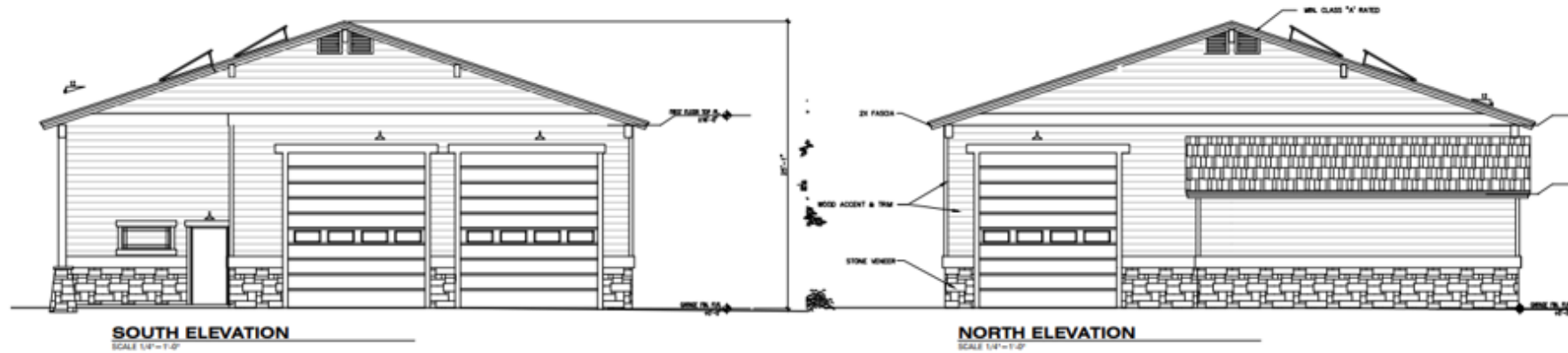
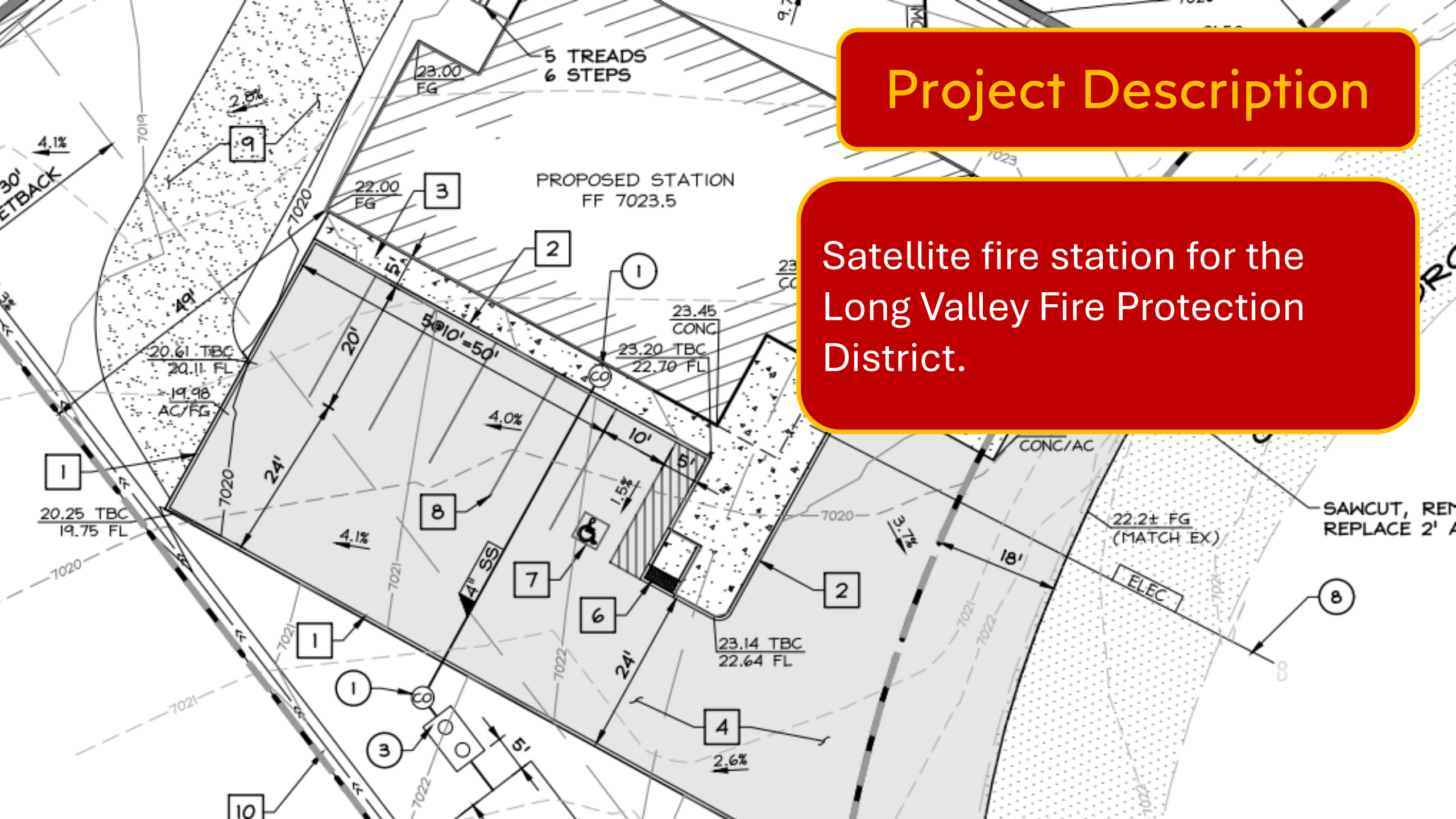


UP 24-001 LVFPD Sunny Slopes Satellite Station

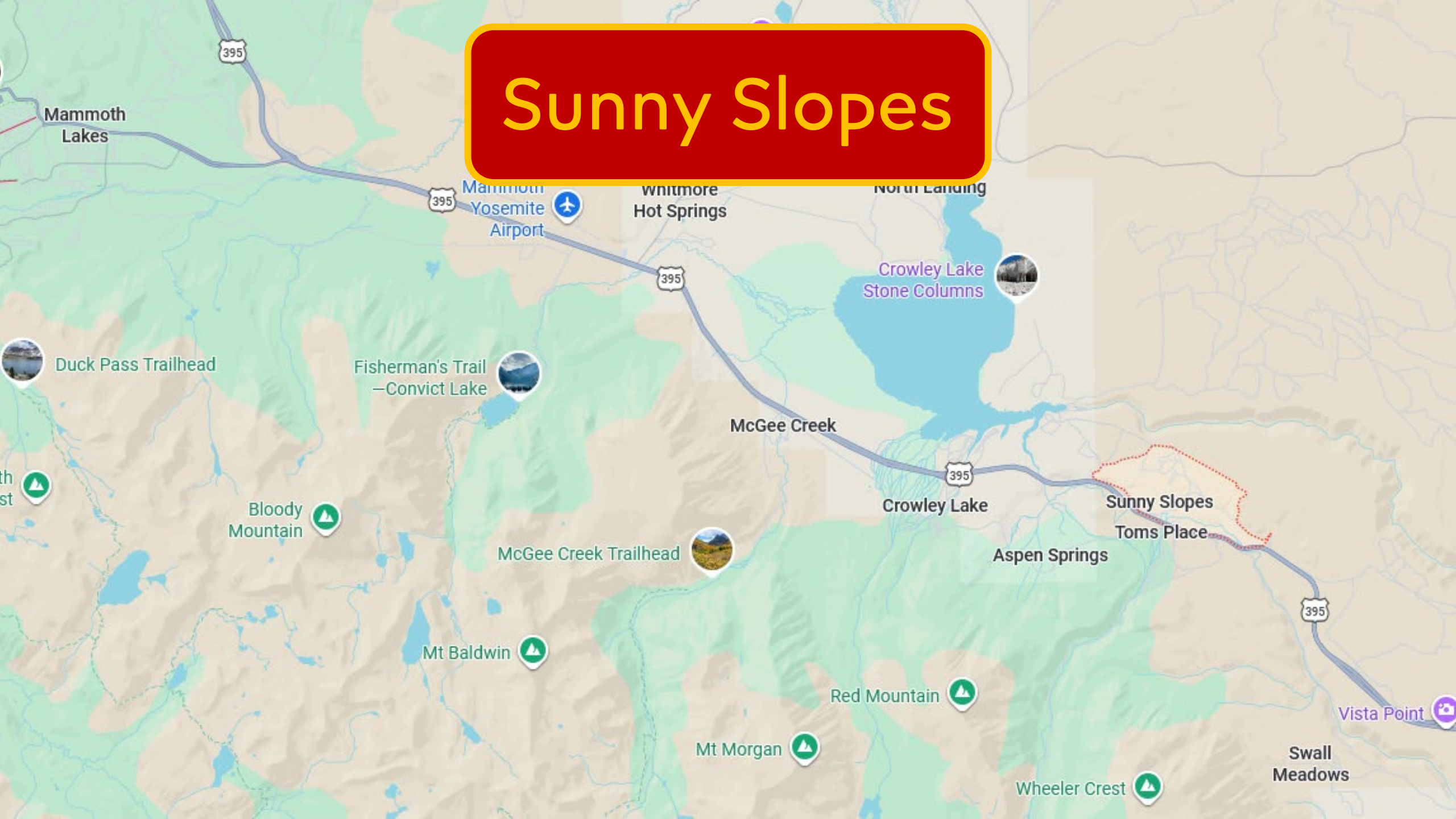


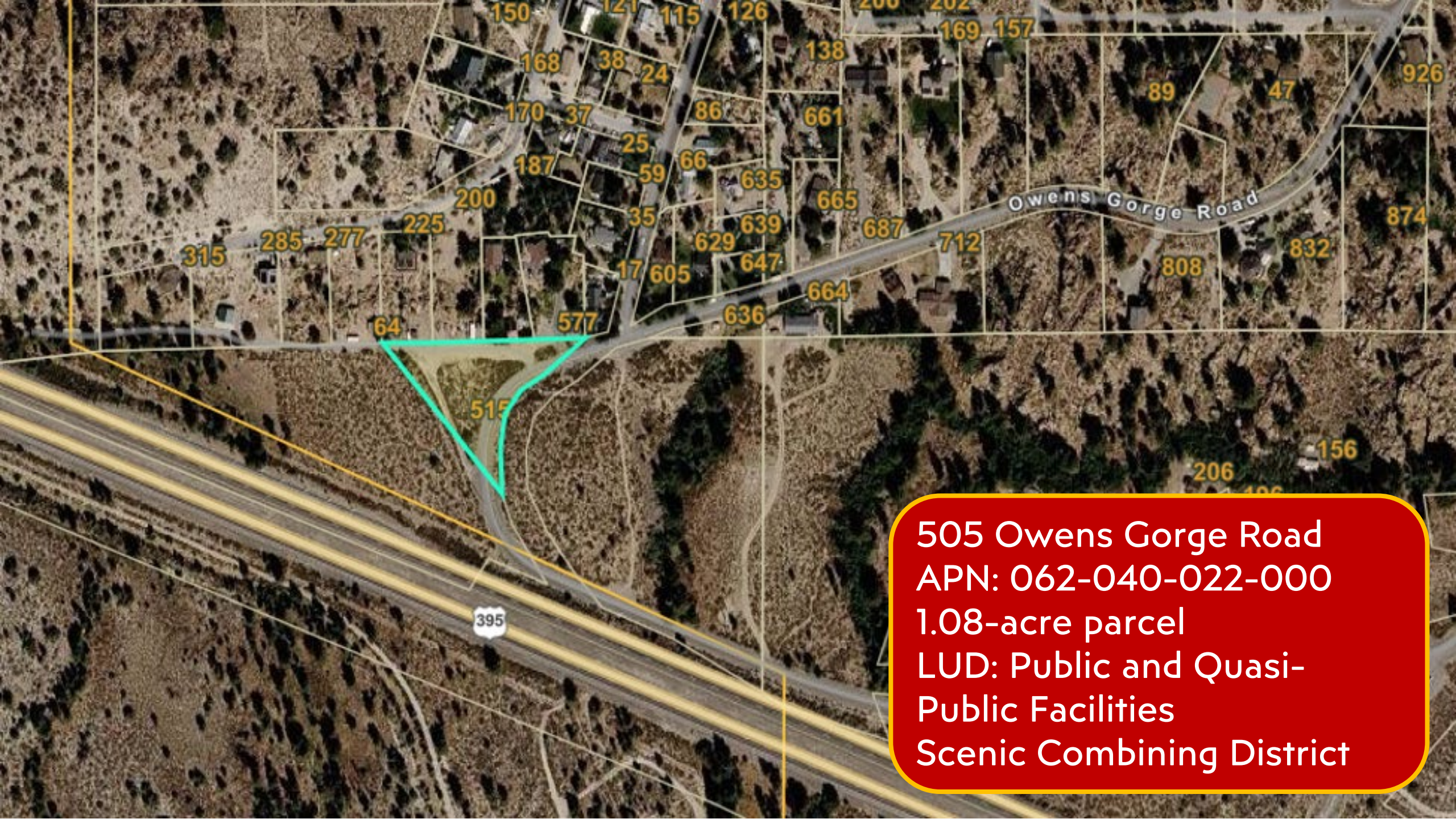
Project Description

Satellite fire station for the Long Valley Fire Protection District.

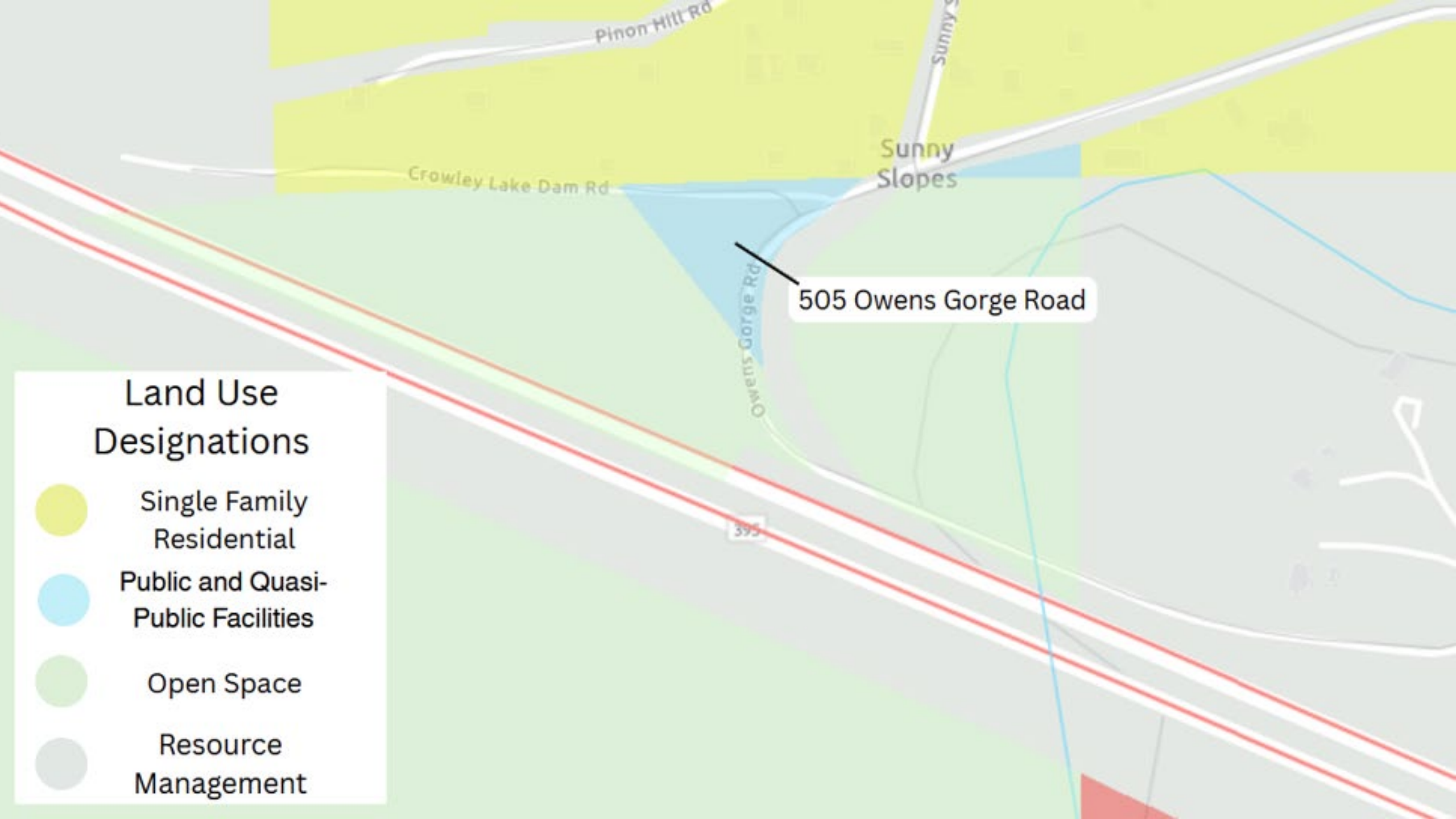


Sunny Slopes





505 Owens Gorge Road
APN: 062-040-022-000
1.08-acre parcel
LUD: Public and Quasi-
Public Facilities
Scenic Combining District

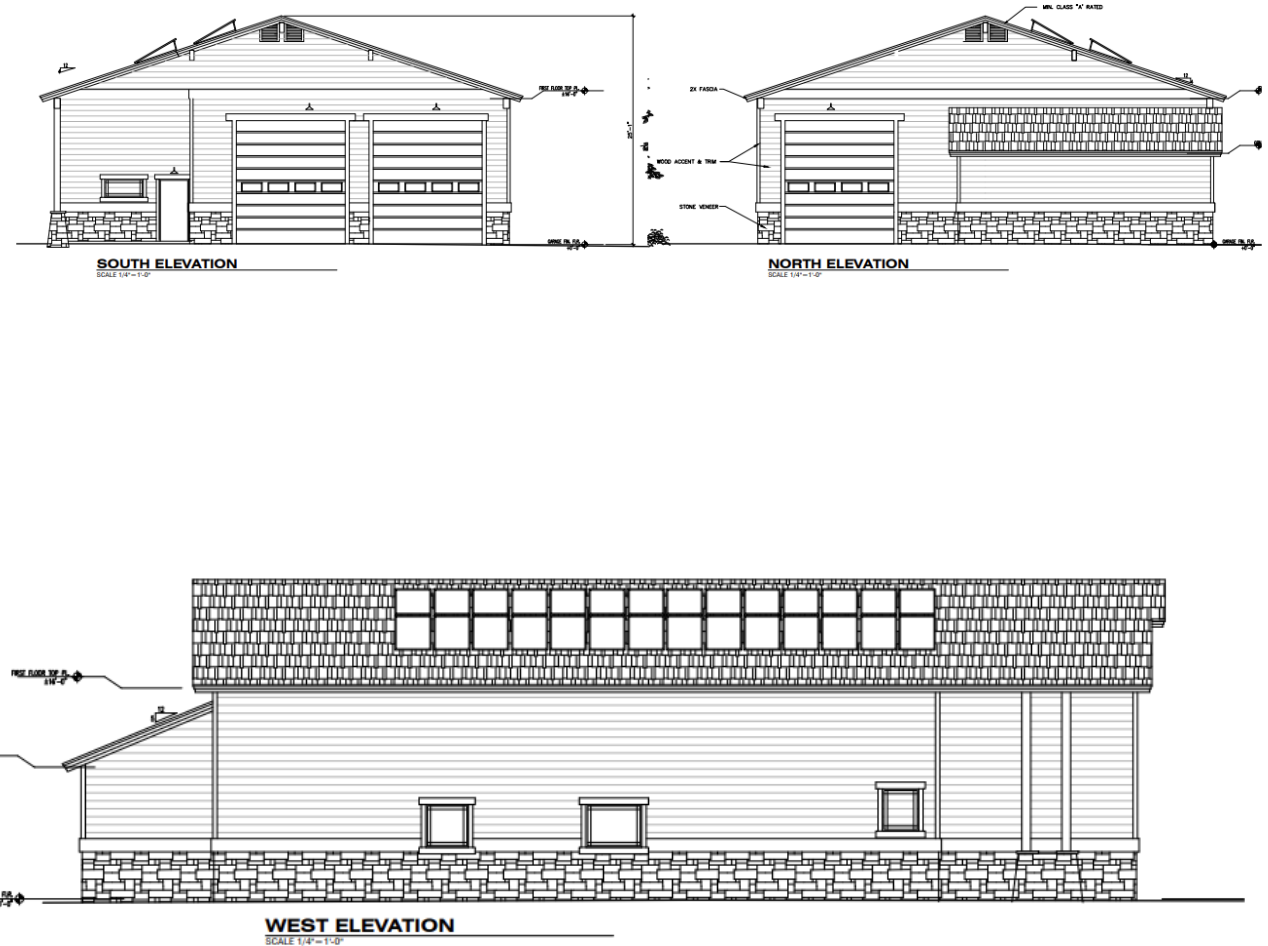


Land Use Designations

-  Single Family Residential
-  Public and Quasi-Public Facilities
-  Open Space
-  Resource Management

Station

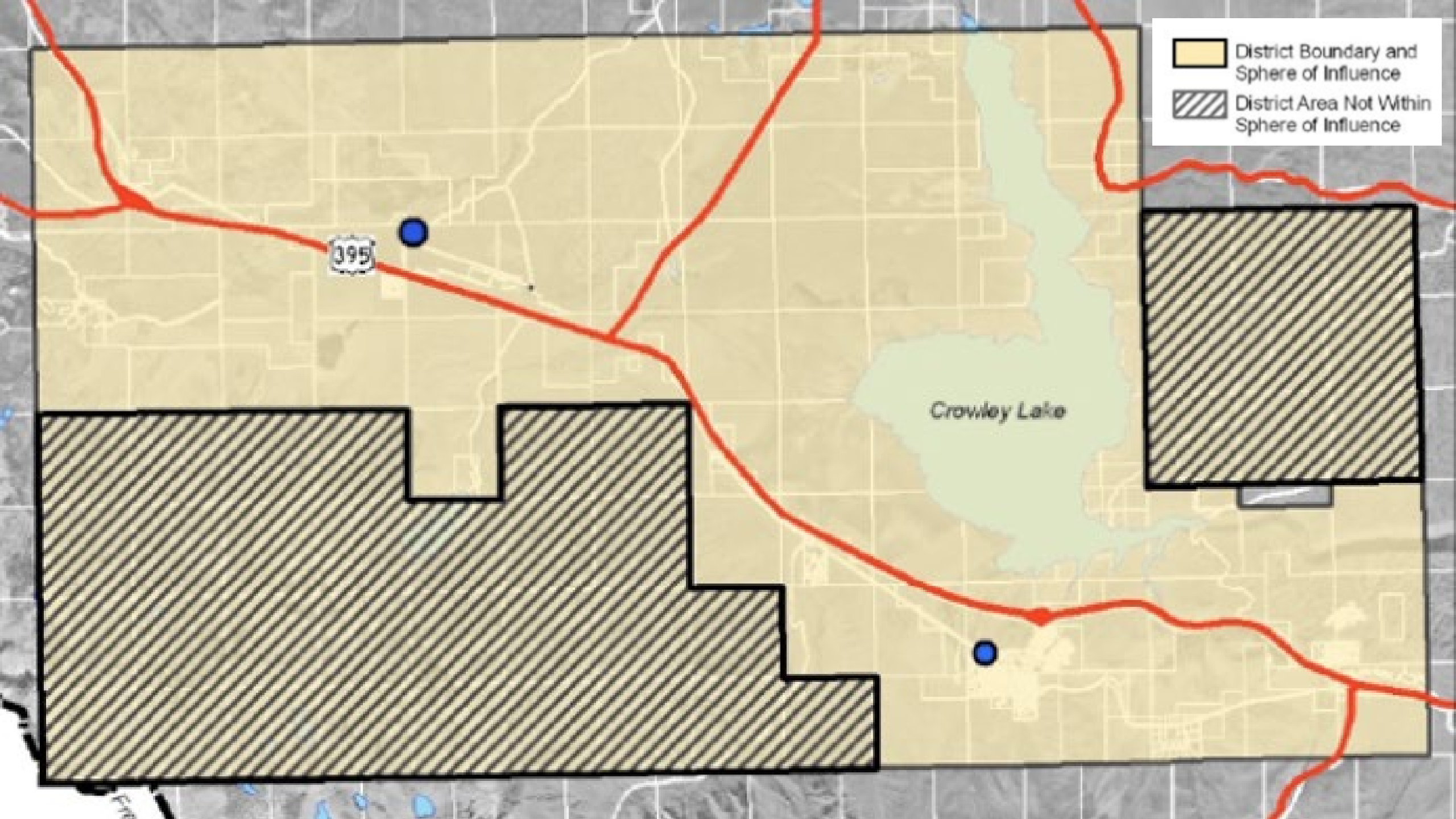
- One-story
- Not to exceed 4,000 square feet
- Garage space for four vehicles: fire engine, tanker, rescue unit, command vehicle
- Office
- 12-person meeting room
- Restroom, shower, laundry
- ADA-accessible facilities
- Storage
- Generator room



Long Valley Fire Protection District

- Formed in 1974
- 114 square miles
- Serves communities of Long Valley
- Main station is in Crowley Lake
- Sunny Slopes Station will reduce response time to Sunny Slopes, Tom's Place, Aspen Springs, Rock Creek, Sherwin Grade, and LADWP water infrastructure.









Satellite Station: Planned Uses

- Everyday use: 4-6 volunteer first-responders
- Occasional or infrequent use:
 - Birchim Community Services District meetings
 - Emergency response
 - Incident Command Center

Development Standards

- Parcel size is 1.08-acre. No minimum on PF parcels.
- District area is 1.24-acre. No minimum on PF parcels.
- The shape of the lot is irregular. All three sides of the parcel are approximately 400 feet in length. No minimum on PF parcels.



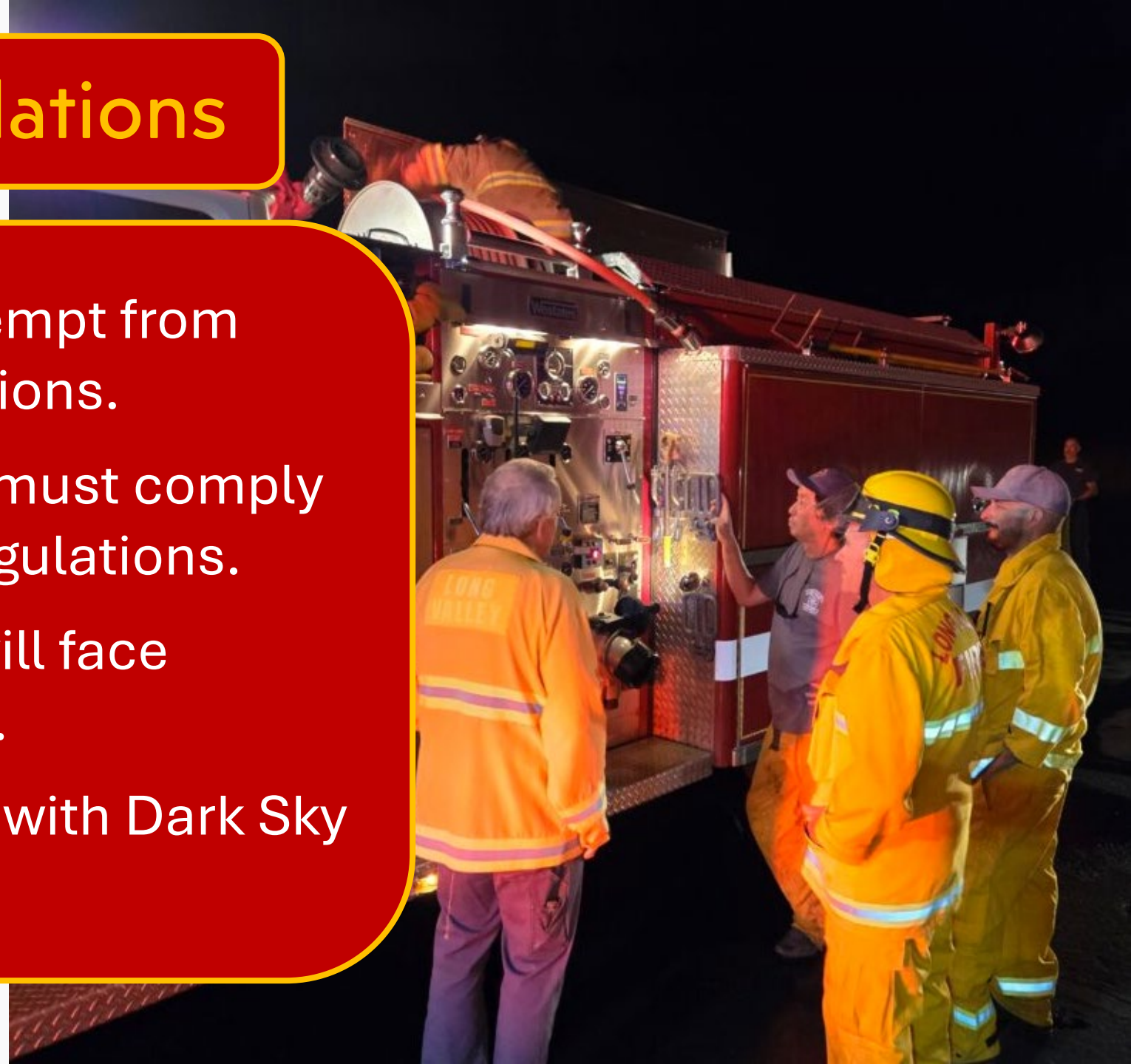
Development Standards

- Proposed setbacks meet State Minimum Fire Safe Standards. No required minimum on PF parcels.
- Early renderings of the station have a maximum height of 25', lower than the 35' maximum applied to nearby parcels. No maximum on PF parcels.
- Expected lot coverage of 26%. No maximum for PF LUD.



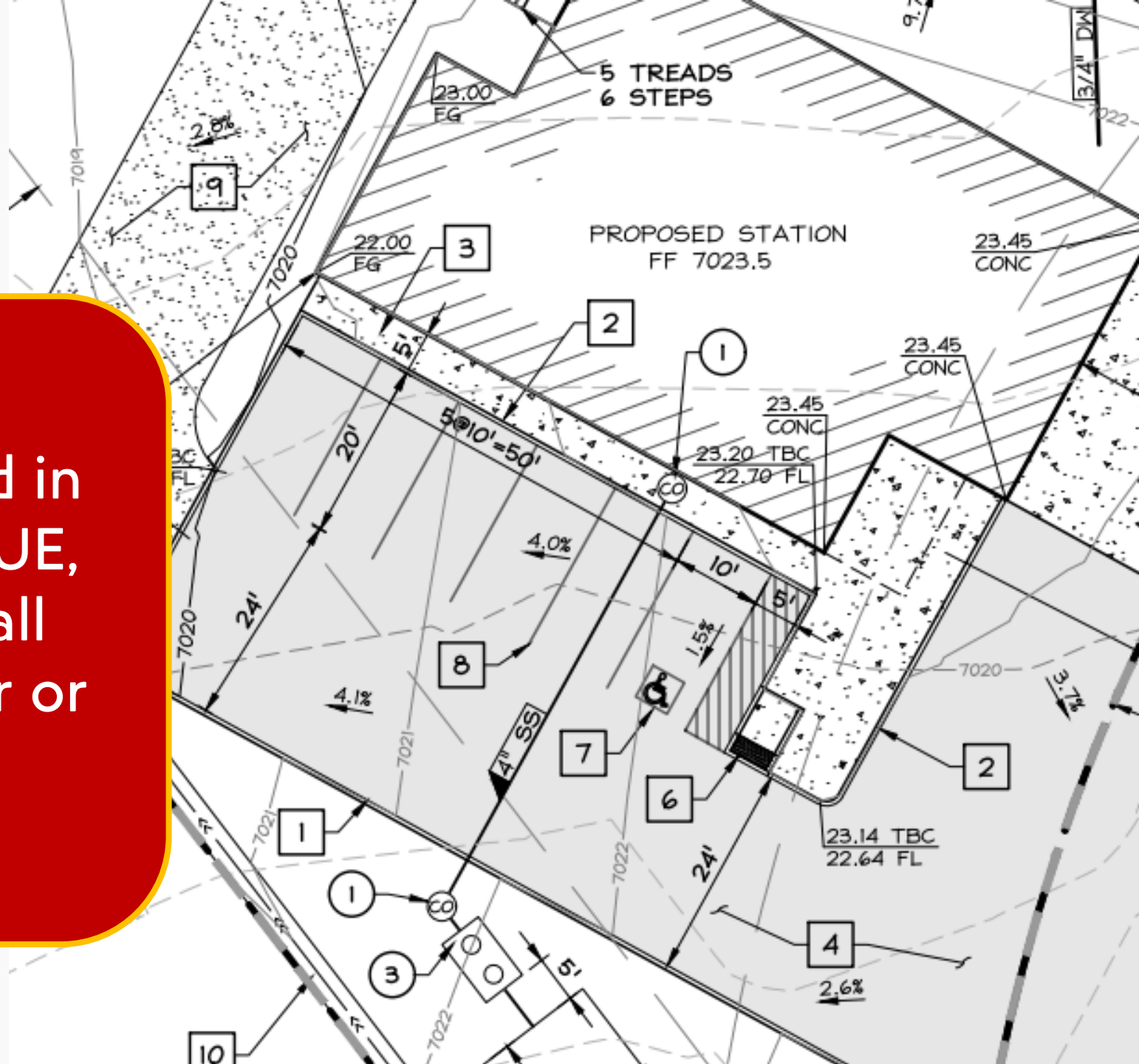
Dark Sky Regulations

- Emergency lighting is exempt from County Dark Sky Regulations.
- Non-emergency lighting must comply with County Dark Sky Regulations.
- No lighting or windows will face Crowley Lake Dam Road.
- All signage must comply with Dark Sky Regulations.



Parking

For any uses not specifically mentioned in Table 06.010 of the LUE, “the Commission shall determine the number or amount of parking required.”



Parking

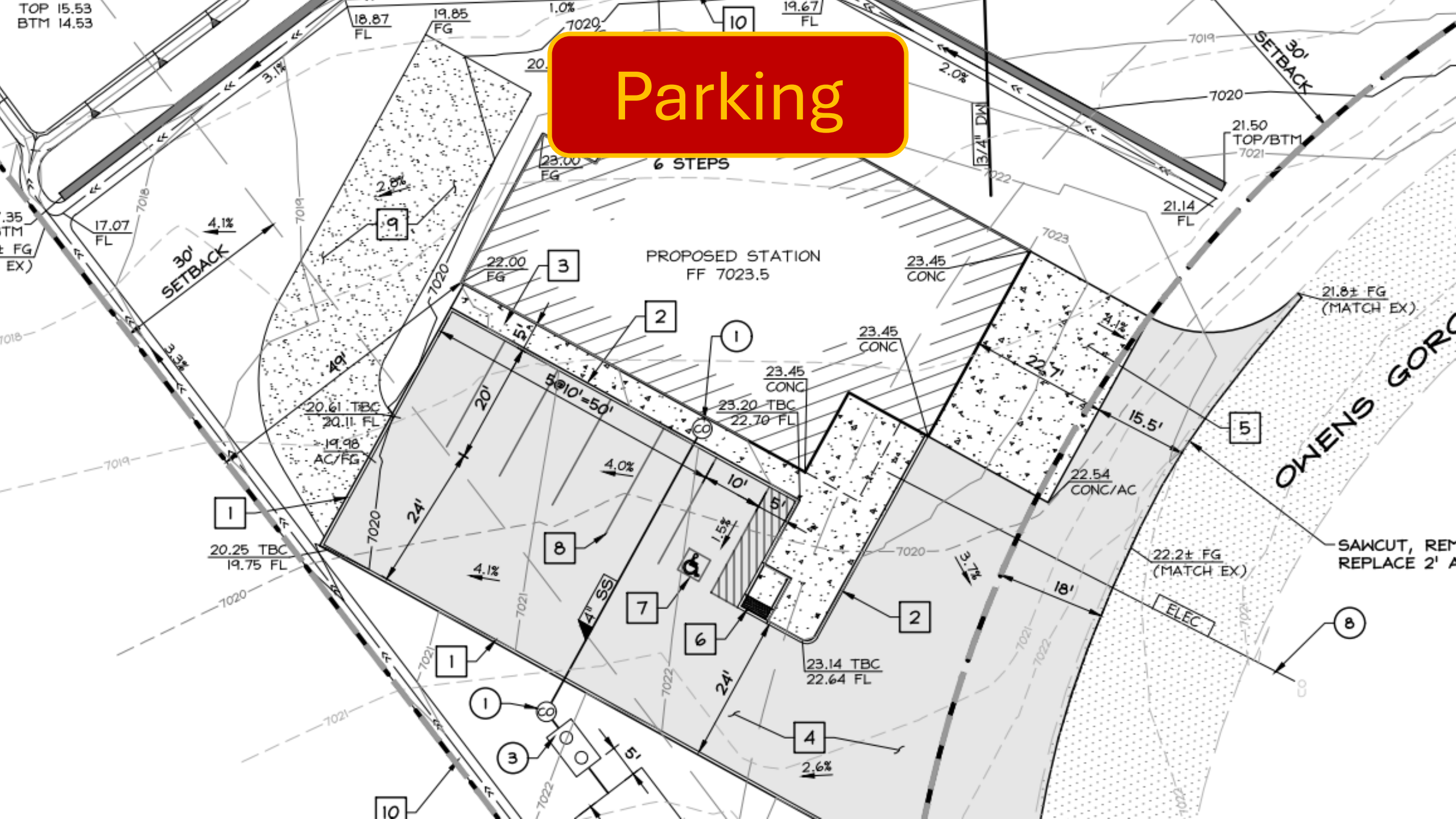
Proposed Parking

- Five 10'x20' spaces.
- One accessible space with loading area
- Unpaved access to rear can be used for overflow parking

Proposed Uses

- Most days: 4-6 first-responders.
- As needed: 12 person meeting room.
- Infrequent: Emergency response use.

Parking



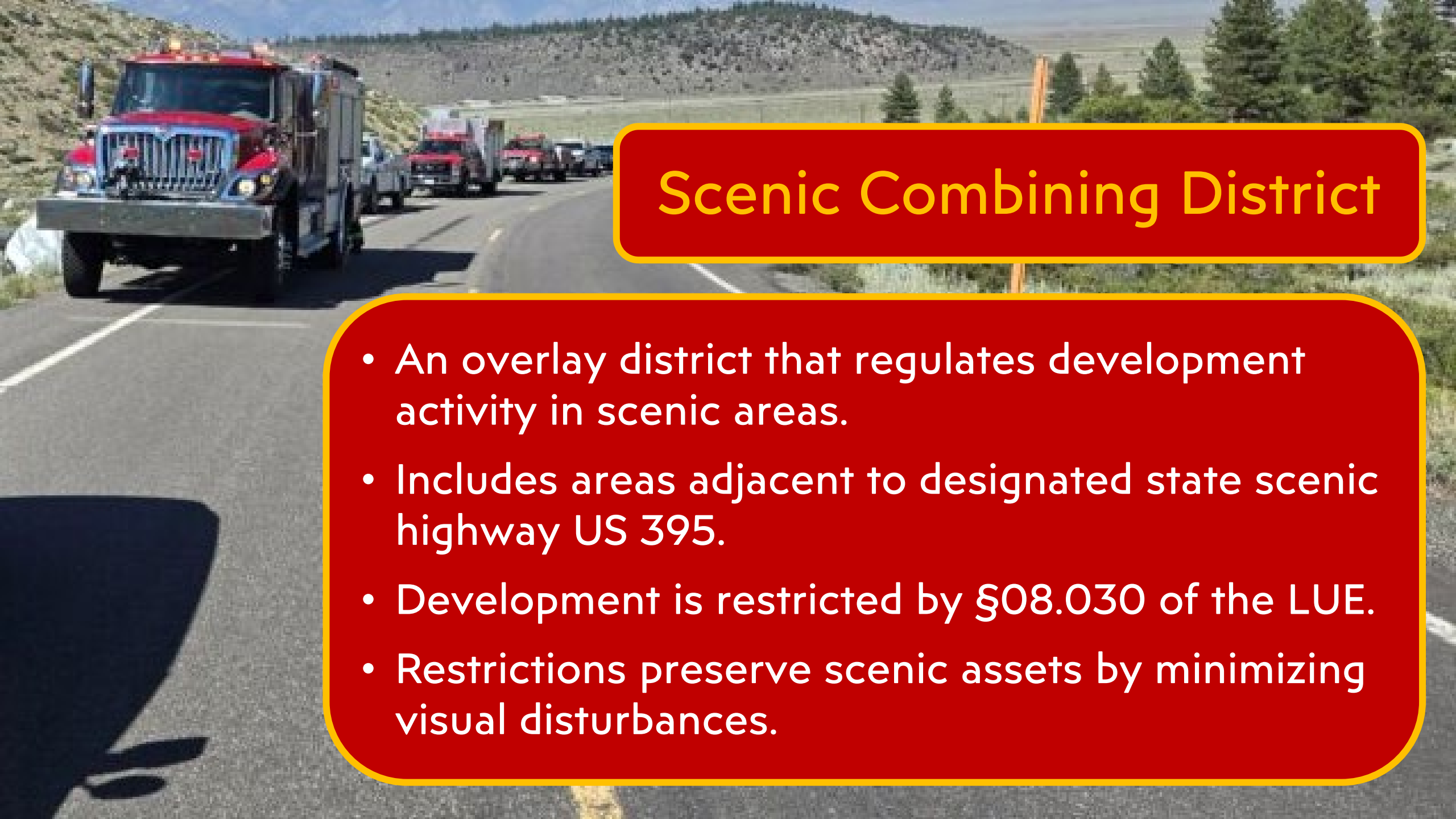


Driveway

- A wide driveway is required for emergency vehicles.
- Public Works has reviewed and approved.

Snow Storage

- No snow storage is required for PF parcels.
- Open space on the parcel will be adequate for snow storage.

A photograph of a line of semi-trucks, primarily red and white, traveling along a two-lane asphalt road. The road is flanked by green grass and trees, with a rocky hillside in the background under a clear blue sky. A large red box with a yellow border is overlaid on the right side of the image, containing the title and a list of bullet points.

Scenic Combining District

- An overlay district that regulates development activity in scenic areas.
- Includes areas adjacent to designated state scenic highway US 395.
- Development is restricted by §08.030 of the LUE.
- Restrictions preserve scenic assets by minimizing visual disturbances.

Scenic Combining District

Proposed Sunny
Slopes Station

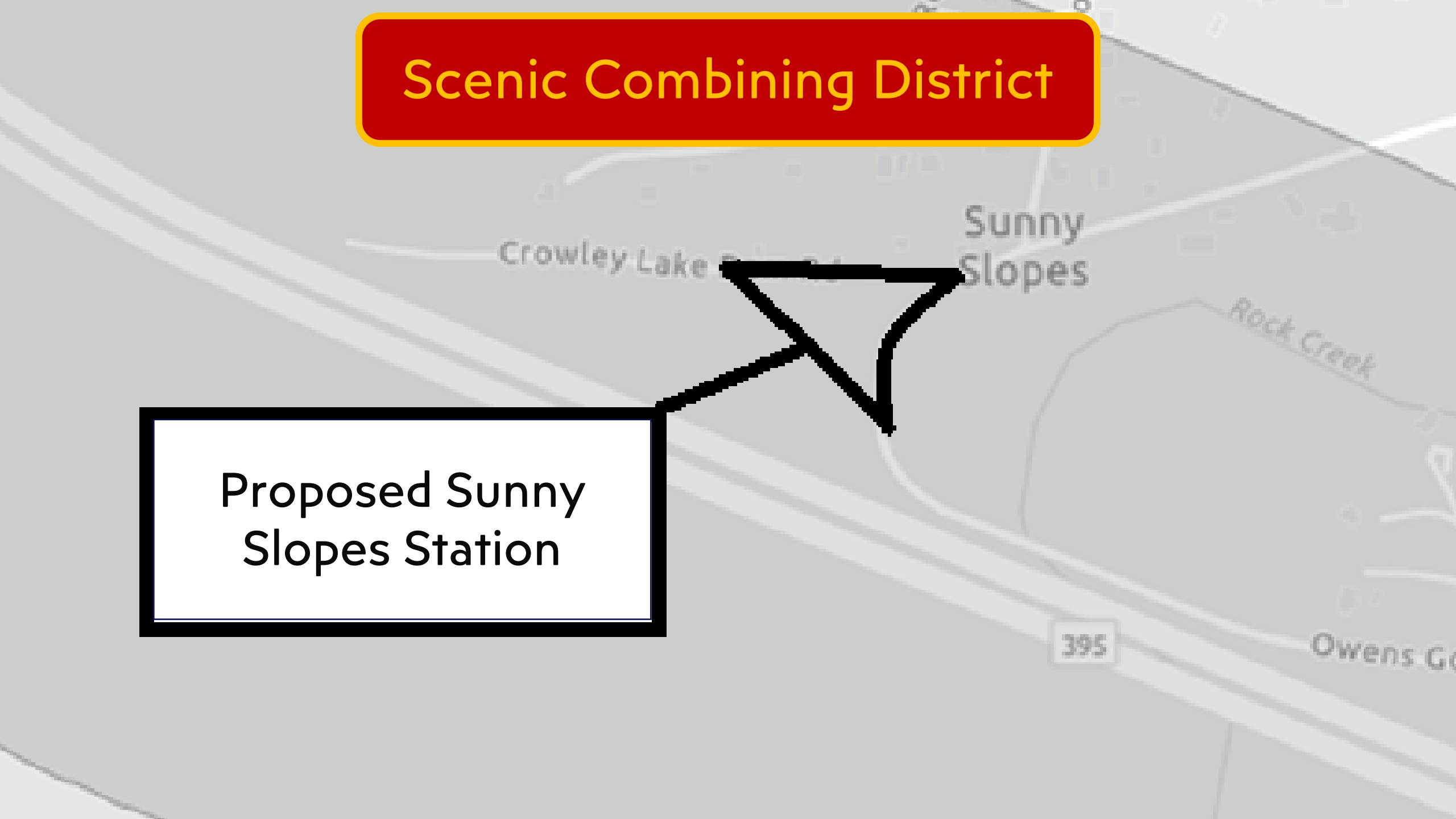
Crowley Lake

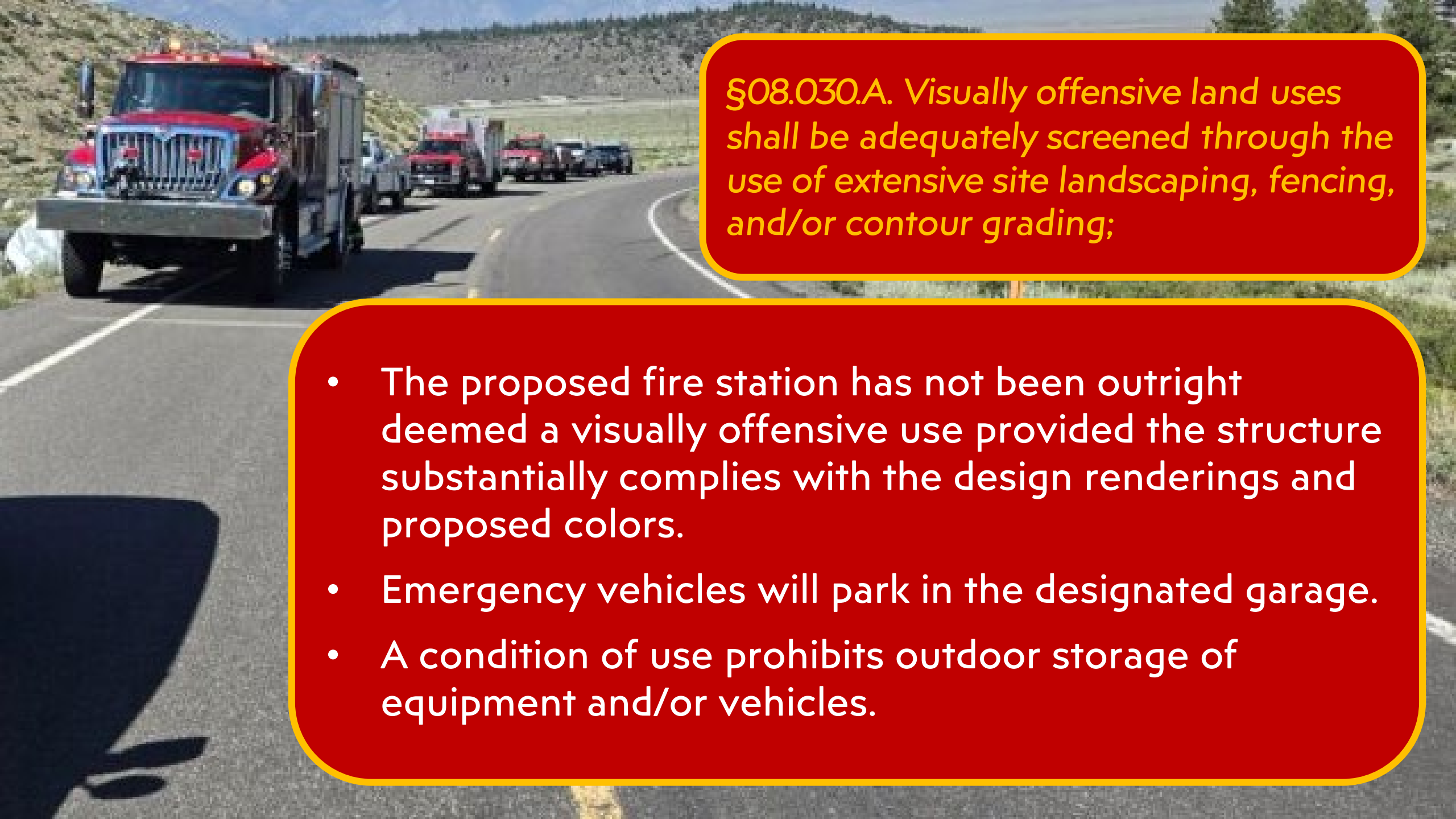
Sunny
Slopes

Rock Creek

395

Owens G





§08.030.A. Visually offensive land uses shall be adequately screened through the use of extensive site landscaping, fencing, and/or contour grading;

- The proposed fire station has not been outright deemed a visually offensive use provided the structure substantially complies with the design renderings and proposed colors.
- Emergency vehicles will park in the designated garage.
- A condition of use prohibits outdoor storage of equipment and/or vehicles.



§08.030.A. Visually offensive land uses shall be adequately screened through the use of extensive site landscaping, fencing, and/or contour grading;

Alternatively, fire stations by nature may be considered a visually offensive use, and screening from US 395 through landscaping can be added as a condition of approval.

Retention basin

A.P.N.
062-047-21-000
UNASSIGNED

A.P.N.
062-047-21-000
UNASSIGNED

COVERAGES

- AREA OF DISTURBANCE = 25,758
CRSITE = 24,027 SF
STREETSIDE = 1,731 SF
- IMPERVIOUS AREA TOTAL = 24,027 SF
CRSITE = 15,230 SF
STREETSIDE = 1,400 SF
- LANDSCAPE/PERVIOUS AREA = 1,527 SF

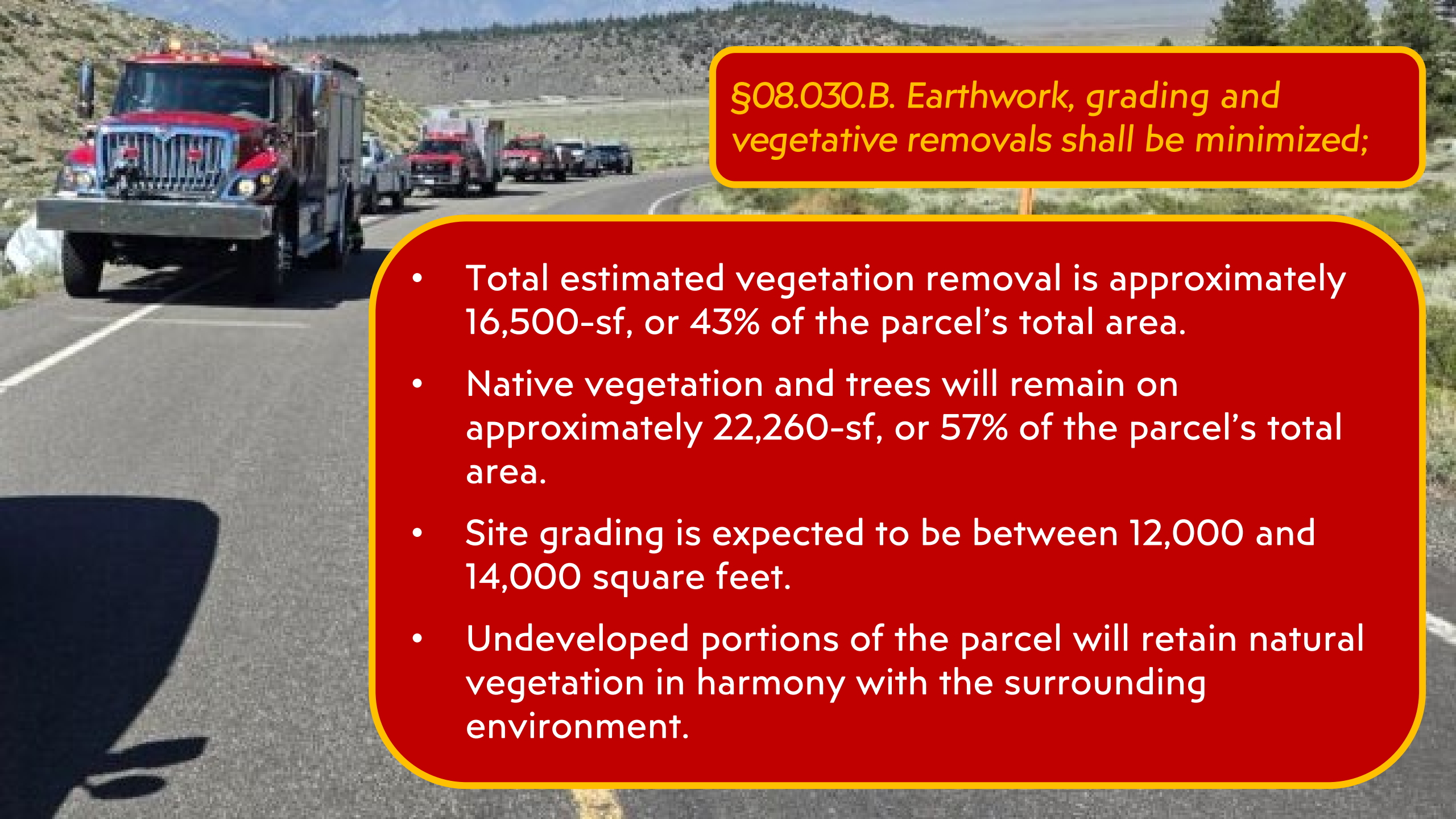
SEWER GENERAL NOTES

1. ALL SEWER LATERALS SHALL BE PVC AND IN ACCORDANCE WITH THE NOTES.
2. THE CONTRACTOR SHALL INSTALL A PLUG AT THE POINT OF EXTENSION OF A SEWER MAIN PRIOR TO THE START OF CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL ALL LINES HAVE BEEN INSPECTED, TESTED, CLEANED, FURNISHED, AND ACCEPTED BY THE SEWER UTILITY.
3. SEWER LINES SHALL BE TESTED STANDARD PRESSURE TEST FOR PUBLIC WORKS COLLECTORIAL AND STANDARD TEST ALTERNATE TEST AND A COLLECTION TEST STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION SHALL BE PERFORMED ON ALL SEWER LINES.
4. ALL SEWER MAINS SHALL HAVE A COLOR TELEVISION INSPECTION PRIOR TO ACCEPTANCE BY THE SEWER UTILITY AND PRIOR TO PAYING.

UTILITY SPECIFIC CALLOUTS

SHALL BE USED FOR SPECIFIC PART

1. SEWER CLEANOUT

A photograph of a line of heavy trucks, including a large red and blue semi-truck in the foreground, parked on a paved road. The background shows a hilly, arid landscape under a clear sky.

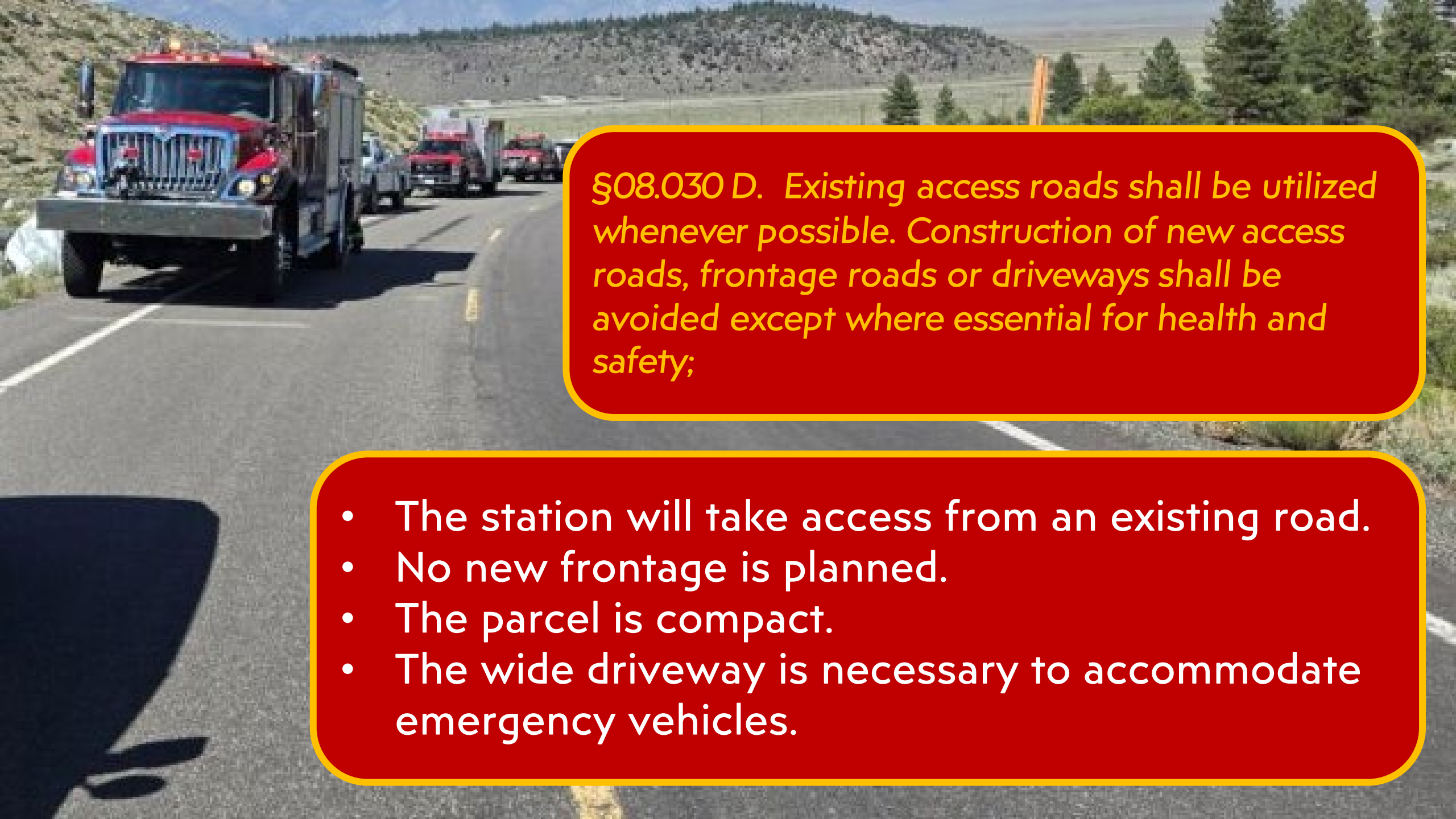
§08.030.B. Earthwork, grading and vegetative removals shall be minimized;

- Total estimated vegetation removal is approximately 16,500-sf, or 43% of the parcel's total area.
- Native vegetation and trees will remain on approximately 22,260-sf, or 57% of the parcel's total area.
- Site grading is expected to be between 12,000 and 14,000 square feet.
- Undeveloped portions of the parcel will retain natural vegetation in harmony with the surrounding environment.



§08.030 C. All site disturbances shall be revegetated with plants and landscaping that are in harmony with the surrounding environment (drought-resistant indigenous plants are encouraged). A landscaping plan shall be submitted and approved for all projects;

Revegetation has been included as a condition of approval. No landscaping is planned.



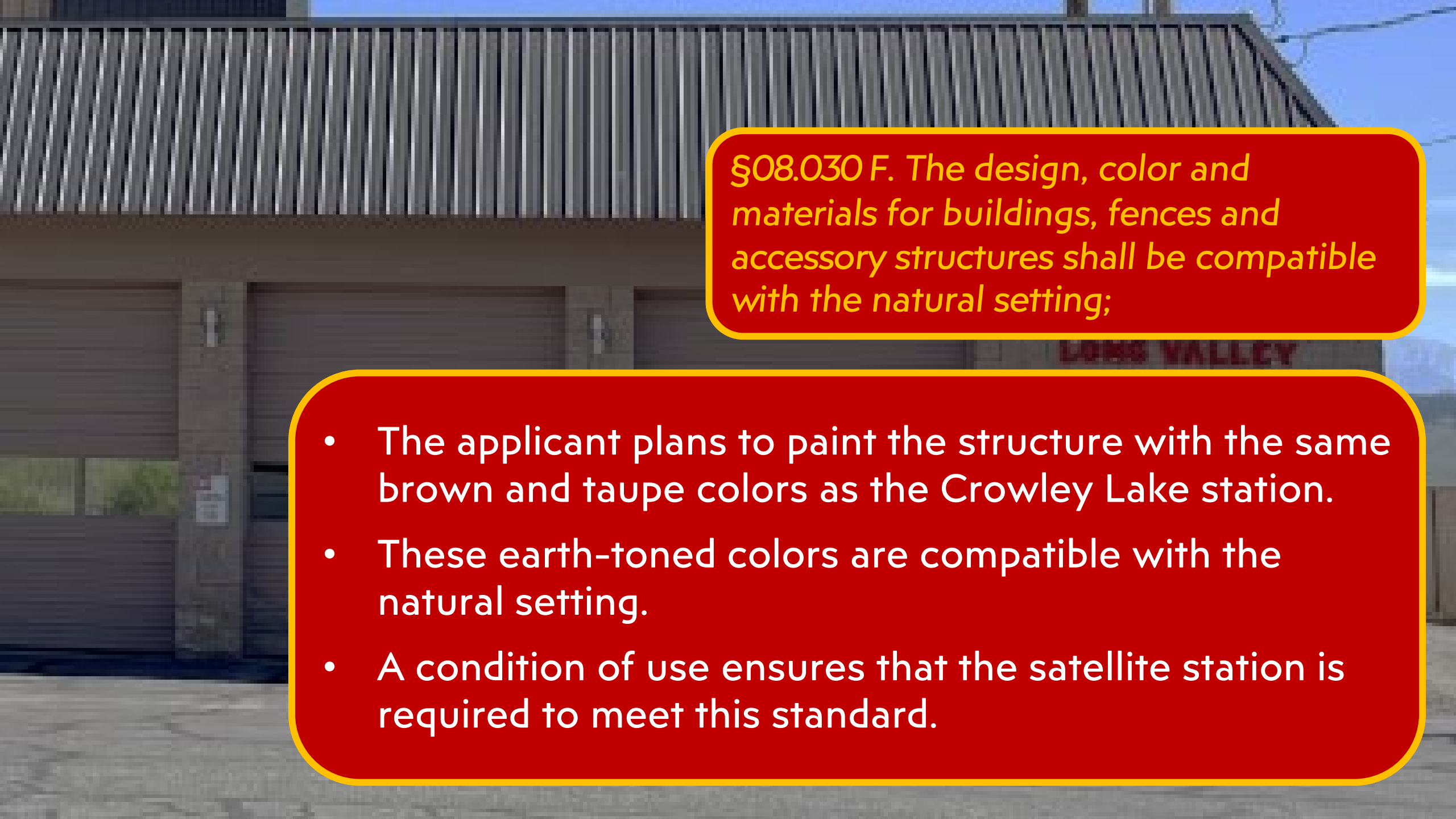
§08.030 D. Existing access roads shall be utilized whenever possible. Construction of new access roads, frontage roads or driveways shall be avoided except where essential for health and safety;

- The station will take access from an existing road.
- No new frontage is planned.
- The parcel is compact.
- The wide driveway is necessary to accommodate emergency vehicles.



§08.030 E. The number, type, size, height and design of on-site signs shall be strictly regulated according to the County sign regulations

- All signs must meet the requirements outlined in Chapter 7 of the Land Use Element regarding signs.
- One attached sign is planned.
- Because both attached signs and monument signs require Director Reviews, an analysis has been incorporated into this Use Permit in order to provide flexibility.



§08.030 F. The design, color and materials for buildings, fences and accessory structures shall be compatible with the natural setting;

- The applicant plans to paint the structure with the same brown and taupe colors as the Crowley Lake station.
- These earth-toned colors are compatible with the natural setting.
- A condition of use ensures that the satellite station is required to meet this standard.



§08.030 G. All new utilities shall be installed underground in accordance with Chapter 11, Development Standards – Utilities;

A condition of use requires that all utilities will be installed underground.



§08.030 H. Exterior lighting shall be shielded and indirect and shall be minimized to that necessary for security and safety.

- All non-emergency lighting will comply with Dark Sky Regulations.
- Emergency lighting is exempt from Dark Sky requirements.

Signage

LONG VALLEY
FIRE DEPT.
2008
November 14, 2008

- Must have a minimum of 100 feet of street frontage to permit a freestanding sign. Only one is allowed.
- Maximum area of attached sign may not exceed 50 sq. ft. in size or 20 ft in height.
- Decorative lighting must comply with Dark Sky Regulations.

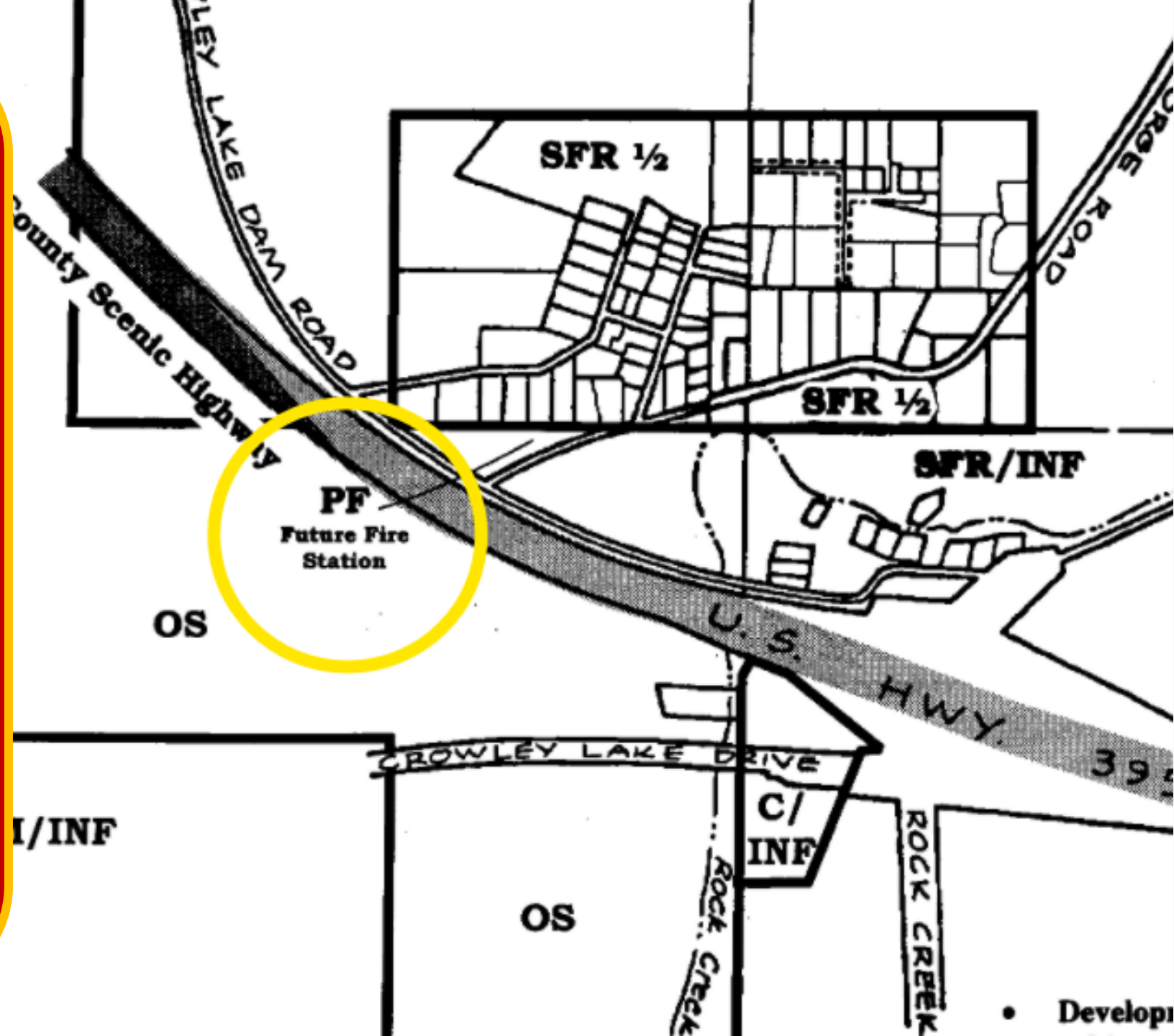
Long Valley Area Plan

Policy 23.A.3. Support improvements to local service infrastructure such as water, sewer, telecommunications and electricity.

Action 23.A.3.c. Work with the community and the Long Valley Fire Protection District to assess the feasibility and local support for a satellite fire station in the Sunny Slopes area.



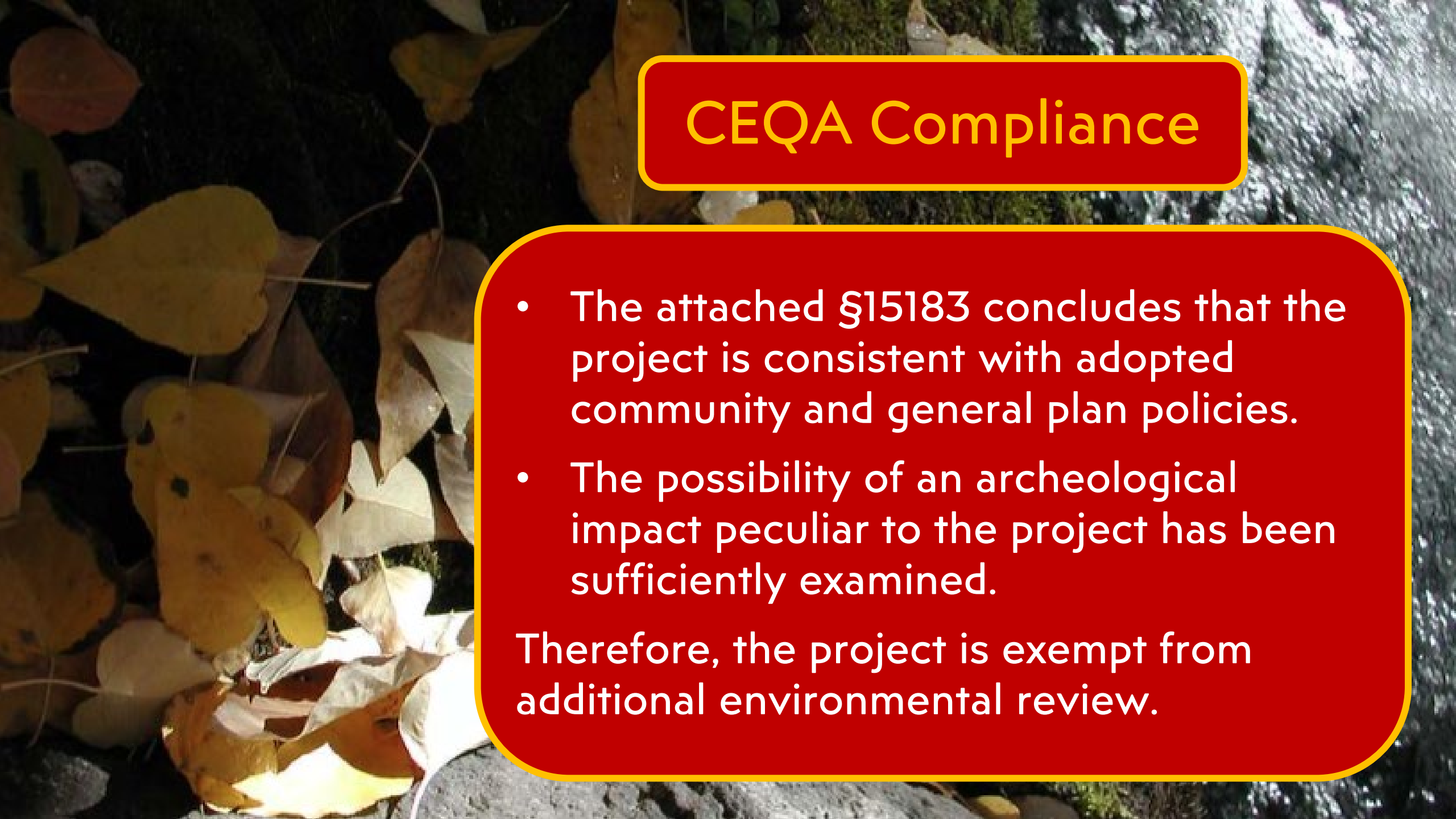
As early as 2000, General Plan maps locate the Sunny Slopes station at the proposed location.





Long Valley Area Plan

7. Preservation of the scenic corridor, wildlife habitat and visual quality of the area is of utmost importance, and interest in minimizing impacts to these resources is high.

The background of the slide features a close-up of autumn leaves in shades of yellow, orange, and brown, scattered on a dark, textured surface. In the upper right corner, a small portion of a stream with white water rapids is visible.

CEQA Compliance

- The attached §15183 concludes that the project is consistent with adopted community and general plan policies.
- The possibility of an archeological impact peculiar to the project has been sufficiently examined.

Therefore, the project is exempt from additional environmental review.

LDTAC



- The project was accepted for processing on February 22, 2024.
- Conditions of approval were reviewed on July 6, 2026.

Noticing and Public Comments

- Notice appeared in *The Sheet* on July 3, 2026.
- Notice was sent to property owners by mail on June 24, 2026.
- As of July 15, 2026, no comments were received.

1. All applicable provisions of the Mono County General Plan are complied with, and the site of the proposed use is adequate in size and shape to accommodate the use and to accommodate all yards, walls and fences, parking, loading, landscaping, and other required features because:

- The use is appropriate to the PF designation.
- The parcel is adjacent to US highway 395 and subject to the requirements of the scenic combining district. If the conceptual renderings prepared by the applicant are determined to be visually offensive, and additional screening desired, landscaping can be required through conditions of use.
- The Commission shall determine whether the proposed parking is adequate.

Conditions of use, and the public hearing process, ensure that all provisions of the Mono County General Plan are met. This finding can be made.

2. The site for the proposed use related to streets and highways is adequate in width and type to carry the quantity and kind of traffic generated by the proposed use because:

- As a connector from major highway to a major utility installation, Owens Gorge Road is suited to the heavy vehicles employed by a fire district.
- US 395 is an interstate highway that has recently been enlarged with a turning lane at the Tom's Place exit, further improving safety.

This finding can be made.

3. The proposed use will not be detrimental to the public welfare or injurious to property or improvements in the area on which the property is located because:

- The addition of a fire station is a significant benefit to public welfare, to personal property, and to improvements in the area on which the proposed fire station will be located.
- The LVFPD will not employ call sirens or horns. A public announcement system will be reserved for emergencies.

This finding can be made.

4. The proposed use is consistent with the map and text of the Mono County General Plan because:

- The Mono County General Plan (MCGP) relies on Fire Protection Districts to determine their needs and capacity, and to inform the planning process.
- The parcel is appropriate to the proposed use, and the Long Valley Area Plan recognizes significant community support for a satellite station in Sunny Slopes.
- The parcel complies with standards of the Scenic Combining District. A review of §08.030 above presented two options:
 - The Commission may find that the satellite station does not constitute a visually offensive use, and so substantial compliance with the proposed architectural design and colors are sufficient, or
 - The Commission may find that the satellite station is a visually offensive use and direct staff to add additional screening as a condition of use.

In either case, Scenic Combining District standards will be met and this finding can be made.

Conditions of Use

1. A fire station siren shall not be utilized. An outdoor public announcement system may be allowed for emergency use only.
2. Emergency lighting needed by Fire Protection Districts is exempted from the MCGP Chapter 23 Dark Sky Regulations. All non-emergency lighting shall comply with the requirements of Chapter 23. Decorative lighting is limited to the front entrance sign and shall be compliant with Chapter 23, including minimum light intensity for legibility. The bulb or tube shall not be readily visible from traffic lanes, public rights of way, or adjoining properties.
3. Outdoor storage of vehicles and equipment is prohibited, except during an active emergency situation.
- 4. All utilities shall be installed underground.**

Conditions of Use

5. This use permit authorizes use of the property within its boundary as an emergency response location including, but not limited to, a staging area, incident command center, storage area for emergency response materials, etc., for the shortest duration reasonably possible.
6. Outdoor storage of trash is prohibited unless within a wildlife-resistant container that is serviced at least once a week.
7. All land disturbance due to construction shall be revegetated with plants and landscaping in harmony with the surrounding environment (drought-resistant native plants are encouraged) including the retention basin and leach field area.
8. Building height measured from the base of natural grade shall not exceed 35 feet.

Conditions of Use

9. On-site generators must comply with the Mono County noise ordinance, Mono County Code Chapter 10.16.
10. There shall be no vehicle maintenance and no vehicle fuel storage on the project parcel.
11. Handling, storage, and disposal of hazardous materials shall comply with all requirements of the Environmental Health Department.
12. Signage must comply with all requirements of MCGP LUE Chapter 7, Signs. Decorative lighting of the sign must comply with MCGP LUE Chapter 7 Signs and Chapter 23 Dark Sky Regulations.

Conditions of Use

13. All exterior station surfaces shall be entirely non-reflective, either shaker gray or earth toned in color, and subject to approval by the CDD.
14. The applicant must comply with Mono County General Plan, Mono County Code, and any and all requirements of other departments at Mono County, including but not limited to, Code Compliance, Public Works, Building, and Environmental Health. The project must follow California Building Code and is subject to any public health and safety orders issued by the State of California.
15. The project shall comply with requirements promulgated by state and federal regulatory agencies, including the Great Basin Unified Air Pollution Control District and the Lahontan Regional Water Quality Control Board.

Recommendation

It is recommended that the Planning Commission take the following actions:

1. Hold the public hearing, receive public testimony, deliberate the project, and make any desired changes;
2. Receive the attached report and find that, because the project is consistent with the existing community and general plan policies, it qualifies for a §15183 exemption from additional environmental review.
3. Make the required findings as contained in the project staff report and approve Use Permit 24-001 LVFPD Sunny Slopes subject to Conditions of Approval.