

## ROCK CREEK RANCH SPECIFIC PLAN AND DRAFT EIR



### SECTION 6 CUMULATIVE IMPACTS

#### 6.1 INTRODUCTION AND SUMMARY

The CEQA Guidelines (§15355) define cumulative impacts as “two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.” CEQA Guidelines §15065(a)(3) defines as “cumulatively considerable” any environmental effects that “are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.” CEQA Guidelines §15130 describes the elements necessary to an adequate discussion of cumulative effects, including (a) a list of related projects or a summary of general plan projections for areawide conditions that would contribute to cumulative effects; (b) where General Plan assessments are used, consideration of the location and nature of the resources affected; (c) identification of the geographic scope of the area considered for the cumulative assessment; (d) a summary of expected environmental effects for the related projects; and (e) a reasonable analysis of cumulative effects including mitigation where feasible. CEQA Guidelines §15130(e) notes that there is no need to assess the cumulative impacts of a project that is consistent with the General Plan and for which the General Plan has already considered areawide cumulative effects.

In the present case, the land uses allowed by the General Plan for Residential Estate is substantively the same as proposed for the Rock Creek Ranch Specific Plan. The biggest difference is that the Specific Plan would meet the overall 1 unit/acre density through clustering of homes, whereas the General Plan would achieve it on a per-lot basis. Additionally, the proposed Specific Plan is more restrictive than the General Plan in terms of allowed building heights, lot dimensions and setbacks. Compared with the General Plan, the proposed project would likely yield more home-sites, but with less lot coverage. Overall, the plans are considered substantively the same with respect to potential cumulative effects. It may therefore be technically sufficient to look only at the *General Plan* projections for areawide conditions that would contribute to cumulative effects, but this assessment also considers related projects in its review.

As discussed below, most of the cumulative impacts associated with Rock Creek Ranch will be less than significant. However, the project is expected to contribute to cumulatively significant impacts on four resources: reduced habitat for the Round Valley deer herd, restricted deer movement through the Round Valley migration corridor, and aesthetic values along nearby highways and the existing community of Paradise.

#### 6.2 GENERAL PLAN CUMULATIVE IMPACT ASSESSMENT

The 1993 Mono County General Plan EIR provided an assessment of the cumulative impacts associated with areawide development. The analysis considered buildout of the Mono County General Plan, buildout of the Town of Mammoth Lakes, the potential development of mineral, energy, water, timber, recreation and other resources (as allowed by the BLM Resource Management Plan and the Inyo and Toiyabe National Forest Land and Resource Management Plans), the proposed June Mountain Development Plan and the Sherwin Bowl EIS. The EIR concluded that cumulative effects associated with implementation of the 1993 Mono County General Plan would be significant, but less than the cumulative effects associated with the 1982 General Plan since the overall densities were reduced from the level previously allowed. The Mono County EIR noted that impacts from buildout of the Town of Mammoth Lakes were addressed in the Town's EIR, the conclusions of which were not cited. However, the Town has subsequently updated its General Plan, and the associated 2007 EIR identifies four potentially significant cumulative impacts of areawide development including impacts on wildlife, impacts on sensitive species including the mule deer and sage grouse, wildland fire hazards, and increased noise levels along Highway 395.<sup>1</sup> The 1993 EIR also noted that impacts associated with future ski area development would be speculative until specific projects are proposed. With respect to USFS plans for Inyo National Forest, the EIR noted that the county participates in USFS planning initiatives in order to coordinate socioeconomic and land use impacts. The 1993 EIR noted that the *Mono County General Plan* was prepared in cooperation with and incorporates policies requiring continued cooperation with the Town, the Inyo and Toiyabe National Forests, as well as BLM. Finally, the 1993 EIR noted that interagency planning and policy development constituted mitigation for the potentially significant cumulative effects of *General Plan* development.

<sup>1</sup> Town of Mammoth Lakes, General Plan Final EIR, May 2007.

### 6.3 RELATED PROJECTS

The five projects considered in assessing potential cumulative impacts of the proposed Rock Creek Ranch project are identified in Table 6-1 and briefly described in the paragraphs that follow.

**Table 6-1  
CUMULATIVE PROJECTS**

PROJECT	LOCATION	LAND USES	GENERAL PLAN CONSISTENCY
Rimrock Ranch	Swall Meadows	35 single family lots	YES - consistent with General Plan
Pine Creek Villages	Rovanna	Most recent 143-unit application has been withdrawn	To be determined when a new application is filed with Inyo County
Lakeridge Ranch	Crowley Lake	114 single family lots	YES – consistent with General Plan
Rock Creek Canyon	Paradise	12 single family lots	<b>NO</b> – requires an amendment to Mono County General Plan
<i>TOTAL</i>		<i>161 lots (304 if Pine Creek is considered)</i>	

**Rimrock Ranch:** This approved project involves a 180-acre development plan in Swall Meadows, in the southern quadrant of Mono County and approximately 5 miles north of the Rock Creek Ranch site. The development plan incorporates 35 single-family lots on 80 acres of land (2-acre lot size minimum), plus a 100-acre parcel sold to the California Department of Fish and Game for use as a wildlife corridor. The Rimrock Ranch proposal was consistent with land uses outlined in the Mono County General Plan.

The EIR for this project identified a number of potentially significant adverse impacts that would result with implementation of the development proposal. The potentially significant effects included erosion, groundwater degradation, impacts to plant and wildlife species, and visual impacts. The EIR concluded that all significant adverse impacts could be reduced to 'less than significant' through application of proposed mitigation measures. Rimrock Ranch is located at an elevation higher than Rock Creek Ranch, and is not hydrologically interconnected with the proposed project. Apart from Rimrock Ranch, the remaining land area in Swall Meadows is zoned for single family residential or estate residential development, and is now largely built out.<sup>2</sup>

**Pine Creek/Pacifica Development:** During 2000, Inyo County completed a Draft Specific Plan and EIR for a proposed 322-lot subdivision on a 280-acre parcel in the unincorporated community of Rovanna, 10 miles northwest of Bishop and about 15 miles southeast of Crowley Lake. If approved, the project would have involved a General Plan Amendment to allow for residential development, Open Space-Park Recreation, and Special Use, as well as a Conditional Use Permit (CUP) for a 43-unit multifamily development, roadway abandonment, and a 322-lot Vesting Tentative Tract Map. The 2000 EIR analysis of potential impacts concluded that the impact of potential increases in population, housing and employment would all be less than significant. The EIR identified potentially significant adverse project impacts including destruction of a significant archaeological site, loss of critical winter range habitat for the Round Valley deer herd, increased numbers of parasitic brown-headed cowbirds from enclosed livestock, increased risk of human predation by mountain lions, loss of habitat and reduced breeding for 6 riparian-dependent bird species, increased deer mortality associated with additional traffic, loss of scenic values from Highway 395 and other roadways, uncertain water supply due to groundwater production beyond known values, and the potential that groundwater production would exceed safe yield of the basin.

The 2000 Draft EIR was never finalized. During 2004, Inyo County issued a revised Draft EIR for the proposed Pine Creek Communities Development (the "Pacifica Project"), located in Rovanna just about 4 miles south of Paradise. Whereas the initial project application called for a 322-lot subdivision on the 280-acre parcel, the revised Draft EIR addressed 189 lots. Public review of the Draft EIR closed on April 30, 2004. The Revised Draft EIR identified 10 impacts of the project that would be significant, adverse and unavoidable including water supply, scenic impacts, conflict with General Plan goals concerning biological resources, increased deer mortality, impacts on 6 special status bird species, risk of predation from mountain Lions, threats to native special status birds from increased cowbird population, loss of critical winter range habitat for deer herd, and destruction of cultural resources. As with the earlier effort, the revised 2004 project review was not continued past the Draft EIR.

<sup>2</sup>Communication from Larry Johnston, Mono County Community Development Department, 2008.

During 2007, Inyo County received a new application and proposal for this site, renamed as Pine Creek Village. The 2007 application encompassed a total of 143 lots, 70 of which would be sold at below-market prices.<sup>3</sup> The county subsequently rejected the 2007 application, and the proposal is now on hold pending refinement by a new ownership configuration; it is anticipated that a similar development plan will be submitted in the coming months.<sup>4</sup> Three of the ten impacts cited in the 2004 Draft EIR above are also associated with the Rock Creek Ranch project: loss of winter range deer habitat, increased deer mortality and loss of scenic values.

**Lakeridge Ranch:** Located in the community of Crowley Lake, the 80-acre Lake Ridge Ranch project encompasses 114 single-family residential lots with a minimum lot size of 15,000 square feet, an average parcel size of 0.59 acres; and an overall density of 1.43 units per acre. The Final EIR identified a number of potentially significant adverse impacts that would result with implementation of the development proposal, including impacts on transportation, land use, community services and facilities, housing, outdoor recreation, cultural resources, air quality, geology and soils, water resources and water quality, energy supplies, noise, vegetation, wildlife, hazardous wastes, and natural hazards. Of these, all but 6 were reduced to less than significant levels by the mitigation program. The six impacts found to be significant, adverse and unavoidable included (a) conversion of vegetation to impermeable surfaces and related secondary water quality impacts; (b) visual impacts; (c) increases in traffic and related air and noise impacts; (d) increased exposure to natural hazards including avalanches, volcanic episodes, earthquakes, floods and fires; (e) reduction in wildlife habitat and increased disturbance to wildlife; and (f) construction impacts including noise, vibration and dust.

**Rock Creek Canyon:** During the early part of 2007, the owner of the former Paradise Resort and Lodge submitted an application for development of 15 single family lots on the property. The application was subsequently revised to propose twelve lots on the site (three fewer than shown in the earlier application). Six of the proposed lots, all one acre or less in size, are proposed to be located south of the bend, and the remaining six lots, all three acres or more in size, are proposed to be located north of the bend. Access to the lots would be taken from private roads extending north and south of Lower Rock Creek Road, and a recreation easement on the upper road would allow continued access to bikes and pedestrians. To meet Mono County's recently adopted workforce housing ordinance, the plan proposes to convert 4 of the existing cabins into workforce housing units. The environmental review process for this application has just recently been initiated, and the county anticipates release of the Notice of EIR Preparation during early summer of 2008.

The cumulative project overview provided above indicates that 161 new homes (304 if the 2007 application for Pine Creek – now withdrawn -- is considered) are planned or approved in the area extending from Crowley Lake to the Round Valley. In combination with the proposed Rock Creek Ranch project, the total would increase to 211 (or to 364 including the now-withdrawn 2007 application for Pine Creek).

Except for Pine Creek Communities, Rock Creek Canyon and Rock Creek Ranch, all of these projects have been approved and are in various stages of development. The cumulative developments closest to Rock Creek Ranch include the approved Rimrock Ranch (located about 3 miles to the northwest with access from Lower Rock Creek Road), the pending Rock Creek Canyon proposal, and the Pine Creek Communities proposal (located about 5 miles to the south, with access from the junction of Hwy. 395 with Lower Rock Creek Road and Pine Creek Road). These latter three projects, all of which would take access from Lower Rock Creek Road or adjoining roads, account for a majority of the new units considered in this cumulative analysis.

## **6.4 CUMULATIVE IMPACTS**

### **6.4.1 GEOLOGY AND SOILS**

Project approval and implementation would add incrementally to cumulative impacts associated with landform alteration in the Round Valley, and exposure of larger numbers of people and structures to the potential seismic and volcanic hazards of this region. Based on local thresholds of significance, neither the landform modifications nor the seismic effects are considered to represent significant adverse unavoidable impacts, provided standard codes and regulations are enforced.

<sup>3</sup> The applicant's attorney (Jim Reed) notes that there are approximately 85 rental homes in Rovana village at present, and the applicant's proposal would have converted most of those existing rentals into residences available for purchase. The residences would have first been made available for purchase by the existing tenants at affordable prices; if the tenants declined, the units would have been sold to buyers at large for below-market prices. An additional approximately 50 lots (that were once part of a mobile home park) would have been converted to 35 modular units to be sold at affordable prices. Another 8 undeveloped 10-acre lots (consistent with zoning) would have been retained by the applicant or sold at market rate prices (these lots would not be subdivided). The 132-acre parcel north of Pine Creek Road would have been divided into 40-acre minimum parcels.

<sup>4</sup> Source: Jim Reed, Esq., communication of 20 November 2007

#### **6.4.2 HYDROLOGY AND GEOLOGY**

Approval and implementation of Rock Creek Ranch as proposed would result in long-term and permanent increased demand on local groundwater resources and simultaneously reduce infiltration due to the loss of pervious land area. The increased demand would not impact LRCMWC well production activities, as demonstrated through testing conducted for the Rock Creek Ranch project, and pre-project testing indicates that the water supply in this basin is adequate to meet added project demands without adverse effect. The rate and volume of surface runoff would increase, placing added demand on downgradient drainages and increasing sedimentation and erosion potential with concomitant water quality impacts. There are no significant onsite flooding impacts associated with the proposed improvements, and the proposed drainage plan would maintain all offsite flows at current levels (volume and velocity). Therefore, no cumulatively significant impacts are foreseen with respect to hydrology or geology.

#### **6.4.3 BOTANICAL RESOURCES**

Due to the absence of rare or sensitive plant species on the Paradise site, no cumulative effects on significant botanical resources are anticipated. As stated in the botanical survey report (Appendix D), the plant communities that will be impacted by construction are common and widespread. The sensitive Water Birch Riparian Scrub community is located in the Lower Rock Creek riparian corridor and outside of the area of construction impact. None of the surrounding developments were associated with potentially significant impacts on botanical resources.

#### **6.4.4 WILDLIFE RESOURCES**

The significant and unavoidable adverse impacts on deer populations associated with approval and implementation of Rock Creek Ranch would also contribute to significant and adverse cumulative effects, as supported by conclusions in EIRs prepared to assess earlier development proposals for Pine Creek Communities. EIRs for both projects (the current proposed Rock Creek Ranch project, and the 2000 and 2004 Pine Creek Communities proposal) identified reduced habitat for forage, and restricted deer movement through the Round Valley migration corridor as significant adverse impacts. **The direct impacts associated with these two issues are therefore also cumulatively significant, unavoidable and adverse.**

#### **6.4.5 CULTURAL RESOURCES**

The project region is characterized by significant cultural resources, including the significant archaeological site ROV-15 that may be lost or impacted by development in nearby Rovanna (if development of Pine Creek Village is approved and implemented). However, the absence of significant resources on the project site indicates that implementation of Rock Creek Ranch would not contribute directly to the cumulative loss of such resources.

#### **6.4.6 LAND USE, RECREATION AND PLANNING**

Analyses provided in this EIR indicate that the proposed Rock Creek Ranch project would conform to adopted goals and policies of the *General Plan Land Use Element* as well as the land uses designated for the project site, and find that the project would not have a significant adverse impact on the existing community of Paradise or be substantially incompatible with existing land uses. The absence of significant direct land use impacts indicates that implementation of Rock Creek Ranch would not contribute to cumulative impacts on area land use.

#### **6.4.7 POPULATION, HOUSING AND EMPLOYMENT**

Project approval and implementation would increase the permanent and seasonal population and housing inventory in Mono County, and contribute indirectly to permanent and cumulative increases in employment (primarily in the service sector). The anticipated increases for Rock Creek Ranch, Rimrock Ranch and Lake Ridge Bluffs are all consistent with relevant General Plan Land Use Element planning goals and densities, and the cumulative impact for these Mono County projects is therefore considered to be less than significant.

Within Inyo County, earlier EIRs prepared for the Pine Creek Communities project concluded that implementation would not have a significant adverse impact on population or housing. Since the new application proposes fewer units, it is expected that earlier conclusions about population and housing will also apply to the new proposal.

#### **6.4.8 PUBLIC HEALTH AND SAFETY**

The eastern Sierra Nevada region is subject to a wide range of public health and safety hazards that include rockfall, avalanche, volcanic activity, seismicity, flooding, wildland fire risk and other natural and man-made

hazards. Areawide development will expose a larger population to these risks over time, but this adverse impact can be mitigated by implementation of a wide range of public safety plans and policies. As discussed in §5.7, none of the potential public health and safety hazards that impact the Rock Creek Ranch site has been found to be significant, adverse and unavoidable. Since public safety hazards are closely correlated with location, the absence of significant risk at Rock Creek Ranch would not serve to attenuate hazards elsewhere, nor would Rock Creek Ranch be impacted by the presence of higher risk levels at other locations. In whole, the health and safety impacts of Rock Creek Ranch in association with other related projects are less than significant.

#### **6.4.9 PUBLIC SERVICES, UTILITIES AND HAZARDS**

**Fire Protection:** The Paradise FPD does not anticipate that risk factors would be adversely impacted if the Inyo County Pine Creek Village (formerly Pine Creek Communities) Project is approved and implemented about 4 miles south of Paradise. About twenty years ago, this area was developed at densities higher than now proposed, without adverse impact on the fire-fighting capabilities at Paradise FPD. The District anticipates that cumulative impacts on fire protection at Paradise would be nominal.

**Police Protection:** The Sheriff's Department has indicated that long-term growth in the service area may have a cumulative adverse impact on ability to serve. However, the Sheriff's Department views this cumulative impact to result more from regional planning programs than the contribution of individual projects, and indicates that adequate service can be provided. The cumulative project impact on police protection is therefore found to be adverse, but less than significant.

**Sanitation:** The package wastewater treatment plant is proposed to meet Title 22 standards for tertiary treatment. Effluent would comply with all current regulations, which include nondegradation of surface and groundwater supplies. The resulting cumulative impact would be less than significant due to mandatory compliance with applicable water quality standards & objectives, and the beneficial uses those standards protect.

**Social Services:** No significant direct or cumulative impacts have been identified with respect to social services.

**Paramedic and Health Care Services:** The Southern Mono Health Care District does not anticipate adverse cumulative effect on hospital services.

**Schools Services:** As noted in §5.8.2.6, project approval may require that Round Valley Joint Elementary School District obtain new classroom space. The District has indicated that they have adequate space to accommodate additional facilities, and they are able to levy fees as needed to fund the new facilities. Consequently, the cumulative impact on school services is considered to be adverse but less than significant. Similar considerations would apply to other development proposals within the District's service area. Cumulative impacts on the High School District would also be less than significant given the availability of adequate capacity.

**Public Transportation:** No significant cumulative impacts are foreseen with respect to public transportation.

**Solid Waste and Landfill Capacity:** Existing landfill capacity is adequate to meet the long-term waste loads anticipated from this project if approved.

**Hazards and Hazardous Wastes:** Use of propane as a primary fuel source would introduce long-term risks associated with contamination and fire hazards for existing and future residents in the project area. This risk has been reduced to less than significant levels by relocation of the propane tanks to a fuel farm at the south end of the site. No significant cumulative effects are anticipated.

#### **6.4.10 NOISE IMPACTS**

Approval and implementation of Rock Creek Ranch as proposed would contribute to an incremental increase in ambient noise levels within Round Valley. Noise has not been cited as a potentially significant impact for any of the project developments discussed in this section. The additional noise sources at Rock Creek Ranch would not exceed applicable standards, and the increase in background noise would be minor. In whole, it is concluded that the cumulative impact of increased baseline noise levels would be adverse but less than significant.

#### **6.4.11 AIR QUALITY IMPACTS**

The cumulative impacts on air quality derive from construction emissions, mobile source emissions and stationary source emissions. Construction emissions can be cumulatively significant when multiple operations occur simultaneously within an air basin. As discussed in §5.10, emissions from construction of Rock Creek Ranch would be substantially lower than significance thresholds for all criteria pollutants: Project-area construction could accommodate almost 5 simultaneous projects of the scale of Rock Creek Ranch without exceeding any of

the significance thresholds for construction emissions. It is therefore unlikely that cumulative effects of construction emissions would exceed significance thresholds. Because the basin is non-attainment for PM-10 and ozone, this EIR recommends that best-available dust control measures be implemented.

Mobile source emissions would derive primarily from the increase in automobile vehicle miles traveled (VMT). The discussion in §5.10 notes that mobile source dust emissions in the project area are largely controlled by the passage of tires over roadways on which traction material has been deposited, and that such measures are not directly proportional to regional growth. Cumulative development would thus accelerate the rate of particulate generation, but not necessarily increase the regional PM-10 burden. The contribution to operational emissions is also below established significance thresholds. Stationary source emissions derive primarily from smoke and soot released from fireplaces and wood stoves. Stringent standards adopted by GBUAPCD to improve the efficiency of wood stoves will ensure that smoke and soot emissions are not cumulatively significant. In summary, cumulative impacts on air quality are expected to be less than significant.

Area development would also contribute to greenhouse gas emissions that have been linked to global warming. Because there are as yet no thresholds of significance, the cumulative significance of this impact cannot be assessed. However, a mitigation measure has been included for Rock Creek Ranch that encourages energy conserving construction practices (such as a high R-value, a tightly sealed thermal envelope; controlled ventilation, etc.) and enhanced landscaping (which provides a source of O<sub>2</sub> and a sink for excess CO<sub>2</sub>).

**6.4.12 TRAFFIC IMPACTS**

Projects that have been approved in the vicinity of Rock Creek Ranch will generate cumulative traffic increases. The magnitude of these cumulative traffic demands has been estimated by applying traffic generation and distribution factors to the worst-case travel demands for the cumulative projects (including 35 single family homes for Rimrock Ranch, 114 single family homes for Lakeridge Estates, 12 single family homes for Rock Creek Canyon, and 275 single family plus 43 multifamily homes for Pine Creek (using the original application request). Table 6-2 shows the distribution of traffic on Lower Rock Creek Road associated with long-term build-out of the project and the cumulative projects noted above.

**Table 6-2  
CUMULATIVE TRAFFIC DISTRIBUTION, LEVEL OF SERVICE (LOS) & PERCENT OF CAPACITY  
ON LOWER ROCK CREEK ROAD**

	<i>EXISTING TRAFFIC</i>		<i>EXISTING PLUS PROJECT</i>		<i>EXISTING PLUS PROJECT PLUS OTHER</i>	
	<b>AM PEAK HOUR</b>	<b>PM PEAK HOUR</b>	<b>AM PEAK HOUR</b>	<b>PM PEAK HOUR</b>	<b>AM PEAK HOUR</b>	<b>PM PEAK HOUR</b>
<b>TOTAL TRIPS</b>	75	73	107	115	128	147
<b>LOS /% OF TOTAL CAPACITY</b>	A (13%)	A (12%)	A (18%)	A (20%)	A (22%)	A (25%)

Table 6-3 on the following page shows future levels of service on surrounding roadways in the event that all of these projects are implemented. The analysis provided in Tables 6-2 and 6-3 above indicate that cumulative areawide development would adversely impact area traffic, more than doubling the peak evening hour travel demand on Lower Rock Creek Road (increasing from 73 trips to 147 trips), and nearly doubling the morning peak hour demand (increasing from 75 trips to 128 trips). Though these increases would be very noticeable to area residents, the impact on roadway service levels would be less than significant since all roadways would continue to operate a LOS B or higher.

**Table 6-3  
CUMULATIVE IMPACTS ON LEVEL OF SERVICE**

<b>Intersection</b>	<b>Existing AM Peak Hour</b>	<b>Existing PM Peak Hour</b>	<b>Existing + Project + Other AM Peak</b>	<b>Existing + Project + Other PM Peak</b>
Swall Meadows/ Owens Gorge & Hwy 395	B	B	B	B
Lower Rock Ck Rd. & Hwy 395	B	B	B	B
Lower Rock Ck Rd. & Swall Meadows	A	A	A	A
Lower Rock Creek Road	A	A	A	A

#### **6.4.13      AESTHETIC IMPACTS**

The proposed Rock Creek Ranch project is expected to have a significant adverse cumulative impact on the visual quality and unity of views and rural wilderness experience for motorists on Highway 395. These impacts are considered significant, adverse and unavoidable, and will be further exacerbated by the cumulative impact of development in Rimrock Ranch, Lake Ridge Bluffs, Rock Creek Canyon as well as possible future applications for development of Rovanna. The proposed Rock Creek Ranch project layout has undergone extensive redesign to minimize the adverse impacts on aesthetic values, and this Specific Plan and EIR incorporates numerous provisions to reduce visual effects including restrictions on lighting, controls on construction materials and design features, limitations on outdoor storage and landscaping, and other elements. These measures will reduce the areawide impacts of development upon scenic resources, but not to levels that are less than significant. Consequently, the cumulative project impacts on aesthetic resources – including impacts from the 395 scenic highway and impacts from within the existing community of Paradise -- are considered to be significant and unavoidable.

## ROCK CREEK RANCH SPECIFIC PLAN AND DRAFT EIR



### SECTION 7 ALTERNATIVES

#### 7.1 INTRODUCTION AND SUMMARY

CEQA requires that environmental impact reports describe and examine a reasonable range of alternatives to a proposed project or project location. The assessment should focus on alternatives that could 'feasibly' attain basic project objectives, and at the same time avoid or minimize the severity of potentially significant adverse environmental impacts. 'Feasibility' is a CEQA term of art that means a project can be accomplished within a reasonable period of time considering economic, environmental, legal, social and technological factors. In addition to alternatives designed to reduce impacts, CEQA requires evaluation of the 'no project' alternative, which generally pertains to conditions at the time of NOP publication and events that reasonably be expected to occur based on current plans and consistent with available infrastructure and community services. The 'no project' alternative enables decision makers to compare the effects of project approval with the impacts of not approving the project.

Analyses provided in this EIR indicate that the project would have significant and unavoidable adverse direct and cumulative impacts on State Scenic Highway 395, and on the Round Valley deer herd habitat and migration corridors. All other impacts can be reduced to less than significant levels through implementation of the mitigation measures contained in §10. These findings served as the basis for three alternative design plans considered in this section. This section also examines the mandatory No Project Alternative, as well as the relocation of proposed project uses to another community.

In whole, this section examines six alternatives including two No Project Alternatives (one that considers no development, and one that considers future development according to approved land uses), an Alternative Project Location, a land trade alternative, and two Alternative Site Designs. For each, the analysis describes the alternative and discusses the impacts of the alternative in comparison with the project proposal in terms of feasibility and potential elimination or reduction of significant project effects, and conformance with project objectives. As stated earlier, the project objectives are to create a single-family estate residential development on the project site in a manner that can be provided with adequate access and public facilities, consistent with the county's General Plan Land Use and Housing Elements.

#### 7.2 ANALYSIS OF ALTERNATIVES

##### 7.2.1 NO PROJECT ALTERNATIVE

The No Project Alternative is a required element of the environmental review process. It describes existing conditions and also forecasts conditions that might exist in the future if the project is not approved, based on adopted plans and available infrastructure and resources. The No Project Alternative is thus often *different* from the environmental baseline, as described in CEQA §15126: *"If disapproval of the project under consideration would result in predictable actions by others, such as the proposal of some other project, this "no project" consequence should be discussed. In certain instances, the no project alternative means "no build" wherein the existing environmental setting is maintained. However, where failure to proceed with the project will not result in preservation of existing environmental conditions, the analysis should identify the practical result of the project's non-approval and not create and analyze a set of artificial assumptions that would be required to preserve the existing environment. After defining the no project alternative using one of these approaches, the lead agency should proceed to analyze the impacts of the no project alternative by projecting what would reasonably be expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services."* In the present case, both scenarios are discussed. The No Build Alternative describes a situation in which existing environmental conditions are maintained, and the Existing Zoning Alternative describes a situation in which the current application is superseded by a future application based on existing approved land use categories for the site.



CEQA also requires that an EIR indicate whether any of the alternatives would be environmentally superior to the project as proposed. If the No Project Alternative is found to be the environmentally superior alternative, then CEQA requires that the EIR indicate an environmentally superior alternative from among the other alternatives.

### **No Build Alternative (Conditions at the Time of the NOP and EIR)**

Existing environmental conditions at the time the NOP was issued have been discussed throughout this EIR. In brief summary, the site is located on a sloping mesa with elevations decreasing from about 5,350 feet on the northeast corner to 4,900 feet on the southwest corner. Lower Rock Creek passes through a deeply incised canyon along the western site boundary; this drainage supports riparian habitat. The balance of the site is characterized by various high desert scrub communities; no endangered plants or animals are expected to occur on the site. Although the region as a whole has a high sensitivity for cultural resources, no resources are expected to occur on this site. Bishop tuff characterizes underlying soil materials, and the region is hydrologically complex. The property is vacant except for a dirt access road and an outparcel on the northwest quadrant that is owned by the existing Lower Rock Creek Mutual Water Company and used for existing and proposed water storage reservoirs. Surrounding parcels to the west/northwest are largely developed as single-family residential homes, and there are very few vacant parcels remaining within the community as a whole. Lands to the north, east and south are publicly owned. Traffic generally operates at the highest level of service, though some members of the community have expressed concerns related to speeding and public safety. Air quality is good with the exception of seasonally high particulate levels, and ambient noise levels are low. Community services are operating within current service levels, and the region is part of a Scenic Highway corridor with high aesthetic values overall. If the current project application is denied, or not developed, the project site would remain in its current condition until and unless alternative development proposals are submitted. Since project development is associated with significant and unavoidable adverse direct and cumulative impacts on the Highway 395 Scenic Corridor values, and on habitat and migration corridors of the Round Valley Mule Deer herd, the no-action alternative would represent a significant benefit with respect to these issue areas.

### **Existing Zoning Alternative**

#### **Existing General Plan/Zoning Alternative**

The Mono County General Plan currently designates the project site for Estate Residential land uses. A comparison of the proposed Rock Creek Ranch Specific Plan with General Plan Land Use standards for Estate Residential was previously provided in §4.0 and §5.5. As discussed in §5.5, the Estate Residential designation is directed to large-lot residential development with a fairly limited range of ancillary uses generally incidental to residential areas. If the current proposal is not approved, it is reasonable to anticipate that the site would develop according to the existing Estate Residential land use designation.

The Estate Residential designation allows a minimum parcel size of 1 acre. The county would calculate overall permitted density based on net buildable area which, for the current property, would represent approximately 42 acres of land. Development under the existing designation would therefore be expected to include about 42 primary homes, and the county indicates that workforce housing requirements would be met within (rather than in addition to) this overall density. The Estate Residential land use designation also allows one secondary unit for every primary unit, whereas the proposed Specific Plan limits the secondary units to eleven (all of which would be required). For purposes of analysis, it is assumed that roughly half of the lots would be developed with a primary and a secondary unit, for a total of 42 primary units and 21 secondary units. Another difference between these two options is that the proposed Specific Plan uses semi-clustering to reduce individual lot sizes and increase open space, whereas the General Plan option does not provide for clustering or common open space. Within these parameters, the following analysis contrasts potential impacts under the No Project-General Plan scenario with impacts that would be expected to occur with the proposed Specific Plan.

**Soils and Geology:** Impacts on soils and geology are expected to be generally the same for Estate Residential development as for the proposed Specific Plan project in terms of potential impacts from geothermal, volcanic or seismic activity in the area. Maximum lot coverage is the same under both scenarios (40%). However, the individual lots would be quite a bit larger for General Plan development (a minimum of 43,500 square feet each) than in the Specific Plan (which averages 16,100 square feet). Applying the 40% lot coverage would result in a net maximum developed area of about 730,800 square feet under the General Plan, and 386,400 square feet under the Specific Plan.<sup>1</sup> The General Plan alternative would therefore have the potential to result in substantially more grading and earthwork during pad preparation, with a concomitant potential for increased erosion and sedimentation.

<sup>1</sup> Based on the number of units allowed, times the average lot size, times the 40% maximum lot coverage,

**Hydrology and Water Quality:** Development under the existing General Plan would yield an estimated 42 primary and 21 secondary units, compared with 60 primary and 11 secondary units under the Specific Plan. Using the water demand factors outlined in §5.1 (500 gpd per primary unit and 150 gpd per secondary unit), the General Plan alternative would result in an average day water demand of 24,150 gallons, which is 23% lower than the average day demand associated with the proposed Specific Plan (31,700). However, it is probable that the actual demand factor would be higher under the General Plan, since individual lots would be nearly three times larger under the General Plan (outdoor use generally accounts for about 50% of total residential demand), and the General Plan alternative would not require use of native plant materials that are associated with reduced irrigation demands. Furthermore, residential water demands would likely be met through individual wells on each lot, since the project site is not part of the Lower Rock Creek Mutual Water Company and the common infrastructure provided under Estate Residential development does not typically include water or sanitation facilities. In light of these considerations, it is probable that actual water associated with the General Plan alternative would be no less than that forecast for the Specific Plan. Impacts associated with drainage and flood control would most likely be similar for both scenarios, since drainage improvements would routinely be part of the initial infrastructure.

**Biological Resources:** The proposed Specific Plan provides for semi-clustering of residential lots in order to retain areas of common open space; in whole, about 30 acres of the site would be developed, and the 25 acres would remain as open space. In contrast, the existing General Plan designation would forego clustering and common open space in exchange for larger individual lots. The total amount of native habitat would also be lower under the General Plan alternative as a result of maximum lot coverage (about 730,800 square feet under the General Plan, and 386,400 square feet under the Specific Plan). Although there are no sensitive wildlife or botanical species on the site, these impacts would further reduce the amount of critical habitat available for mule deer foraging and migration.

**Cultural Resources:** Results of the records search and walkover survey indicate that there is no reasonable potential to unearth cultural resources on the project site. This conclusion would also apply to the General Plan Alternative indicating that the alternatives are undifferentiated with respect to cultural resources.

**Land Use:** The type and range of land uses allowed by the General Plan for Estate Residential development are substantively the same as proposed in the Rock Creek Ranch Specific Plan. The main difference is that the Specific Plan would meet the overall 1 unit/acre density through semi-clustering of homes whereas the General Plan would achieve it on a per-lot basis. The latter approach is more consistent with development patterns in the existing community of Paradise as a whole, but the two scenarios are substantively the same with respect to potential land uses.

**Population and Housing:** Development under the Estate Residential designation would result in an estimated 42 primary units and 21 secondary units, compared with 60 primary units and 11 secondary units proposed in the Specific Plan. As outlined in §5.6 (Population), the population generation factors for this region included 2.4 persons per primary unit and 1 person per secondary unit. In the proposed Rock Creek Ranch project, these factors yielded an anticipated total population (with full occupancy) of 155 residents.

Applied to Estate Residential development, the same generation factors would yield a population of 101 persons in the primary units, plus another 21 persons in the secondary units, for an anticipated total population (full occupancy) of 121 residents.<sup>2</sup> The proposed Specific Plan would therefore yield an estimated 33 more residents than the existing General Plan designation. In both cases, the expected impacts on population and housing are generally consistent with Mono County planning, and no mitigation is required.

**Traffic:** Traffic generation rates for Rock Creek Ranch were estimated on the basis of 9.57 trips per unit; this factor includes the 11 deed restricted secondary units, as described in §5.9 (Traffic). Since this is a standard trip generation factor, it would also apply to Estate Residential uses. The General Plan alternative would thus yield a total of 401 trips per day, compared with 575 daily trips for the Specific Plan as now proposed. Trip distribution would not be expected to change. As noted in §5.9, the direct and cumulative traffic impacts associated with the proposed project would be well within design capacity of Lower Rock Creek Road and other surrounding roadways, indicating that traffic is not an environmentally significant issue for the assessment of alternatives.

**Air Quality:** It is expected that construction emissions for development under the existing General Plan land use designation would be higher than the emissions associated with Rock Creek Ranch due to the potentially larger area of ground disturbance (730,800 square feet under the General Plan, and 386,400 square feet under the Specific Plan). As noted in §5.10 (Air Quality), daily dust emissions average about 26 pounds per disturbed acre

<sup>2</sup> Technically, under the Estate Residential designation the "maximum population density is 5.02 persons per 5 acres or approximately 1 person per acre." However, the county does not enforce this standard.

during a typical construction project. Since the General Plan alternative would result in grading on an estimated 16.5 acres compared to 8.9 acres for the Specific Plan, the General Plan alternative could yield (under worst case conditions) about 200 pounds/day of dust more than the Specific Plan. This temporary impact would be more than offset by the lower long-term emissions associated with the General Plan alternative. As described in §5.10, the proposed project would result in about 10,000 vehicle miles traveled on a daily basis (575 "new" trips at 17 miles per average semi-rural trip), which would add around 8 pounds of PM-10 per day of roadway dust throughout the air basin. In contrast, the 7,000 daily miles associated with the General Plan alternative would add about 5.5 pounds of PM-10 daily. Other emissions (including greenhouse gas emissions) would be similarly reduced as a result of the 30% reduction in the number of home sites and residents associated with the General Plan compared to the Specific Plan. However, this is not considered to be a significant factor, since the direct and cumulative air quality impacts associated with the proposed Rock Creek Ranch project would be below significance thresholds.

**Noise:** Noise levels associated with the proposed Rock Creek Ranch Specific Plan would be generally equivalent to those associated with Estate Residential development, and also similar in character and intensity to ambient noise levels in the community of Paradise.

**Public Services and Utilities:** Under the General Plan scenario, sanitation would likely be met through individual septic systems on each lot. In lieu of reclamation and recycling, the septic-treated wastes would percolate through subsurface soils. Propane gas requirements would most likely be met by each homeowner individually, eliminating the proposed propane tank farm. Student generation would be lower under the General Plan alternative, including 2 fewer high school students and 9 fewer elementary/middle school students. Anticipated demands on police and fire protection, social services, library and transit facilities and other public services would also be somewhat lower for the General Plan. None of these impacts was found to be potentially significant, and the differences between the project and the General Plan alternative are not considered significant.

**Aesthetics:** In order to increase the amount of open space, residential lots on the proposed Specific Plan are semi-clustered and located generally in the eastern part of the property, with open space areas generally located on the southern and western and northern areas of the site. In contrast, development under the Estate Residential designation would result in a fairly uniform distribution of residential lots over the site. Visually, development under the General Plan options would cover a larger area, but would appear less dense. Landscaping controls incorporated into the proposed Specific Plan require use of native or native compatible plant materials on residential lots, and retention of native materials in the open space areas. Development under the Estate Residential designation would be expected to allow use of ornamental landscaping which would likely result in a greener, more lush appearance than native materials. Visually, the resulting effect would be more like the existing community of Paradise, but it would contrast more sharply with native materials on the surrounding public lands. Analyses provided in §5.12 of this EIR indicate that the proposed Specific Plan development would have significant and unavoidable adverse impacts on views from area highways and from the existing community of Paradise. It is anticipated that the same conclusion would apply to the General Plan scenario.

### **7.2.2 ALTERNATIVE LOCATIONS**

Apart from the Paradise Resort, there is no employment or commercial base in the Community of Paradise, nor does the General Plan identify land use designations that would introduce employment or commercial opportunities to this area in the future. Consequently, current and future residents of Paradise must find employment and services in other areas; the nearest employment and commercial centers are located in Mammoth Lakes and Bishop. Housing in those areas would clearly offer residents more convenient access to employment, services, and goods than is available in Paradise. However, no unavoidable adverse impacts have been identified with respect to employment, population or housing and thus the lack of local jobs and services would not be considered environmentally significant under CEQA. Moreover, the demand for housing in Paradise indicates that the lack of services is not a deterrent to living in that community.

As noted, the project would have significant adverse impacts upon scenic resources associated with Highway 395. The significant scenic-highway impacts could be entirely avoided if the project were proposed out of view from Highway 395. However, the project is substantially consistent with the goals of the General Plan Housing Element as well as the land use designation currently applied to this property. As a result, the alternative of proposing this project in another location would be expected to postpone, but not eliminate, future aesthetic effects.

### **7.2.3 LAND TRADE ALTERNATIVE**

Under the land trade alternative, arrangements would be made wherein ownership of the project site would be transferred to a public agency and, in exchange, the project applicant would receive title to a public parcel

deemed more suitable for private development. Because such trades require a fair amount of time and effort to accomplish, they are usually reserved for situations where the trade will result in a substantial public benefit.<sup>3</sup>

In the case of Rock Creek Ranch, the parcel owner did initiate communications with BLM during 2004 about the possibility of a land trade or sale. BLM indicated that the site did not meet its criteria for acquisition. The owner subsequently contacted the Eastern Sierra Land Trust in 2007. The Trust advised C&L Development that the parcel ranked as highly desirable and met their criteria for acquisition, but indicated that they lacked sufficient funds to enter into a purchase agreement.<sup>4</sup>

The county has indicated that this site does not meet their criteria for a land trade. The two primary drawbacks are that this site is located contiguous to an existing developed residential community and is itself zoned for future residential development. Generally, the county seeks sites that are more removed from developed lands and possess high resource value.<sup>5</sup> On the basis of the above considerations, it is concluded that the land trade alternative is not feasible at this time.

#### **7.2.4 INTRODUCTION TO ALTERNATIVE SITE DESIGN OPTIONS**

Alternatives are intended to avoid or minimize the adverse impacts resulting from a project proposal. This EIR identifies three significant adverse project impacts, including:

- Impacts on the mule deer herd migration corridor;
- Impacts on the mule deer habitat;
- Aesthetic impacts on the Highway 395 scenic corridor;

All of the significant effects identified above are unavoidable if the project site develops in accordance with adopted General Plan land use policies that call for 1 residential dwelling unit per acre. The considerations above indicate that the significant project impacts cannot be eliminated through site design alternatives. However, design alternatives can serve to minimize these effects. To this end, two conceptual alternatives were developed for the current EIR analysis during early stages of project review. Alternative #1 retained the basic layout of the initial project proposal, but incorporated two prominent open space corridors through the heart of the residential area. Alternative #2 substantially revised the layout of the original plan, by shifting all units southward, redesigning the circulation plan to place the access road on the outside of a majority of perimeter lots, and incorporating additional trails and trail linkages throughout the project site.

In the process of reviewing the alternative layouts, it became clear to the county that Alternative #2 offered substantial benefits in comparison with the original plan, particularly with respect to aesthetics and open space, as outlined below:

- Homesites were shifted to lower elevations on the south, retaining the visually prominent northeast acreage for open space;
- The orientation of lots along the westerly frontage was redesigned so that homes fronting onto Lower Rock Creek gorge and facing the existing community of Paradise residents will be comprised of front yards, with a more generous ridgetop setback that includes a unified trail system.
- The northerly and easterly lot orientation was redesigned to provide a more curvilinear boundary for lots closest to Highway 395 in order to soften views from this designated Scenic Highway.
- The pedestrian path along the ridgetop road was redesigned to provide more direct linkage to the Lower Rock Creek pedestrian path and other open space areas in and adjacent to the site, and trail easements were incorporated throughout the internal lots to facilitate ease of access to the creek and open space areas.

During the same period of time, the county was in the process of adopting its new workforce housing ordinance. Since the Rock Creek Ranch proposal was still under review, it was apparent that the project would be subject to the new workforce housing provisions. In consideration of these facts, the county recommended to the project applicant that the tentative map be revised to include workforce housing and to incorporate major design elements from the preferred second alternative. Thereafter, the tentative map was amended in accordance with the county's recommendations, and resubmitted as the proposed project. As a result of this sequence, the preferred project alternative became the proposed project (as analyzed throughout the body of this EIR).

The alternative conceptual site design options described below are thus comprised of the earlier Alternative #1 (with open space corridors through the heart of the residential area), and a second alternative that embodies the layout contained in the original tentative map submittal.

<sup>3</sup> Source: Mono County, Sierra Business Park Specific Plan and Draft EIR, July 2000.

<sup>4</sup> Source: Matthew Lehman, C&L Development, personal communication of 4 October 2007.

<sup>5</sup> Source: Larry Johnston, Mono County Community Development Department, personal communication of 4 October 2007.

### **Concept Alternative #1**

Concept Alternative #1 retains the basic layout of the originally proposed tentative map layout, but incorporates 2 prominent open space corridors through the heart of the residential area. Concept Alternative #1 shows a total of 51 home sites (2 fewer than the original Specific Plan and 9 fewer than the current plan) and roughly 27.5 acres of open space (compared with about 23-acres for the original proposed project and 25.8 acres at present (about 15 acres excluding infrastructure). Key goals of this design option include:

- To “break up” the visual impact of homes on the ridgetop above Lower Rock Creek as seen from the existing community of Paradise. This design reduces the number of ridgetop homes from 11 (in the proposed Specific Plan design) to 7 in the design alternative.
- To increase the number of trails and trail linkages provided in the Specific Plan area. As shown, this design alternative would provide a more direct linkage between the Lower Rock Creek pedestrian path and other open space areas including BLM lands on the east and the open space parcels at the south end of Rock Creek Ranch.

Concept Alternative 1 retains some of the drawbacks associated with the current layout. In particular, it retains the high-profile placement of homes and the water storage tank in the northeast quadrant. This location has the highest elevations and thus the highest visibility from Highway 395 and other vantage points. It also retains the linear layout of units along the northern and eastern property boundaries which may translate to a less natural and denser massing of structures. Finally, because the interior access road is located inside the lot layout, all perimeter lots would have their backyards facing off-site lands. Over time, this may translate to less cohesive and uneven external views.

### **Concept Alternative #2**

As noted previously, the original tentative map submittal now constitutes concept Alternative #2. As depicted in Exhibit 7-1, this alternative incorporated a total of 53 lots. As with the current project, the original design included a shared water production well, a shared package wastewater treatment plant, and shared propane power. The average lot size under this alternative was 20,504 square feet, which is 27% larger than the average size of the current plan (16,103 square feet). The reduced lot size resulted from the incorporation of 5 workforce housing lots to comply with the county's Housing Ordinance. Concept alternative #2 incorporated 23 acres of open space, compared to 25.8 acres (about 15 acres excluding utilities) in the current plan.

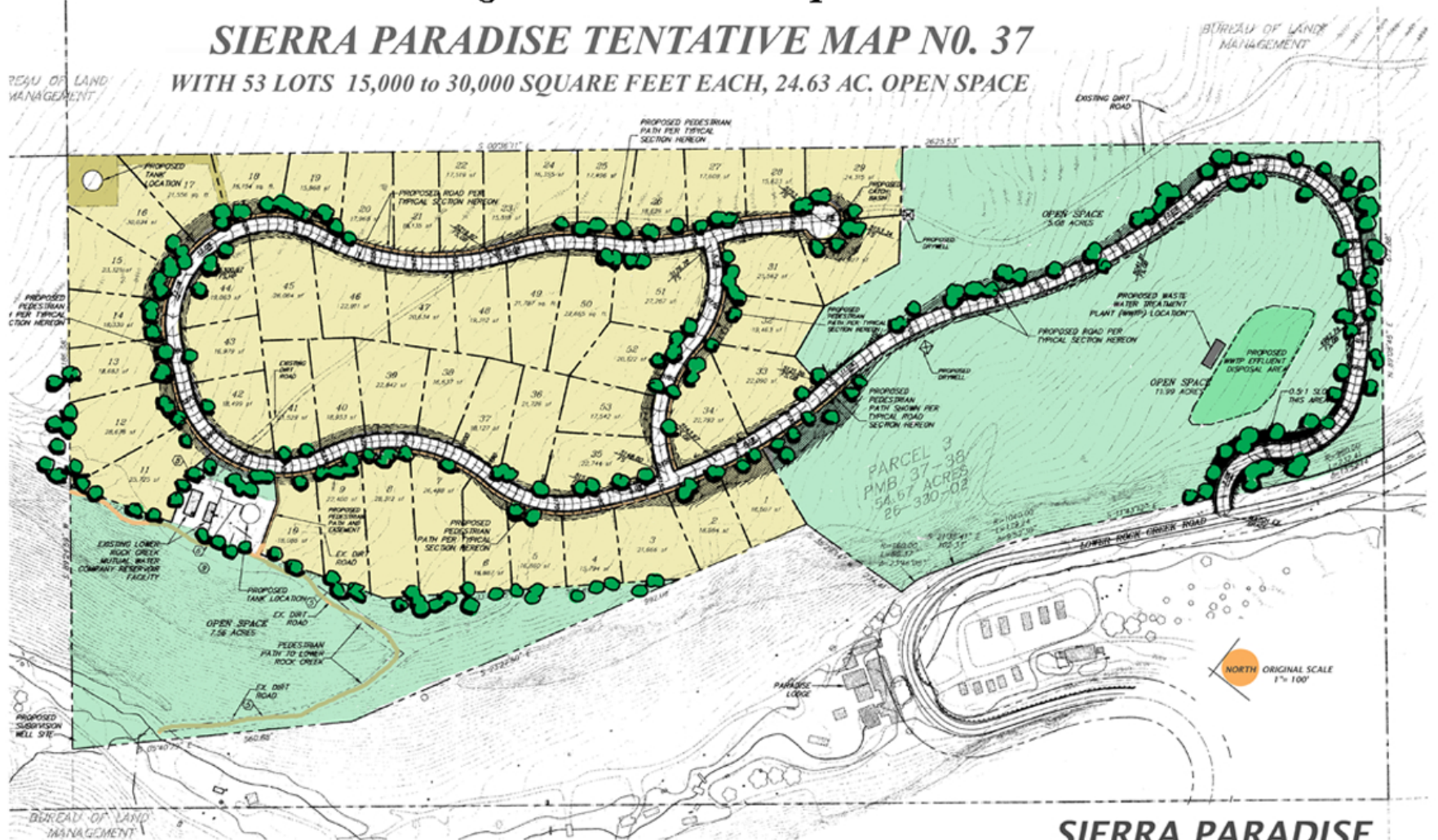
Because Concept Alternative 2 was initially submitted as the proposed project, the environmental impacts of this option were studied in depth before the application was changed. Compared with the current project proposal, the impacts of Concept Alternative 2 are not substantively different in terms of geology, hydrology, topography, botany, cultural resources, land use, population, public services, utility requirements, public health, hazards, circulation, or noise. Neither the proposed project nor Concept Alternative #2 would have significant effects on these resources or issues. Furthermore, both projects would result in significant adverse impacts on the Round Valley deer herd, both would have significant adverse air quality impacts, and both would have a significant impact on aesthetic values in terms of the Highway 395 scenic corridor and night sky initiatives. However, the project does substantively differ from Concept Alternative #2 in several key respects, as discussed below.

- Compliance with workforce housing: Because the project review was ongoing at the time the county adopted its workforce housing ordinance, the tentative map was revised to accommodate the new requirements. For this project, the requirements included (a) construction of 5 deed-restricted workforce homes on 5 of the project lots; (b) mandatory construction of a secondary dwelling unit on 10 of the lots; and (c) payment of a fee or, alternatively, mandatory construction of at least 1 additional secondary dwelling unit (the project applicant chose to construct an additional secondary unit in lieu of fee payment). As a result of these changes, project impacts on workforce housing need in the county will be reduced to less than significant levels, which would not have been the case with the original tentative map submittal.
- Aesthetic impacts on the adjoining Paradise community: The original Tentative Map submittal placed a majority of the residential lots in the northern half of the parcel. This site is characterized by a sloping mesa in which the northeastern boundary (at an elevation of about 5,340') is considerably higher than the southwestern boundary (4,910'). By shifting the lots southerly, the revised Tentative Map reduced the visual prominence of the residential lots and thereby minimized the extent of potential adverse impacts on the Highway 395 scenic corridor. Additionally, the original map oriented the westerly lots (adjacent to the gorge) toward the interior roadway, which would have resulted in a backyard exposure to the existing community of Paradise. The revised map places the internal roadway along western perimeter, which will result in a front-yard orientation of future residential lots toward the existing Paradise community. The area between the road and the gorge features landscaped common open space and multiple trail systems that will further reduce the potential for adverse scenic impacts on the existing community of Paradise.

# 53 Lot Original Tentative Map Submittal

## SIERRA PARADISE TENTATIVE MAP NO. 37

WITH 53 LOTS 15,000 to 30,000 SQUARE FEET EACH, 24.63 AC. OPEN SPACE



**SIERRA PARADISE**  
MONO COUNTY, CALIFORNIA TENTATIVE MAP NO. 37

53 lot Original Tentative Map Submittal

- Recreation and recreational access within the Project: The trail system contained in the original Tentative Map submittal focused on pathways along the interior road, as well as a pedestrian path down to Lower Rock Creek. The only linkage between the road trail and the creek trail was through an easement adjoining the LRCMWC outparcel. The revised Tentative Map also features a pedestrian pathway along the interior road, as well as a path down to the creek, but it also contains a 3.5-acre homeowners' recreational area in the very center of the layout, with a series of 4 access easements leading between the residential lots and connecting into the recreational area, to the BLM lands on the east, to the creek on the west, and to other pedestrian pathways throughout the site. As a result of these modifications, the proposed project is has substantially improved recreational opportunities and access to those features than did the original tentative map.

### **7.3 IDENTIFICATION OF ENVIRONMENTALLY SUPERIOR ALTERNATIVE**

As discussed above, the original plan submitted by the applicant was substantially revised during county review of the project application. The submittal was amended to incorporate substantially all of the elements that had previously been developed for the preferred project alternative. The changes resolved certain visual and aesthetic issues that had been associated with the original Specific Plan, without introducing new adverse impacts. As a result of these changes, the proposed project is now considered environmentally superior to the project alternatives described in this section. However, neither the proposed project nor any of the project alternatives (other than 'no project') would eliminate the significant and unavoidable adverse impacts upon Scenic Highway 395, the existing Paradise community, and critical habitat and movement corridors of the Round Valley deer herd.



## ROCK CREEK RANCH SPECIFIC PLAN AND DRAFT EIR



### SECTION 8 GROWTH-INDUCING IMPACTS

#### 8.1 INTRODUCTION

The analysis of growth-inducing effects is intended to focus on ways in which a project may stimulate economic development, or population growth, or the construction of new housing, in a project area. Factors that may contribute to the growth inducing potential of a project include:

- *Creation of an economic stimulus that generates conditions favorable for development of other areas*
- *Development in previously isolated or undeveloped areas;*
- *Construction of infrastructure, roads or services with capacity above that needed to meet planned growth*

Each of these potential growth inducements is examined below with respect to the proposed Rock Creek Ranch project.

#### 8.2 CREATION OF AN ECONOMIC STIMULUS

Rock Creek Ranch is proposed as an exclusively residential development within an exclusively residential community. Residential uses accommodate growth directly through occupancy of newly created units and through the direct purchase of goods and services (landscaping, food, furnishings, etc.). Residential development also generates growth indirectly through the payment of taxes and fees, and through investment in improvements that in turn create increased land values and stimulate secondary development pressures. These expenditures support existing employment in the community, and also induce a certain amount of growth in the sectors that provide the services. Estimates of the multiplier effect in Mono County<sup>1</sup> include 0.05 primary employment positions per unit, plus 0.01 secondary employment positions per unit, for a total multiplier of 0.06 per unit. Based on this estimate, the 60 residential units in Rock Creek Ranch would support an additional 3-4 job opportunities in the region as a result of the multiplier effect. Since the General Plan designates the project site for residential development at a density comparable to the proposed project, this effect is considered to be less than significant and in line with adopted economic goals for Mono County.

#### 8.3 DEVELOPMENT IN UNDEVELOPED AREAS

The project is proposed in the existing community of Paradise, and is consistent in general character and overall density with surrounding land uses and General Plan guidelines for the area. The community of Paradise is entirely surrounded by public lands including acreage owned or managed by LADWP, BLM and Inyo National Forest, and most of the privately owned parcels surrounding the project site are either developed or slated for future development. Once the few remaining parcels are developed, there will be no further growth opportunities unless land trades are negotiated with the public agencies identified above. As discussed in §7 (Alternatives), such trades are usually reserved for parcels that would serve public safety or open space goals and objectives<sup>2</sup> and prior efforts to achieve a land trade for the project site have not been successful.

For the reasons cited above, the project cannot be considered to represent development in an isolated or undeveloped area, and thus would not exert growth-inducing pressures with respect to this criterion.

#### 8.4 CONSTRUCTION OF NEW INFRASTRUCTURE, ROADS OR UTILITIES

Access to the project site is proposed to be taken from Lower Rock Creek Road, an existing 2-lane road that serves the communities of Paradise and Swall Meadows. Interior circulation would require construction of a new private roadway. The interior road would be sized and designed to serve only the needs of onsite residents, service vehicles, and visitors. This interior access road would have one point of access onto Lower Rock Creek Road, and would not require that Lower Rock Creek Road be widened, extended, or signalized.

<sup>1</sup> Larry Johnston, communication of June 2001.

<sup>2</sup> Source: Gerry LeFrancois, Mono County Planning Department, July 2001.



All of the utilities to be constructed as part of Rock Creek Ranch are designed to serve project demands, with the exception of the water system interties that are specifically proposed for the purpose of community-wide public safety objectives. The project would have onsite water supply and storage, onsite sanitation treatment and reuse facilities, and onsite propane tanks for fuel. These new utilities are sized to meet project demands, and would not have the potential to induce substantial growth.

With respect to public services, the project would utilize existing resources. Communication with the various service providers indicates that all are adequately staffed and funded to meet the needs of this project in addition to existing demands. Although prepared to serve project demands, several of these utilities (particularly police, school and health care) have expressed concern about their ability to accommodate cumulative growth demands in the future. Expansion of services and utilities is a significant growth inducement and, in this context, the project would contribute incrementally to the added demands that will eventually necessitate such expansions. However, since proposed uses are consistent with General Plan land use goals for the site, the project's contribution to this cumulative growth effect is considered less than significant. The improvements would not change the scarcity of undeveloped land or increase the likelihood of land trades with BLM, LADWP or the USFS.

## **8.5 SUMMARY**

In combination, the considerations reviewed above indicate that the project would not have the potential to induce significant growth in the study area.

## ROCK CREEK RANCH SPECIFIC PLAN AND DRAFT EIR



### SECTION 8 GROWTH-INDUCING IMPACTS

#### 8.1 INTRODUCTION

The analysis of growth-inducing effects is intended to focus on ways in which a project may stimulate economic development, or population growth, or the construction of new housing, in a project area. Factors that may contribute to the growth inducing potential of a project include:

- *Creation of an economic stimulus that generates conditions favorable for development of other areas*
- *Development in previously isolated or undeveloped areas;*
- *Construction of infrastructure, roads or services with capacity above that needed to meet planned growth*

Each of these potential growth inducements is examined below with respect to the proposed Rock Creek Ranch project.

#### 8.2 CREATION OF AN ECONOMIC STIMULUS

Rock Creek Ranch is proposed as an exclusively residential development within an exclusively residential community. Residential uses accommodate growth directly through occupancy of newly created units and through the direct purchase of goods and services (landscaping, food, furnishings, etc.). Residential development also generates growth indirectly through the payment of taxes and fees, and through investment in improvements that in turn create increased land values and stimulate secondary development pressures. These expenditures support existing employment in the community, and also induce a certain amount of growth in the sectors that provide the services. Estimates of the multiplier effect in Mono County<sup>1</sup> include 0.05 primary employment positions per unit, plus 0.01 secondary employment positions per unit, for a total multiplier of 0.06 per unit. Based on this estimate, the 60 residential units in Rock Creek Ranch would support an additional 3-4 job opportunities in the region as a result of the multiplier effect. Since the General Plan designates the project site for residential development at a density comparable to the proposed project, this effect is considered to be less than significant and in line with adopted economic goals for Mono County.

#### 8.3 DEVELOPMENT IN UNDEVELOPED AREAS

The project is proposed in the existing community of Paradise, and is consistent in general character and overall density with surrounding land uses and General Plan guidelines for the area. The community of Paradise is entirely surrounded by public lands including acreage owned or managed by LADWP, BLM and Inyo National Forest, and most of the privately owned parcels surrounding the project site are either developed or slated for future development. Once the few remaining parcels are developed, there will be no further growth opportunities unless land trades are negotiated with the public agencies identified above. As discussed in §7 (Alternatives), such trades are usually reserved for parcels that would serve public safety or open space goals and objectives<sup>2</sup> and prior efforts to achieve a land trade for the project site have not been successful.

For the reasons cited above, the project cannot be considered to represent development in an isolated or undeveloped area, and thus would not exert growth-inducing pressures with respect to this criterion.

#### 8.4 CONSTRUCTION OF NEW INFRASTRUCTURE, ROADS OR UTILITIES

Access to the project site is proposed to be taken from Lower Rock Creek Road, an existing 2-lane road that serves the communities of Paradise and Swall Meadows. Interior circulation would require construction of a new private roadway. The interior road would be sized and designed to serve only the needs of onsite residents, service vehicles, and visitors. This interior access road would have one point of access onto Lower Rock Creek Road, and would not require that Lower Rock Creek Road be widened, extended, or signalized.

<sup>1</sup> Larry Johnston, communication of June 2001.

<sup>2</sup> Source: Gerry LeFrancois, Mono County Planning Department, July 2001.

All of the utilities to be constructed as part of Rock Creek Ranch are designed to serve project demands, with the exception of the water system interties that are specifically proposed for the purpose of community-wide public safety objectives. The project would have onsite water supply and storage, onsite sanitation treatment and reuse facilities, and onsite propane tanks for fuel. These new utilities are sized to meet project demands, and would not have the potential to induce substantial growth.

With respect to public services, the project would utilize existing resources. Communication with the various service providers indicates that all are adequately staffed and funded to meet the needs of this project in addition to existing demands. Although prepared to serve project demands, several of these utilities (particularly police, school and health care) have expressed concern about their ability to accommodate cumulative growth demands in the future. Expansion of services and utilities is a significant growth inducement and, in this context, the project would contribute incrementally to the added demands that will eventually necessitate such expansions. However, since proposed uses are consistent with General Plan land use goals for the site, the project's contribution to this cumulative growth effect is considered less than significant. The improvements would not change the scarcity of undeveloped land or increase the likelihood of land trades with BLM, LADWP or the USFS.

## **8.5 SUMMARY**

In combination, the considerations reviewed above indicate that the project would not have the potential to induce significant growth in the study area.

# ROCK CREEK RANCH SPECIFIC PLAN AND DRAFT EIR



## SECTION 10 MITIGATION MONITORING AND REPORTING PROGRAM

### 10.1 PURPOSE

This section lists all mitigation measures contained in Draft EIR for the proposed Rock Creek Ranch project. The mitigation measures are provided in the format of a Comprehensive Mitigation Monitoring and Reporting Program. This Program complies with State Public Resources Code §21086.6 which requires public agencies approving a project under CEQA to establish a program for monitoring and reporting on the adopted mitigation plan.

### 10.2 ADOPTION OF MITIGATION MEASURES

As part of deliberations concerning the proposed project, the Mono County Board of Supervisors will be required to consider adoption of the mitigation measures listed herein. If the Board approves the Rock Creek Ranch project, they will also be required to specify whether these mitigation measures are to be formally incorporated as conditions of project approval.

### 10.3 MONITORING AND REPORTING PROCEDURES

The Mono County Board of Supervisors will be responsible for ensuring that all adopted mitigation measures are implemented in the manner outlined in this Program. County staff will be responsible for ensuring that mitigation measures are satisfactorily monitored, and for reporting to the Board of Supervisors regarding progress in fulfilling the mitigation obligations. The Board of Supervisors, acting on behalf of the residents of Mono County, will in turn be responsible for considering the reports submitted by staff, and determining whether the measures are being implemented and enforced as intended in this Mitigation Monitoring and Reporting Program. It will be the responsibility of the Board of Supervisors to amend these mitigation measures if necessary to achieve the environmental protections herein.

### 10.4 REGULATORY AND CODE COMPLIANCE STANDARDS

The project will be subject to a number of uniform code requirements and standard conditions of approval. Many of these requirements have been established to safeguard environmental resources, and/or to promulgate environmental goals and objectives. If the proposed Rock Creek Ranch project is approved, compliance with these uniform regulations will be mandatory (not discretionary). Such regulations do not conform to the strict definition of mitigation. Although regulatory standards and codes are not necessarily incorporated into this mitigation program, the project will of course be required to comply fully with all relevant regulatory and code compliance standards.

### 10.5 COMPILATION OF MITIGATION MEASURES

The following mitigation measures are proposed to eliminate, avoid, or reduce potential environmental effects of the Rock Creek Ranch project that have been found to be potentially substantial and adverse.

## ROCK CREEK RANCH SPECIFIC PLAN AND DRAFT EIR



### MITIGATION IMPLEMENTATION AND MONITORING PROGRAM AND FORM

Project Approval Date: \_\_\_\_\_

Project File Number: \_\_\_\_\_

The following mitigation measures have been adopted by the City of Chino Hills. As such, these measures represent formal conditions of approval that shall govern implementation of projects undertaken pursuant to the *Water, Recycled Water & Sewer Master Plan*. The City shall be responsible for monitoring and reporting progress on these measures until all measures are fulfilled in accordance with their original purpose and intent, as determined by the Chino Hills City Council. This monitoring form shall be available for public review and inspection, and final project clearance shall require that all verifications included in this form have been satisfactorily completed.

MITIGATION MEASURES		TIMING	VERIFICATION OF COMPLIANCE		
			AGENCY	SIGNATURE	DATE
<b>GEOLOGY AND HYDROLOGY</b>					
<b>WQ 5.1-1a</b>	<b>Well Improvements:</b> Rock Creek Ranch well improvements shall be undertaken in accordance with recommendations outlined in the <i>Summary of Well Construction Operations Domestic-Supply Water Well No. 2</i> prepared by Richard C. Slade, May 2007.				
<b>WQ 5.1-1b</b>	<b>Individual Water Meters:</b> Individual water meters shall be installed at each residential connection in order to provide for long-term accurate water usage data.				
<b>WQ 5.1-3</b>	<b>Water Quality Sampling:</b> If additional sampling is mandated by DHS, the project engineers recommend that further pumping development be performed prior to that sampling. Further testing for aluminum and iron is also recommended at that time also to determine whether remnant drilling muds were the cause of the slightly excessive detections of these metals.				
<b>WQ 5.1-3b</b>	<b>Treatment for Odors:</b> Treatment shall be provided to eliminate the light hydrogen sulfide odors that were noted in the pumped discharge during testing of the new well.				
<b>WQ 5.1 4a</b>	<b>Best Management Programs:</b> A Best Management Practices Program (BMPP) shall be implemented during all construction stages, including pre-construction and post-construction practices for stormwater management and for the prevention of erosion, sedimentation, and contamination resulting implementation of all project elements. BMPP measures shall at a minimum include: (1) disposal of all construction wastes in designated areas outside the path of storm water flows; (2) minimizing the footprint of construction zones and prompt installation of erosion controls; (3) stabilizing disturbed soils with landscaping, paving or reseeding to reduce				

	or eliminate the risk of further erosion; (4) perimeter drainage controls to direct runoff around disturbed construction areas; (5) internal erosion controls to allow direct percolation of sediment-laden waters on the construction site; and (6) regular inspection and maintenance of all equipment used during construction. Furthermore, the project shall comply with state requirements by developing a Stormwater Pollution Prevention Plan and a NPDES General Construction Stormwater Permit for the project construction areas.				
<b>WQ 5.1-4b</b>	<b>Soil Conservation Plan:</b> A soil conservation plan shall be incorporated into the CC&Rs as a requirement for each individual lot at the time of the grading permit application to provide for the conservation of soil resources and the control and prevention of soil erosion associated with landscaping activities and the use of trails and open space areas within and adjacent to the project site.				
<b>WQ 5.1-5</b>	<b>Subsequent Geotechnical Review:</b> Adequate construction review is essential in order to assure the performance of foundation and earthwork. To this end, a qualified engineer shall be retained to ensure compliance with all specifications set forth in the initial geotechnical review.				
<b>BOTANY</b>					
<b>BOT 5.2-2a</b>	<b>LANDSCAPE CONTROLS:</b> Landscaping in Rock Creek Ranch shall comply with the following: a. Landscaping shall consist of plant materials that are native to the Mono County region and have value to native wildlife, and nonnative species that are compatible with native plant materials, have low propagation characteristics and are not invasive; b. A temporary irrigation system shall be provided for irrigation of the common landscape areas. The temporary system shall remain in place until the county finds that supplemental irrigation is no longer required to maintain plant viability, and shall then be removed; c. All landscaping shall be maintained in a neat, clean, and healthy condition. This shall include proper pruning, mowing, weeding, litter removal, fertilizing, replacement, and irrigation as needed; d. During building permit review, each residential lot application shall be accompanied by a detailed landscaping plan that identifies materials to be used for the residential building pad as well as any cut and fill slopes for the residential street; and e. All common open space areas shall be addressed in a detailed landscape plan; the plan shall incorporate intensive buffering for bluff-top areas facing the existing Paradise community and for the open space corridor extending through the residential lots.				
<b>BOT 5.2-2b</b>	<b>WEED ABATEMENT:</b> Open space areas used for spray irrigation with surplus recycled water supply shall be subject to an ongoing landscape control program designed to prevent the establishment of non-native species that could spread to the surrounding environments. Species that will be eradicated upon discovery include any non-native species not established in the open space area prior to				

	project implementation. Weed control will be accomplished to the maximum extent feasible by rotating water spreading applications within the open space area designated as suitable for spray irrigation. Ponding and long-term surface saturation will be avoided to the maximum extent feasible. If populations of new non-native species nevertheless appear, they shall be controlled through mechanical or accepted herbicidal practices.'				
<b>WILDLIFE</b>					
<b>WILD 5.3-1a</b>	<b>OPEN SPACE EASEMENTS:</b> Open space easements for all open space areas except for homeowners' recreation area shall be recorded on the final maps for the project. The final maps shall note that permitted land uses within the open space easements shall be limited to undisturbed natural uses and trails (for non-motorized access only, except for emergency purposes) and spray irrigation with surplus tertiary treated effluent from the package sanitation plant, subject to the landscape controls set forth in Mitigation Measure 5.2-2b.				
<b>WILD 5.3-1b</b>	<b>RETENTION OF NATIVE VEGETATION:</b> Natural vegetation shall be retained except where it must be removed for project development. Project CC&Rs shall incorporate the following requirement which mandates that homeowners landscape with native vegetation and prohibits use of invasive plant species for landscaping in order to minimize the degradation of deer habitat: <i>"Areas disturbed during construction shall be revegetated with native species in order to establish deer habitat as soon as possible following construction. Revegetation of disturbed areas shall require the use of native seeds, native plants grown from seeds or seedlings obtained from local native stock. Revegetated areas shall be monitored for a period of five years to ensure the success of the project and shall be replanted if necessary."</i>				
<b>WILD 5.3-1c</b>	<b>NO DOGS DURING CONSTRUCTION:</b> Dogs belonging to construction workers shall be prohibited in the project area during construction.				
<b>WILD 5.3-1d</b>	<b>LIMITED ON VEGETATION CLEARING:</b> Property owners shall refrain from clearing native vegetation except as necessary for construction or fire safety.				
<b>WILD 5.3-1e</b>	<b>PET RESTRAINTS:</b> Domestic animals shall be restrained at all times, either through the use of leashes or private fenced areas. Project CC&Rs shall specify that pets shall be under owners control at all times. No domestic animals shall be allowed to be free roaming.				
<b>WILD 5.3-1f</b>	<b>LIMITS ON EXTERIOR NOISE &amp; LIGHTING:</b> To minimize impacts on deer and other wildlife, all exterior lighting and noise in Rock Creek Ranch will comply with the Mono County code requirements.				
<b>WILD 5.3-4a</b>	<b>DEER SIGNAGE:</b> To minimize direct mortality impacts to deer from vehicle collisions, signs shall be posted along roads within the project area warning drivers of the presence of deer. A 25-mile per hour speed limit shall be enforced on residential streets in the proposed project.				
<b>WILD 5.3-4b</b>	<b>LIMITS ON CONSTRUCTION TIMING:</b> Parcel grading operations, structural foundation work, framing work and similar heavy construction activities shall be restricted to the period between May 15 and October 1 to minimize disturbance to migrating and wintering deer.				

**LAND USE, RELEVANT PLANNING & RECREATION**

<p><b>LU 5.5-1a</b></p>	<p><b>LIMIT DEVELOPMENT IN CRITICAL HABITAT AREAS:</b> The Rock Creek Ranch Specific Plan and CC&amp;Rs shall include the following provisions to minimize impacts on critical wildlife habitat:  a. Leash laws requiring that pets be leashed at all times when out of doors.  b. Prohibition against removal of blackbrush scrub in open space areas except where required for fire safety  c. Informational handouts concerning habitat protection to be provided to homeowners along with CC&amp;Rs;  d. Prohibition against recreational off-highway vehicle use in open space areas.</p>				
<p><b>LU 5.5-1b</b></p>	<p><b>CONSERVE NATIVE SOILS:</b> As part of the Grading Permit application, the applicant shall prepare a Soil Conservation Plan to protect native soils for use as a plant growth medium. The plan shall require that (a) native soils be stockpiled during construction and used for subsequent revegetation, and (b) stockpiled soils be protected from degradation during the construction and maintained in a condition suitable for reuse.</p>				
<p><b>LU 5.5-1c</b></p>	<p><b>INTEGRATED WATER SERVICES:</b> The project applicant shall annex into Lower Rock Creek Mutual Water Company and/or water system elements of Rock Creek Ranch shall be integrated with those of LRCMWC to accomplish equivalent public health and safety objectives as outlined in Mitigation Measure UTIL 5.8-3a (requiring two intertie points).</p>				

**PUBLIC HEALTH AND SAFETY**

<p><b>UTIL</b></p>	<p>No significant adverse impacts have been identified; no mitigation is proposed.</p>				
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**PUBLIC SERVICES AND UTILITIES**

<p><b>UTIL 5.8-1a</b></p>	<p><b>FIRE DPT. REVIEW OF TT MAP:</b> A copy of the Tentative Map shall be provided to Paradise FPD for review and comment prior to final approval.</p>				
<p><b>UTIL 5.8-1b</b></p>	<p><b>FIRE DPT. REVIEW OF CC&amp;Rs:</b> A copy of the CC&amp;Rs shall be provided to Paradise FPD for review and comment prior to final approval.</p>				
<p><b>UTIL 5.8-3a</b></p>	<p><b>WATER SYSTEM INTERTIE:</b> The Rock Creek Ranch water system shall have at least two points at which an intertie can be accomplished with the existing LRCMWC system for fire flow purposes. One intertie point shall be placed in the vicinity of the existing LRMWC water storage tank, and a second intertie point shall be extended to the western property boundary where the private project road intersects Lower Rock Creek Road.</p>				
<p><b>UTIL 5.8-11</b></p>	<p><b>CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs):</b> BMPs shall be utilized throughout construction of project infrastructure and individual</p>				



	homesites to minimize or prevent erosion, sedimentation, and contamination. BMPs shall comply with the special conditions in §5.3 <sup>1</sup> and shall also include: a. dispose construction wastes in designated areas outside storm flow paths; b. minimize the construction zone footprint; promptly install erosion controls; c. stabilize disturbed soils (landscaping, paving or reseeding) to reduce the risk of further erosion; d. provide perimeter drainage controls to direct runoff around disturbed construction areas; e. provide internal erosion controls to allow direct percolation of sediment-laden waters on the construction site; and f. bid specifications must require regular inspection and maintenance of all equipment used during construction.				
<b>TRAFFIC AND CIRCULATION</b>					
<b>TFFC 5.9-1a</b>	<b><u>ROAD CLOSURE RESTRICTIONS:</u></b> Roadway closures shall not be permitted on any street or highway unless written approval is first obtained from the Public Works Department, Police Department and Fire Department. Where such approvals are granted, all details governing the closures shall be included in the approved traffic control plan (see Mitigation Measure 5.9-1a above).				
<b>TFFC 5.9-1b</b>	<b><u>MAINTAIN ROAD CLEARANCE:</u></b> At all times, adequate clearance shall be maintained within the Lower Rock Creek right-of-way to permit the safe passage of emergency vehicles and evacuating vehicles. Measures to ensure emergency access shall be detailed in the approved traffic construction management plans (see Measure TFFC 5.9-1a above).				
<b>AIR QUALITY</b>					
<b>AQ 5.10-1</b>	<b><u>DUST CONTROL MEASURES:</u></b> The project applicant shall comply with best-available dust control measures (BACM) that call for watering of all active construction areas at least twice daily throughout project construction phases, plus at least two of the following additional BACM: (a) require that all haul trucks be covered, or that a minimum freeboard of 2 feet be maintained at all times; and/or (b) Pave all parking and staging areas, or water such areas at least 4 times daily; and/or (c) Sweep or wash public access points within 30 minutes of dirt deposition; and/or (d) Cover all on-site dirt/debris stockpiles, or water the stockpiles a minimum of twice daily; and/or (e) Suspend all construction operations on any unpaved surface when winds exceed 25 mph; and/or (f) Hydroseed or otherwise stabilize all cleared areas that would remain inactive for more than 96 hours after clearing is completed; and/or (g) Use of low-VOC 2 paints (not to exceed 100 grams of VOC per liter).				

<sup>1</sup> Measures in §5.3 require (a) that construction activities be restricted to the period between May 15 and October 1 (to minimize disturbance to deer); (b) areas disturbed during construction shall be revegetated with native species in order to establish deer habitat as soon as possible following construction, and revegetation of disturbed areas shall require the use of native seeds, native plants grown from seeds or seedlings obtained from local native stock. Revegetated areas shall be monitored for a period of five years to ensure the success of the project and shall be replanted if necessary; and (c) dogs belonging to individuals involved in construction activities shall be prohibited in the project area during construction phases.

<sup>2</sup> VOC=volatile organic compounds.

AQ 5.10-2	<b>ENERGY CONSERVATION &amp; LANDSCAPING:</b> The project will contribute incrementally to global GHG emissions implicated in global warming. Use of energy conserving construction practice beyond the minimum requirements of the California Building Code is encouraged through participation in one of several existing certification programs. Use of enhanced landscaping for carbon dioxide uptake is also encouraged, provided such landscaping is consistent with Specific Plan standards and mitigation measures contained in Sections 5.2 (Botany) and 5.3 (Wildlife) of this EIR.				
AQ 5.10-3a	<b>GREENHOUSE GAS EMISSIONS:</b> The Specific Plan will incorporate voluntary energy conserving practices and enhanced landscaping. (Advisory measure).				
AQ 5.10-3b	<b>REGULATORY COMPLIANCE:</b> The project shall comply with any applicable greenhouse gas emission reduction strategies adopted by the California Air Resources Board or other responsible agencies.				
AQ 5.10-4a	<b>ODOR CONTROLS:</b> A secondary carbon filtration system shall be incorporated into the tertiary package sanitation system, and maintained over time, to remove and treat odors resulting from the treatment process and ensure that objectionable odors are not released into the atmosphere.				
AQ 5.10-4b	<b>ODOR CONTROLS:</b> A standby aeration system shall be kept in the maintenance building for use in the event that stagnant conditions develop in the tertiary water staging pond and/or the recreational area ponds.				

**NOISE**

N 5.11-1a	<b>LIMIT AREAS OF ROCK CRUSHING:</b> Rock breaking and rock crushing activities, if required, shall be restricted to the portion of the site defined by lots 1-4, 8-12, 28-35, and 40-52; crushed rock piles shall be placed west of crushing operations to reduce noise propagation toward existing homes.																
N 5.11-1b	<b>NO BLASTING DURING INVERSIONS:</b> Blasting activities shall not be conducted during thermal inversions or period when wind exceeds 25 mph.																
N 5.11-1c	<b>BLASTING PROCEDURES:</b> During blasting, the following procedures shall be followed: (a) Use of surface detonating cords shall be kept to a minimum, (b) all blasts shall be initiated from deep within the blast hole; (c) adequate burden, spacing and stemming shall be maintained on all explosive charges; (d) face heights kept to the minimum practical level; and (e) a delay of 9 ms or greater shall be provided in the timing of blasts from adjacent holes.																
N 5.11-1d	<p><b>SOUND LIMITS:</b> To avoid structure damage on adjoining properties, the following sound limits recommended by U.S. Bureau of Mines shall be observed:</p> <p style="text-align: center;"><b>Table 5.11-2</b> <b>SOUND LEVEL METER SCALE</b></p> <table border="1" data-bbox="226 1360 1039 1442" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th style="background-color: #ffffcc;">LEVEL</th> <th style="background-color: #ffffcc;">LINEAR PEAK</th> <th style="background-color: #ffffcc;">C-PEAK</th> <th style="background-color: #ffffcc;">A-PEAK</th> </tr> </thead> <tbody> <tr> <td>Safe Level</td> <td>128 Db (.007 psi)</td> <td>120 Db</td> <td>95 Db</td> </tr> <tr> <td>Maximum</td> <td>136 Db (.018 psi)</td> <td>130 Db</td> <td>115 Db</td> </tr> </tbody> </table>	LEVEL	LINEAR PEAK	C-PEAK	A-PEAK	Safe Level	128 Db (.007 psi)	120 Db	95 Db	Maximum	136 Db (.018 psi)	130 Db	115 Db				
LEVEL	LINEAR PEAK	C-PEAK	A-PEAK														
Safe Level	128 Db (.007 psi)	120 Db	95 Db														
Maximum	136 Db (.018 psi)	130 Db	115 Db														

**AESTHETIC RESOURCES**

<p><b>AES 5.12-2</b></p>	<p><b><u>AESTHETIC DESIGN ELEMENTS/HWY. 395:</u></b> The Rock Creek Ranch Specific Plan incorporates numerous provisions that are specifically intended to minimize impacts on Scenic Highway 395. Additionally, the project design has been substantially altered to minimize intrusiveness on views from Scenic Highway 395. These provisions will reduce visual impacts but not to a level that is less than significant.</p>				
<p><b>AES 5.12-3</b></p>	<p><b><u>AESTHETIC DESIGN ELEMENTS/PARADISE:</u></b> The Rock Creek Ranch Specific Plan incorporates numerous provisions that are specifically intended to minimize visual impacts on the existing Paradise community. Additionally, the project design has been substantially altered to minimize intrusiveness on views from developed homesites and vantage points within Paradise. These provisions and modifications would reduce visual impacts on the existing community, but not to a level that is less than significant.</p>				
<p><b>AES 5.12-4</b></p>	<p><b><u>OUTDOOR LIGHTING:</u></b> The Rock Creek Ranch Specific Plan and CC&amp;Rs shall incorporate all applicable provisions of the Mono County Outdoor Lighting Ordinance.</p>				
<p><b>AES 5.12-5</b></p>	<p><b><u>AESTHETIC DESIGN ELEMENTS:</u></b> The Rock Creek Ranch Specific Plan requires use of materials, colors and design elements for all structures (including solar panels) that will minimize the potential for glare. These requirements would reduce potential light and glare impacts to less than significant levels, and no supplemental mitigation is required.</p>				

ROCK CREEK RANCH SPECIFIC PLAN AND DRAFT EIR



SECTION 11
ORGANIZATIONS & PERSONS CONSULTED
PROJECT CONSULTANTS

11.1 ORGANIZATIONS AND PERSONS CONSULTED

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Mono County Health Care District
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County Librarian ..... Bill Michael
Mono County Sheriff's Department
Administrative Services ..... Shannon Kendall
Paradise Fire Protection District
Fire Chief ..... Craig Williams
Round Valley Joint Elementary School District
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Giroux & Associates, Air Quality and Noise..... Hans Giroux

## ROCK CREEK RANCH SPECIFIC PLAN AND DRAFT EIR



### SECTION 12

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<http://www.epa.gov/safewater/sdwa/basicinformation.html>;

<http://www.epa.gov/region5/defs/html/rcra.htm>;  
<http://www.epa.gov/region5/defs/html/cercla.htm>;  
<http://www.epa.gov/region5/defs/html/sara.htm>;  
<http://www.epa.gov/region5/defs/html/epcra.htm>.

# ROCK CREEK RANCH SPECIFIC PLAN AND DRAFT EIR



## SECTION 13 ACRONYMS & ABBREVIATIONS

### A

**ACOE** U.S. Army Corps of Engineers  
**ARB** California Air Resources Board (also referred to as 'CARB')

### B

**BACM** Best Available Control Measures  
**Basin Plan** *Water Quality Control Plan* prepared by the Calif. Water Quality Control Board  
**BLM** Bureau of Land Management  
**BMPs** Best Management Practices

### C

**Caltrans** California Department of Transportation  
**CBC** California Building Code  
**CCR** California Code of Regulations  
**CC&R** Homeowner Covenants, Conditions and Restrictions  
**CDFA** California Department of Food and Agriculture  
**CDFG** California Department of Fish and Game  
**CEQA** California Environmental Quality Act  
**cfs** Cubic feet per second  
**CFR** Code of Federal Regulations  
**CGC** California Government Code  
**CHP** California Highway Patrol  
**CNDDDB** California Natural Diversity Data Base  
**CNPS** California Native Plant Society  
**CRHR** California Register of Historic Places  
**CUP** Conditional Use Permit

### D

**DFG** California Department of Fish and Game  
**DHS** California Department of Health Services

### E

**EIR** Environmental Impact Report. prepared for projects subject to CEQA  
**EIS** Environmental Impact Statement. prepared for projects subject to the National Environmental Policy Act  
**EMS** Emergency Medical Services  
**EPA** United States Environmental Protection Agency  
**ESTA** Eastern Sierra Transit Authority

### F

**FEMA** Federal Emergency Management Agency  
**FESA** Federal Endangered Species Act  
**fps** Feet per second



## G

<b>GBVAB</b>	Great Basin Valleys Air Basin ('Great Basin'), of which the project site is part
<b>GBUAPCD</b>	Great Basin Unified Air Pollution Control District, which enforces air quality regulations in the Great Basin Air Basin
<b>GPD</b>	Gallons per day
<b>GPLUE</b>	General Plan Land Use Element

## H

<b>HA</b>	Hydrologic Area, used in the LRWQCB <i>Basin Plan</i>
<b>HHWE</b>	Household Waste Element
<b>HOA</b>	Homeowners' Association
<b>HU</b>	Hydrologic Unit, used in the LRWQCB <i>Basin Plan</i>
<b>HWME</b>	Hazardous Waste Management Element

## I

## J

<b>JESD</b>	Round Valley Joint Elementary School District
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## K

## L

<b>LADWP</b>	Los Angeles Department of Water and Power
<b>LRCMWC</b>	Lower Rock Creek Mutual Water Company
<b>LRWQCB</b>	California Water Quality Control Board-Lahontan Region
<b>LTC</b>	Local Transportation Commission

## M

<b>MCL</b>	Maximum Contaminant Levels
<b>MEA</b>	Master Environmental Assessment

## N

<b>NOP</b>	Notice of EIR Preparation
<b>NPDES</b>	National Pollution Discharge Elimination System

## O

<b>OES</b>	Office of Emergency Services
<b>OHV</b>	Off-Highway Vehicles
<b>OPR</b>	California Office of Planning and Research (OPR)

## P

<b>PCB</b>	Polychlorinated biphenyls
<b>PFPD</b>	Paradise Fire Protection District

## Q

## R

**RWQCB** Regional Water Quality Control Board-Lahontan

## S

**SCE** Southern California Edison  
**SDWA** Safe Drinking Water Act  
**Semi-clustered** Sort of clustered  
**SIP** State Implementation Plan  
**SRRE** Source Reduction and Recycling Act  
**SWQCB** California Water Quality Control Board  
**SWPPP** Stormwater Pollution Prevention Plan

## T

**T** A measure of soil transmissivity  
**TDS** Total Dissolved Solids  
**TOC** Total Organic Carbon

## U

**USFS** United States Forest Service  
**USFWS** United States Fish and Wildlife Service

## V

**VOC** Volatile organic compounds

## W

**WDR** Waste Discharge Requirements)

## X

## Y

## Z