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## 1.0 Introduction

Intrawest Corporation is proposing to develop the 90-acre Rodeo Grounds site in June Lake, CA. This site is located across from the June Mountain parking lot at the intersection of Highway 158 (Boulder Drive) and Northshore Drive (see Exhibit A, *Location Map*). This Rodeo Grounds Specific Plan describes the proposed project (hereafter referred to as “The Project”) and provides detailed regulations and guidelines for the development of the site.

The Rodeo Grounds Specific Plan supports the goals and objectives noted in the June Lake 2010 Area Plan,” where the goal is to, “develop the West Village/Rodeo Grounds into a well-coordinated resort area that provides a balance of resident and visitor housing in close proximity to recreational facilities and other activity centers”. The Rodeo Grounds Specific Plan creates a set of land use standards that will guide the development of the Rodeo Grounds site to meet these objectives. These standards provide for a wide variety of residential units for residents and guests, balanced with commercial and recreational opportunities, along with a multi-modal circulation system of roads, transit, ski lifts, pedestrian trails, and bicycle paths. The Project is intended to be a viable and sustainable component of the June Lake Community.

Implementation of The Rodeo Grounds Specific Plan through adoption by ordinance will provide a mechanism for directing and focusing development of the Project. Upon approval of The Rodeo Grounds Specific Plan, a tentative map, use permits, and other approvals will be necessary to implement the Project.

This document includes both text and diagrams that specify the proposed requirements for development of the Rodeo Grounds site. *It should be noted that the Rodeo Grounds Specific Plan includes various drawings, figures, and exhibits, as part of a conceptual development plan. These are intended to illustrate one development concept that meets the requirements set forth in the plan text. These conceptual plans and exhibits are not intended to preclude minor modifications to development concepts and building designs that also meet the requirements set forth in the text.*

### 1.1 Purpose of the Specific Plan

A Specific Plan is a planning document which establishes the type and pattern of land uses for a designated development project site which are more specific than those normally provided by either the local General Plan or zoning ordinances. As defined by the State of California Government Code, Article 8, Section 6540, a Specific Plan includes text and diagrams which specify the following in detail:

- The distribution, location, and extent of the uses of land, including open space, within the area covered by the Specific Plan.
- The proposed distribution, location, extent, and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the Specific Plan, need to support uses described in the Specific Plan.
- Standards and criteria by which development will proceed, and standards for conservation, development, and utilization of natural resources, where applicable.

- A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out the project or projects described in the Specific Plan.

In addition, a Specific Plan includes a statement of its relationship to and conformity with the local General Plan. It replaces the existing zoning regulations and effectively becomes the new zoning ordinance for the area covered by the Specific Plan. The Specific Plan provides detailed land development plan and zoning requirements, which address site-specific conditions and constraints, (State of California OPR, "The Planners Guide to Specific Plans", 1998).

## **1.2 Current Zoning & Relationship to Other Plans**

The June Lake 2010 Plan, specifies that the Rodeo Grounds be developed as "resort residential", and allows for a density of 10 units per acre. The 90 acre site would thus be allowed a maximum development of 900 units.

Although The Rodeo Grounds Specific Plan creates its own development standards, the Project nonetheless aims to be consistent with existing standards set forth in the Land Use Element of the Mono County General Plan and the June Lake 2010 Area Plan. In the cases where land uses in The Rodeo Grounds Specific Plan are not consistent with the standards set forth in the June Lake 2010 Plan and/or the Land Use Element of the Mono County General Plan, an explanation of the reasons/benefits is provided (see Section 4.2).

The Rodeo Grounds Specific Plan and the Project are subject to review under the California Environmental Quality Act ("CEQA"). Accordingly, environmental documentation analyzing both The Rodeo Grounds Specific Plan and the Project, in compliance with CEQA and its implementing guidelines, will be prepared, circulated to the public, and certified by the Board of Supervisors of the County of Mono prior to its adoption of The Rodeo Grounds Specific Plan.

## **2.0 Existing Setting & Conditions**

### **2.1 Regional Setting**

The Rodeo Grounds site is located in the eastern High Sierra at an elevation between 7,500 – 7,800 feet, in the community of June Lake. It is served by Highway 395, the major north-south thoroughfare of the Eastern Sierra, which provides access to Reno (180 miles to the north) and Los Angeles (300 miles to the south) of June Lake. The closest developed towns are Lee Vining (15 miles to the north) and Mammoth Lakes (20 miles to the south) (see Figure A, *Location Map*). The Project site, as well as the community of June Lake, are accessible from 395 via the June Lake Loop, California State Route 158.

As a consequence of its excellent recreational opportunities, the overwhelmingly dominant component of the area's economy is outdoor recreation and tourism. The area enjoys a range of summer recreational opportunities, including water activities on June Lake and Gull Lake, and biking, hiking and horseback riding in the surrounding Inyo National Forest. Winter recreation consists predominantly of skiing, snowboarding, and other snow-related activities at the June Mountain Ski Area.

### **2.2 The Rodeo Grounds Specific Plan Area**

The 90-acre Rodeo Grounds site is adjacent to and north of Highway 158 (Boulder Drive), and bisected by Northshore Drive, which runs north south, ending at the intersection with Highway 158 (see Exhibit A, *Location Map*).

### **2.3 Existing Site Conditions**

The site is characterized by moderately sloping terrain comprised of a series of low ridges with numerous rock outcroppings. The majority of the slopes tend to be southeast-southwestern facing. Primary vegetation types on the site include plant communities associated with Big Sagebrush Scrub, Jeffrey Pine Forest, Curl-leaf Mountain Mahogany Woodland, Aspen Woodland, and Kentucky Bluegrass meadow. The Gull Lake Basin ends at the Eastern boundary of the Rodeo Grounds property. An access road to the lake, boat launch and picnic area operated by the USFS is reached through this eastern portion of the property.

The site is undeveloped except for a series of SCE aerial lines that run southwest to northeast across the site on both sides of Northshore Drive, and a single residential structure located just east of Northshore Drive near the highway. There are several unpaved roads traversing the site, providing access to the power line easements. These unpaved roads serve as informal hiking, biking and horseback riding trails.

### **2.4 Surrounding Uses**

The lands bordering the site to the east, north and west are public, and under the jurisdiction of the USFS (see Figure B, *Site Context*). The adjoining USFS lands are largely undeveloped, characterized by wild vegetation and mountainous terrain. To the south of the property, across the highway, lie the parking lots and base facilities for June Mountain Ski Area, operated by

Mammoth Mountain Ski Area under permit from the USFS. The California State Lands Commission controls the water areas of Gull Lake. There is a 3.5-acre in-holding parcel on the southwestern portion of the site that is owned by Southern California Edison (SCE).

## **2.5 Viewshed**

Sections of the site are visible from Highway 158 and North Shore Drive. Highway 158 has been designated as a scenic route by the California State Department of Transportation. Higher portions of the site, along the eastern border of the property, are visible from various areas of June Lake Village. Portions of the site are also visible from the parking lot, base facilities, lifts, and lower slopes of June Mountain Ski Area. Site vistas include dramatic views of the lower slopes and ridges of June Mountain to the southwest and west along with spectacular views to Carson Peak and the escarpment ridges of the Sierra Nevada Mountains to the west.

### 3.0 Project Description

The Rodeo Grounds Specific Plan proposes a sustainable, year-round resort community consisting of condominium hotel(s) and/or hotel(s) in addition to multi-family and single-family residences (see Figure D, *Illustrative Site Plan*). The entire Project consists of 755 units, with an additional 78 units of workforce housing as mitigation for the service-sector housing need that the Project will generate. The gross site area is 90 acres, including a 3.5 acre in-holding parcel for Southern California Edison (SCE) and the section of Northshore Drive that passes through the site.

#### 3.1. Project Goals

The Rodeo Grounds Project is designed as a non-traditional mountain resort. The Project is proposed as a sustainable resort with an emphasis on reducing impacts and preserving the natural character of the setting. The resort will draw visitors to enjoy the great variety of outdoor recreational activities available in June Lake, providing year-round vacationing activities for the whole family. A strong emphasis has been placed on strengthening economic and social ties to the June Lake community.

The four key goals of the Rodeo Grounds Project are:

- To create a sustainable resort, designed and operated for reduced impacts on local ecology and the global environment (see Appendix I: *Sustainability Program Matrix*, which will guide the project to develop with environmental sensitivity)
- To create a family-oriented resort where a range of recreational opportunities foster multi-generational vacationing traditions.
- To contribute to the economic and social well-being of the greater June Lake community.
- To strengthen the relationship between June Mountain and the June Lake community.

The Rodeo Grounds Specific Plan lays the groundwork for achieving these goals.

#### 3.2. Conceptual Development Plan

The Rodeo Grounds Specific Plan divides the site into five development areas, each with its own unique design focus and intent (see Figure C, *Development Areas*):

##### **Area 1: Resort Core:**

The Resort Core will propose to have six-buildings of hotel condominium and/or hotel units. These buildings range in height from one to six stories. In addition, a small collection of restaurant and retail commercial uses are proposed around the center of the resort core. Mountain architectural styles, combined with an emphasis on natural features, will lend the resort core a sense of “rustic elegance”.

##### **Area 2: South East**

Situated along the lower area at the south-facing slope across from June Mountain and Gull Lake, the South East area is proposed as a neighborhood of 19 single-family and 33 multi-family residences.

**Area 3: Hilltop**

The Hilltop area, as proposed, is a village of 40 single-family residences set along the elevated terrain of the center of the Project site. These homes are built at a reduced density to reduce impacts on natural scenery and preserve ridgeline views.

**Area 4: North East**

The North East area proposes a community of 78 workforce housing units. The single- and multi-family workforce housing of Area 4 will provide resort employees an affordable place to call home in one of the June Lake area's most scenic canyons.

**Area 5: West**

Tucked in the upper-reaches of the canyon, the West area proposes a collection 28 of single-family residences set below the dramatic ridgelines of the adjoining Inyo National Forest lands.

The Project will consist of all new construction, utilizing modern materials, construction techniques, and environmentally-friendly design standards.

**3.3. Project Design**

The Rodeo Grounds Project is designed to operate as a sustainable and economically viable part of the June Lake Community.

Project design and operational objectives include:

- Establish a sustainable planning matrix and guidelines to guide development of the project (see Appendix I: *Sustainability Program Matrix*).
- Provide enough “warm beds” to support June Mountain skiing and local business.
- Distribute density in a way that minimizes negative visual impacts and maximizes efficiency.
- Provide workforce housing units to mitigate the housing need that will accompany the project's new service-sector jobs.
- Maintain public access to surrounding USFS lands.
- Decrease visitor dependence on personal vehicular travel

The Rodeo Grounds Project has been designed to concentrate density in Area 1. There are several reasons for this site design. First, the ridge in Area 1 allows for a denser core and higher buildings to be set back and away from Route 158, a California Scenic Route. The concentration of units and building height in the Resort Core allow for a less dense development pattern on the rest of the project site. The multi-family is proposed on the lower elevations of Area 2, with single-family on the higher and more exposed slopes (Areas 3 and 5) in order to preserve ridgeline views. This reduces the visual impact of development on the exposed slope area. In addition, the concentration of density in close proximity to the June Mountain Base Lodge allows for the possibility of a lift connection to the Mountain and decreases vehicular use. Finally, clustering hotel uses enables greater efficiency and sustainable design in terms of site infrastructure, heating and cooling and other utility use.

Throughout the project planning and design, it is the intention of the Rodeo Grounds Specific Plan to minimize impacts on the environment. A range of provisions for operational efficiency and environmental sensitivity have been charted out in the Project's Sustainability Program Matrix (see *Appendix I*).

### **3.4. Public Improvements**

Along with the project development, the following public improvements are proposed for the Rodeo Grounds site and/or the surrounding June Lake community:

- Trail connections will be maintained through the site to allow public access to Gull Lake and USFS lands.
- Shuttle stops at key locations (see Figure H<sub>2</sub>, *Transit/Shuttle*).

## **4.0 Relationship to the Mono County 1993 General Plan and the June Lake 2010 Area Plan**

Development in Mono County is presently regulated by the Mono County 1993 General Plan, which contains the State-mandated elements governing all development on private property, including residential, commercial, and industrial uses. The Mono County 1993 General Plan regulates development in June Lake. In addition, development policy for the June Lake Loop is specified in the 'June Lake 2010: June Lake Area Plan' that was adopted by the county in 1991. The 'June Lake 2010: June Lake Area Plan' summarizes existing conditions, identifies community issues, and specifies goals, objectives and policies, to guide community development over the next 20 years. The Area Plan supplements the objectives delineated in the Mono County General Plan by providing "area specific directives." In accordance with state law, it has been drafted to be consistent with the broader directives of Mono County's General Plan.

### **4.1 Consistency with Mono County 1993 General Plan Land Use Requirements**

The Land Use Standards set forth in the Rodeo Grounds Specific Plan are consistent with the Land Use Element of the Mono County 1993 General Plan with the exception of height requirements (see Mono County General Plan, Table 4.080, p. VI-212) and parking requirements (see Mono County General Plan, Table 6.010, p. VI-221).

#### **4.1.1 Height**

The Land Use Element of the 1993 Mono County General Plan establishes a range of maximum heights for the uses proposed in the Rodeo Grounds Specific Plan, with the greatest height limit, for commercial, not to exceed 60 feet.

The Rodeo Grounds Specific Plan proposes the following maximum height zones in Development Area 1, the Resort Core (see Figure J: *Maximum Building Height Zones*):

90-foot maximum height zone: Buildings A, B and F

80-foot maximum height zone: Building D

65-foot maximum height zone: Buildings C and E

Portions of Development Area 1, outside of the zones listed above, are proposed to have a maximum allowable height of 45 feet.

The Rodeo Grounds Specific Plan proposes additional allowable height in the Resort Core in order to allow concentration of uses in the Resort Core.

The additional height and concentration of density provides for a better site design in multiple ways. First, it places resort visitors closer to the skiing at June Mountain and makes the gondola over Highway 158 a viable vehicular-free connection to the mountain. This would generate less traffic if visitors were given a more convenient alternative to driving to June Mountain. The proposed exception to the height requirement also enables the preservation of trees and other natural features on the site, as taller buildings can generate a smaller footprint. The concentration of density means added efficiency in the buildings at the resort, furthering the project goal of sustainable operation. The clustering of buildings in the Resort Core drastically reduces the visual impacts of the Project, when

compared to the impacts of spreading the approved density across the east side of the site in accordance with the current zoning.

#### 4.1.2 Parking

Following the requirements outlined in the Land Use Element (see Mono County General Plan, Table 6.010, p. VI-221), approximately 1,500 spaces are required for the resort core. The Project proposes 767 spaces (see Figure G, *Parking*). Less parking is proposed for reduced impacts on the land, including less grading and tree removal, and to provide improved amenities for the Project. In addition, the estimated 1,500 parking spaces required are excessive for this project.

A comprehensive transportation system is proposed for the Rodeo Grounds Project, including a pedestrian trail network, and a two-line shuttle system connecting the different parts of the Project with June Mountain and downtown June Lake. This multi-modal transportation network is designed to decrease parking demand, and will mitigate the proposed reduction in parking for the resort core required by Mono County.

#### 4.2 Consistency with June Lake 2010: June Lake Area Plan Overall Goals

The June Lake 2010 Plan identifies a number of broad planning goals that are reinforced by policies and objectives set out specifically for individual development locations, including the Rodeo Grounds site. These general goals set the overall tone and direction for development and land use, and serve as the basis for the recommendations and requirements contained in this Specific Plan. The Rodeo Grounds Specific Plan creates a set of land use standards that will guide the development of the Rodeo Grounds site to meet these objectives. The following is a brief summary of the relationship of the Rodeo Grounds Specific Plan to the goals set forth in the June Lake 2010 Area Plan (p. III-3).

- *GOAL: That June Lake ultimately develop into a moderately sized, self-contained, year-round community;*

The Rodeo Grounds Specific Plan provides opportunity for phased moderate growth at an overall density that is consistent with the June Lake 2010: June Lake Area Plan. The residential uses and services will complement the existing development and expand opportunities for multi-season recreational uses in the June Lake Loop, contributing to its viability as a self-contained year-round community.

- *GOAL: Provide residents with quality housing, and visitors with a wide array of housing alternatives, each designed to promote unique experiences;*

The Rodeo Ground Specific Plan provides for a wide array of residential uses, including single-family homes, town homes, resort condominiums, and apartments. These homes will provide varied residential opportunities to local residents, second-home owners, and visitors to the June Lake Area. New development will be located in close proximity to the June Mountain base with regular shuttle access to nearby June Lake village.

- *GOAL: Provide residents and visitors with community facilities that improve the self-sufficiency of June Lake by reducing the demand on facilities located in outlying areas;*

The Rodeo Ground Specific Plan proposes to include conference facilities, a pool/spa amenity area, recreational trails with outlook areas and select commercial uses. These facilities will serve resort residents and guests. In addition, facilities may sometimes be available to local residents. For example, the conference space, pavilion and outlook area will be available to host public or private events. These facilities, along with recreational opportunities provided by June Mountain, will reduce dependence on facilities provided outside the community, and create greater self-sufficiency within the community.

- *GOAL: Plan and develop community infrastructure at a rate that ensures new demands will not over-burden existing facilities. Also ensure that new development provides for associated expansion of existing facilities without placing undue financial burdens on existing users and impacts on the environment;*

Development proposed within the Rodeo Grounds Specific Plan will be phased over a period between five to fifteen years. Numerous studies have been directed at balancing the development of the Specific Plan Area to the infrastructure capacity of the entire June Lake area. Numerous upgrades to existing sewer, water, power, and other utilities have been proposed as part of the Specific Plan. Many of these improvements will enhance the overall performance and capacities of existing infrastructure. Furthermore, emphasis is placed on sustainable design and renewable energy (see Figure T, *Utilities Plan*).

- *GOAL: Maintain and improve the visual quality of the June Lake Loop's environment by enhancing existing structures, guiding future development and preserving scenic views;*

The visual quality of the June Lake environment has been carefully considered in the design of the Rodeo Grounds Specific Plan. Buildings and structures have been located to maximize views and minimize visual impacts. Areas along existing major roadways will remain primarily as open space areas. Larger structures have been set back further from Highway 158, a designated scenic highway. Also, larger buildings have been located within the forested area of a plateau set above 158, limiting the visibility of building height and mass. Lower density land uses have been located in areas that are more open visually. A comprehensive set of Design Guidelines has been developed that include provisions regulating building mass, height, exterior materials and colors, in order to assume visual compatibility within the larger environmental context).

- *GOAL: Conserve and enhance the quality of the June Lake Loop's natural, scenic and cultural resources;*

The Rodeo Grounds Specific Plan recognizes that the natural, scenic, and cultural resources are a major community asset and attraction. The plan seeks to preserve and enhance these resources to the extent possible within the context of a development plan. In addition, the Plan creates opportunities for the residents and visitors to the June Lake Area to continue to have access to these resources by maintaining access to public lands through the Project. Additional trails will expand access to recreational activities and areas. Wetlands areas will be preserved and protected. The intent of the Plan is to place buildings with great sensitivity to existing views and visibility from public roads and adjacent neighborhoods.

- *GOAL: Provide and maintain a circulation system and related facilities which will promote the orderly, safe, and efficient movement of people, goods, and services, and at the same time preserve the mountain village character of June Lake;*

Rodeo Grounds Specific Plan includes careful consideration of the proposed circulation and its connection to the existing roadways in the June Lake Area. Access to proposed development areas is to be provided primarily from Northshore Drive with minimal access required from Highway 158. Internal roadways are designed to provide safe and efficient means of access for residents as well as provide adequate access for service and public safety. In keeping with the mountain character of the June Lake Area, roadway widths have been minimized where possible. A comprehensive system of trails is proposed, with connections into the existing and future June Lake Area trail network.

- *GOAL: Assure that land use policies and development practices minimize risks to life and property, yet provide for new development and growth;*

The Rodeo Grounds Specific Plan has been developed to conform to Mono County design and development standards and practices. The intent of the plan is to create a safe and healthy residential environment and to promote enhanced property value and quality of life for all June Area residents. It is also intended that the project will provide local residents with numerous opportunities to participate in the growth of June Lake through property ownership, job creation, expanded business opportunities, increased public and private facilities, and broadened recreational activities.

- *GOAL: Expand and strengthen June Lake's tourist-oriented economy by stimulating the development of year-round recreational facilities and attracting and retaining a diversity of businesses, while protecting June Lake's scenic and natural resource values;*

The Rodeo Grounds Specific Plan will directly enhance the local tourist based economy. The addition of numerous short-term residential lodging units should stimulate increased sales to local businesses, increase skier population and use of the June Mountain Ski Area, and broaden the year-round appeal of the June Lake Area as a tourist destination. The Rodeo Grounds Specific Plan also remains sensitive to June Lake's scenic natural resource values; one goal of the Project is the creation of a sustainable resort.

- *GOAL: Provide a level of community-oriented recreational facilities and programs that meets the needs of June Lake's population;*

The Rodeo Grounds Specific Plan provides recreational amenities and facilities that could be used by the greater community. The project also envisions possible educational opportunities in the Resort Center Area.

The following sections of the June Lake Rodeo Grounds Specific Plan provide refined description of Land Uses and Development Policies. These are intended to conform to the goals noted above and establish specific criteria for development at the Rodeo Grounds site.

## 5.0 Land Use

The purpose of this section is to describe the proposed land uses for the Rodeo Grounds Specific Plan area, to identify the objectives and policies for those land uses, to establish the land use standards for development, and to address the relationship between these land use standards and existing zoning.

### 5.1 Land Use Designations

There are six development areas specified by the Rodeo Grounds Specific Plan:

**Figure 5.1: Land Use Designations by Area**

AREA	NEIGHBORHOOD	LAND USE DESIGNATION (PER MONO COUNTY GENERAL PLAN)
Area 1	Resort Center	Commercial Lodging (CL)
Area 2	South East	Multi-Family Residential - High (MFR-H)
Area 3	Hilltop	Single-Family Residential (SFR)
Area 4	North East	Multi-Family Residential - High (MFR-H) (Workforce Housing)
Area 5	North West	Single-Family Residential (SFR)
Area 6	SCE Parcel	In Holding Parcel (separate ownership)

### 5.2 Density

#### *Proposed Densities*

The following outlines the proposed densities for each of the Rodeo Grounds Development Areas. The average allowable density for the entire 90-acre Rodeo Grounds Development Area is 10 units/acre. This would allow for 900 units. The proposed density of this Rodeo Grounds Specific Plan is significantly less. 755 resort and residential units, and 78 workforce units, are proposed as follows:

**Figure 5.2: Density by Development Area**

	ZONING	ACREAGE	PROPOSED RESIDENTIAL DU	PROPOSED WORKFORCE DU	DENSITY PER AREA
Area 1	CL	25.8	584		22.6 units/ac
Area 2	MFR-H	18.8	106		5.6 units/ac
Area 3	SFR	15.6	39		2.5 units/ac
Area 4	MFR-H (Workforce Housing)	9.8		78	8.0 units/ac
Area 5	SFR	13.2	26		2.0 units/ac
SCE parcel	(In Holding)	3.5	-	-	0 units/ac
<b>TOTAL</b>		<b>86.7*</b>	<b>755</b>	<b>78</b>	<b>8.7 units/ac</b>

\*This 86.7 acre total does not include the 3.3 acres of roadway on Northshore Drive factored into the 90 acre gross site area for Rodeo Grounds.

*Transfer of Densities.*

Development Areas shall conform substantially to the areas shown on Exhibit C: *Development Areas*; however, modification of densities and areas shall be permitted with Mono County planning staff review and approval. Owner reserves the right to transfer densities between areas, up to 50 units.

**5.3 Land Use Objectives**

This section defines the objectives of the land uses in The Rodeo Grounds Specific Plan.

Objectives

- To support the needs of June Lake as a destination resort community
- To provide a high-quality recreational experience to guests and residents
- To encourage development of workforce housing and to provide housing for employees on-site
- To build with sensitivity to views, aesthetics and the natural character of the site.
- To create a sustainable resort, designed and operated for reduced impacts on the land.

**5.4 Land Use Policies**

The purpose of this section is to identify the policies that will be used to carry out the land use objectives.

Policies

- The Project shall reflect anticipated market needs and public demand.
- The Project will provide additional transient occupancy options to the June Lake community.

- Land uses and building types shall be arranged for greater efficiency and reduced environmental impacts.
- Architectural Design Guidelines will establish a standard for visually pleasing architecture at Rodeo Grounds
- Development will be concentrated in the Resort Core to reduce overall site coverage and ensure preservation of ridgeline views.
- The Project will provide a network of trails to reduce the need for vehicular circulation
- The Project will maintain key routes for open access to surrounding public lands.

## 5.5 Land Use Standards By Area

### 5.5.1 Development Standards for Area 1 (Resort Core)

Development Area 1 (Resort Center) is designated as Commercial Lodging – High (CL-H), as defined in the Mono County General Plan (p. IV-125).

5.5.1.1 Density. See section 5.4.

#### 5.5.1.2 Permitted and Conditional Uses

##### PERMITTED USES

- Single-family Dwellings (including transient occupancy)
- Multi-family Dwellings
- Additional uses permitted by the Mono County General Plan

##### USES PERMITTED SUBJECT TO DIRECTOR REVIEW

- Transient rentals of up to 3 dwelling units
- Single-family Dwellings with transient occupancy

##### USES PERMITTED SUBJECT TO USE PERMIT

- Hotels and/or Resort Hotel
- Resort Condominiums
- Ancillary, resort-related Commercial Uses (dining, convenience, recreational facilities, etc.)
- Transient Rentals of 4 or more dwelling units
- Workforce Housing. Any Workforce Housing within Development Area 1 shall conform to the guidelines for Workforce Housing in Appendix A of this document
- Fractional Ownership
- Additional uses permitted by the Mono County General Plan

#### 5.5.1.3 Minimum Lot Area.

Within Development Area 1, the minimum lot size shall be:

Hotels and/or Resort Hotels, Resort Condominiums: 20,000 sf  
Single-family Dwellings: 7,500 sf  
Other uses: 10,000 sf

5.5.1.4 Maximum Site Coverage.

Within Development Area 1, the maximum site coverage in any parcel, including all structures and paved or other impervious surfaces shall be 60%.

5.5.1.5 Minimum Setbacks for Structures.

Within Development Area 1, the minimum setbacks for all structures shall be:

Front: 10 feet  
Rear: 5 feet  
Side: 0 feet, or 10 feet when abutting a residential district

5.5.1.6 Minimum Setbacks for Streets and Roadways.

Within Development Area 1, the minimum setbacks for all new interior streets and roadways shall be 10 feet from edge of pavement to the adjacent property boundary.

5.5.1.7 Building Height.

Within Development Area 1, the maximum allowable building height is established through building height zones (see Figure J: *Maximum Building Height Zones - Resort Core*):

90-foot maximum height zone: Buildings A, B and F  
80-foot maximum height zone: Building D  
65-foot maximum height zone: Buildings C and E

Portions of Development Area 1, outside of the zones listed above, are proposed to have a maximum allowable height of 45 feet.

5.5.1.8 Minimum Building Separation

Within Development Area 1, minimum building separation for all structures is to be no less than 20 feet. Where building construction type requires greater separation per building codes, the building codes shall apply.

**5.5.2 Development Standards for Area 2**

Development Area 2 is designated as a Multi-Family Residential - High (MFR-H), as defined in the Mono County General Plan (p. IV-120).

5.5.2.1 Density. See section 5.4.

5.5.2.2 Permitted and Conditional Uses

PERMITTED USES

- Single-family Dwellings
- Multi-family Dwellings
- Additional uses permitted by the Mono County General Plan

#### USES PERMITTED SUBJECT TO DIRECTOR REVIEW

- Transient rentals of up to 3 dwelling units
- Single-family Dwellings with transient occupancy

#### USES PERMITTED SUBJECT TO USE PERMIT

- Transient Rentals of 4 or more dwelling units
- Fractional Ownership
- Additional uses permitted by the Mono County General Plan

5.5.2.3 Minimum Lot Area. Within Development Area 2, the minimum lot size shall be:

Multi-family Dwellings: 10,000 sf  
Single-family Dwellings:  
Minimum Lot size: 7,500 sf  
Other uses: 10,000 sf

5.5.2.4 Maximum Site Coverage.

Within Development Area 2, the maximum site coverage in any parcel, including all structures and paved or other impervious surfaces shall be 60%.

5.5.2.5 Minimum Setbacks for Structures.

Within Development Area 2, the minimum setbacks for all structures shall be:

Front: 10 feet  
Rear: 10 feet  
Side: 10 feet

5.5.2.6 Minimum Setbacks for Streets and Roadways.

Within Development Area 2, the minimum setbacks for all new interior streets and roadways shall be 10 feet from edge of pavement to the adjacent property boundary.

5.5.2.7 Building Height.

Within Development Area 2, the maximum allowable Building Height shall be as follows:

Multi-family Dwellings: 45 feet  
Single-family Dwellings: 35 feet

5.5.2.8 Minimum Building Separation.

Within Development Area 2, minimum building separation for all structures is to be no less than 20 feet. Where building construction type requires greater separation per building codes, the building codes shall apply.

### **5.5.3 Development Standards for Area 3**

Development Area 3 is designated as Single-Family Residential (SFR), as defined in the Mono County General Plan (p. IV-119).

5.5.3.1 Density. See section 5.4.

### 5.5.3.2 Permitted and Conditional Uses

#### PERMITTED USES

- Single-family Dwellings
- Additional uses permitted by the Mono County General Plan

#### USES PERMITTED SUBJECT TO DIRECTOR REVIEW

- Secondary Unit
- Single-family Dwellings with transient occupancy

#### USES PERMITTED SUBJECT TO USE PERMIT

- Additional uses permitted by the Mono County General Plan

### 5.5.3.3 Minimum Lot Area.

Within Development Area 3, the minimum Single-family lot size shall be 7,500 sf.

### 5.5.3.4 Maximum Site Coverage.

Within Development Area 3, the maximum site coverage in any parcel, including all structures and paved or other impervious surfaces shall be 40%.

### 5.5.3.5 Minimum Setbacks for Structures.

Within Development Area 3, the minimum setbacks for all structures shall be:

Front: 10 feet

Rear: 10 feet

Side: 10 feet

### 5.5.3.5 Minimum Setbacks for Streets and Roadways.

Within Development Area 3, the minimum setbacks for all new interior streets and roadways shall be 10 feet from edge of pavement to the adjacent property boundary.

### 5.5.3.7 Building Height.

Within Development Area 3, the maximum allowable Building Height shall be 35 feet.

### 5.5.3.8 Minimum Building Separation.

Within Development Area 3, minimum building separation for all structures is to be no less than 20 feet. Where building construction type requires greater separation per building codes, the building codes shall apply.

## **5.5.4 Development Standards for Area 4 (Workforce Housing)**

Development Area 4 is designated as a Multi-Family Residential - High (MFR-H), as defined in the Mono County General Plan (p. IV-120).

### 5.5.4.1 Density. See section 5.4.

#### 5.5.4.2 Permitted and Conditional Uses

##### PERMITTED USES

- Single-family Dwellings
- Multi-family Dwellings
- Workforce Housing. Workforce Housing within Development Area 4 shall conform to the guidelines for Workforce Housing in Section 7.0 of this document
- Additional uses permitted by the Mono County General Plan

##### USES PERMITTED SUBJECT TO DIRECTOR REVIEW

- Transient rentals of up to three dwelling units
- Single-family Dwellings with transient occupancy

##### USES PERMITTED SUBJECT TO USE PERMIT

- Transient Rentals of 4 or more dwelling units
- Additional uses permitted by the Mono County General Plan

#### 5.5.4.3 Minimum Lot Area.

Within Development Area 4, the minimum lot size shall be:

Multi-family Dwellings: 10,000 sf

Single-family Dwellings:

Minimum Lot size: 5,000 sf

Other uses: 10,000 sf

#### 5.5.4.4 Maximum Site Coverage.

Within Development Area 4, the maximum site coverage in any parcel, including all structures and paved or other impervious surfaces shall be 60%.

#### 5.5.4.5 Minimum Setbacks for Structures.

Within Development Area 4, the minimum setbacks for all structures shall be:

Front: 10 feet

Rear: 10 feet

Side: 10 feet

#### 5.5.4.6 Minimum Setbacks for Streets and Roadways.

Within Development Area 4, the minimum setbacks for all new interior streets and roadways shall be 10 feet from edge of pavement to the adjacent property boundary.

#### 5.5.4.7 Building Height.

Within Development Area 4, the maximum allowable Building Height shall be as follows (see Mono County General Plan, Table 4.080, p. VI-212):

Multi-family Dwellings: 45 feet

Single-family Dwellings: 35 feet

5.5.4.8 Minimum Building Separation

Within Development Area 4, minimum building separation for all structures is to be no less than 20 feet. Where building construction type requires greater separation per building codes, the building codes shall apply.

**5.5.5 Development Standards for Area 5**

Development Area 5 is designated as Single-Family Residential (SFR), as defined in the Mono County General Plan (p. IV-119).

5.5.5.1 Density See section 5.4.

5.5.5.2 Permitted and Conditional Uses

PERMITTED USES

- Single-family Dwellings
- Additional uses permitted by the Mono County General Plan

USES PERMITTED SUBJECT TO DIRECTOR REVIEW

- Secondary Unit
- Single-family Dwellings with transient occupancy

USES PERMITTED SUBJECT TO USE PERMIT

- Additional uses permitted by the Mono County General Plan

5.5.5.3 Minimum Lot Area.

Within Development Area 5, the minimum Single-family lot size shall be 7,500 sf.

5.5.5.4 Maximum Site Coverage.

Within Development Area 5, the maximum site coverage in any parcel, including all structures and paved or other impervious surfaces shall be 40%.

5.5.5.5 Minimum Setbacks for Structures.

Within Development Area 5, the minimum setbacks for all structures shall be:

Front: 20 feet  
Rear: 10 feet  
Side: 10 feet

5.5.5.6 Minimum Setbacks for Streets and Roadways

Within Development Area 5, the minimum setbacks for all new interior streets and roadways shall be 10 feet from edge of pavement to the adjacent property boundary.

5.5.5.7 Building Height

Within Development Area 5, the maximum allowable Building Height shall be 35 feet.

5.5.5.8 Minimum Building Separation

Within Development Area 5, minimum building separation for all structures is to be no less than 20 feet. Where building construction type requires greater separation per building codes, the building codes shall apply.

**5.5.6 Development Standards for Area 6: SCE Parcel**

5.5.6.1 Density. See section 5.4

5.5.6.2 Permitted and Conditional Uses

PERMITTED USES

- SCE Substation

USES PERMITTED SUBJECT TO DIRECTOR REVIEW

- None

USES PERMITTED SUBJECT TO USE PERMIT

- Additional uses permitted by the Mono County General Plan within similar land use designations

5.5.6.3 Minimum Lot Area.

n/a

5.5.6.4 Maximum Site Coverage.

Within Development Area 6, the maximum site coverage in any parcel, including all structures and paved or other impervious surfaces shall be 60%.

5.5.6.5 Minimum Setbacks for Structures.

Within Development Area 6, the minimum setbacks for all structures shall be 10 feet.

5.5.6.6 Minimum Setbacks for Streets and Roadways.

Within Development Area 6, the minimum setbacks for all new interior streets and roadways shall be 10 feet from edge of pavement to the adjacent property boundary.

5.5.6.7 Building Height

Within Development Area 6, the maximum allowable Building Height shall be 90 feet.

5.5.6.8 Minimum Building Separation

Within Development Area 6, minimum building separation for all structures is to be no less than 20 feet. Where building construction type requires greater separation per building codes, the building codes shall apply.

5.5.6.9 SCE Property Line Adjustments

Owner retains the right to adjust adjoining property lines between the SCE Parcel and Area 1, subject to Mono County Staff approval, which, is not to be unreasonably withheld.

Land acquired by the SCE Parcel shall be subject to the SCE Parcel zoning, and that annexed into Area 1 shall fall under the zoning requirements of Development Area 1.

#### 5.5.6.10 Landscape Screening

All structures and utilities shall be screened from offsite views and adjacent residential or commercial structures. Screening materials shall be native trees and shrubs, compatible with existing forest canopy. Optimal screening locations to be determined based on structure/utility layout plan.

## **5.6 Parking Standards**

### **5.6.1 General Parking Standards**

5.6.1.1 Maximum gradients for private driveways shall not exceed 10 percent.

5.6.1.2 Off-street parking facilities shall be provided for all development within the Rodeo Grounds site.

5.6.1.3 Signage along pedestrian circulation routes in parking areas shall be clearly delineated.

### **5.6.2 Hotel Units, Resort Hotels, Resort Condominiums, and Conference Facilities**

5.6.2.1 For Hotels and Hotel Condominiums, parking spaces shall be provided at .75 spaces per key, plus 1 space per 20 keys short term/guest parking.

5.6.2.2 For Resort Condominiums, parking spaces shall be provided at 1 space per unit, plus 1 space per 10 units short term/guest parking.

5.6.2.3 All required parking for Hotels, Full Service Hotels, Resort Condominiums shall be understructure with the exception of parking required for residential visitor/guest parking and short-term registration and loading and unloading areas.

### **5.6.3 Multi-family (Condominiums, Town Homes, and Apartments)**

5.6.3.1 Parking shall be provided as: 1 space per unit for 1-2 bedroom dwelling units, 1.5 space per unit for 3 bedroom DUs, 2 space per unit for 4 bedroom DU plus 1 space per 5 units short term/guest parking.

5.6.3.2 Minimum 50% of all parking shall be covered in garages or understructure with the exception of parking for guest and short-term parking.

### **5.6.4 Affordable Housing**

5.6.4.1 Parking shall be provided at 1.0 uncovered parking stalls per dwelling unit.

5.6.4.2 Typical parking stalls shall measure 9 feet by 18 feet. Handicap and Compact stalls shall conform to the governing code.

### **5.6.5 Commercial/Retail/Recreational Uses**

5.6.5.1 For commercial uses located wholly within a hotel and intended primarily for use by hotel guests, no additional parking (beyond that required for the hotel) shall be required.

5.6.5.2 For other commercial uses, parking shall be provided at 3 spaces per 1000 s.f. of floor area. These spaces may be uncovered.

## **5.7 Signage**

Regulations governing the establishment and display of signs within the Project shall be in accordance with general provisions, prohibitions, exemptions, and special purposes delineated in the Mono County Municipal Zoning Code, The Rodeo Grounds Specific Plan, and The June Lake Community Design Guidelines as established and adopted by the County Planning Commission.

### **5.7.1 Signage Standards**

The following standards shall be implemented for signs throughout Rodeo Grounds:

5.7.1.1 A coordinated and unified signage system shall be developed for The Rodeo Grounds to provide both graphic and visual continuity.

5.7.1.2 Whenever possible, signs shall be organized into unified systems combined with lighting fixtures and kiosks or located in highly visible, well-lighted areas.

5.7.1.3 Informational signs shall be located in areas where people gather, change direction, or change mode of travel. They shall be placed where they can be incorporated with the design of other site elements, and where they allow safe pedestrian clearance and are not in conflict with door openings or vehicle and equipment operation.

5.7.1.4 Signage giving direction to handicapped access points and facilities shall be utilized.

5.7.1.5 Signage throughout The Rodeo Grounds Specific Plan area may include a graphic or logo to reinforce The Rodeo Grounds identity and image.

5.7.1.6 Signage materials shall be such that they can withstand weather conditions and be generally damage proof.

5.7.1.7 Signage systems shall require minimum painting and be rust and pit proof.

5.7.1.8 Signage colors shall be fade resistant.

## **5.8 Design Guidelines**

The Rodeo Grounds Specific Plan establishes a set of design guidelines for development on the Project site (see Appendix II).

## 6.0 Circulation

The following section describes the Site Circulation Plan, objectives, policies, and standards established by this Rodeo Grounds Specific Plan (see Figure H<sub>1</sub>, *Circulation*, and H<sub>2</sub>, *Transit/Shuttle*)

### 6.1 Site Circulation Objectives

This section defines the objectives of Site Circulation in the Rodeo Grounds Specific Plan:

- To promote pedestrian access and circulation to minimize additional impacts to vehicular traffic.
- To encourage guests to park their vehicles for the duration of their stays and utilize resort shuttles and trails.

### 6.2 Site Circulation Plan Policies

The purpose of this section is to identify the policies that will be used to carry out the Site Circulation objectives:

- Proposed access drives shall be evaluated prior to construction to minimize the potential for unsafe access or traffic congestion.
- All roadway improvements shall be designed in conformance with applicable County standards for traffic index, vehicular speed, and structural section, approved by the County's Public Works Department.
- A system of pedestrian walkways shall be developed throughout the Project site to facilitate pedestrian circulation.
- Public access to surrounding public lands shall be maintained through dedicated right of ways.
- Vehicular travel around the site and to the village of June Lake shall be reduced through a two-line shuttle system.

### 6.3 Site Circulation Plan Standards

#### 6.3.1 Auto Circulation

The network of private streets through the site is designed to afford visitors easy vehicular travel within and through the project site. Traffic will utilize well-marked ingress-egress points on Highway 158 and North Shore Drive. A traffic analysis study will ensure safety and efficiency in the layout of streets in the Project. Visitors will be encouraged to utilize the pedestrian trail network and on-site shuttle service for their travel needs, leaving their vehicles parked for the majority of their stay.

#### 6.3.2 Pedestrian Circulation

Rodeo Grounds Specific Plan proposes pedestrian circulation through a network of paths and trails connecting key points on the site and providing access to the surrounding public lands. Public access to the surrounding Forest Service lands will be maintained through dedicated right-of-ways. The pedestrian circulation system will be maintained by The Rodeo Grounds maintenance district or property owners association, and will be kept open in winter months to ensure pedestrian access during peak visitor periods.

### **6.3.3 Shuttle Circulation**

Rodeo Grounds Specific Plan proposes a two-line shuttle system. The shuttle will provide visitors easy travel around the project site, to the June Mountain Ski Area and to downtown June Lake. The objective of the shuttle system is to allow visitors to leave their vehicles parked for the duration of their stay. In an effort to further reduce environmental impacts, the shuttle is planned to operate on alternative fuels.

### **6.3.4 Emergency Vehicular Access**

- Points of connection to public roads are as shown on Figure H<sub>1</sub>: *Circulation*.
- The roadways will be constructed at a minimum drivable width of 24 feet. Road centerline radii may be as small as 100 feet with approval of a qualified traffic engineer, in order to encourage low speeds and reinforce the rural character of Rodeo Grounds.
- Primary access for Fire and Life-Safety vehicles to residential and commercial uses within June Lake Rodeo Grounds is shown on Figure H<sub>1</sub>: *Circulation*.

### **6.3.5 Shuttle System:**

- Shuttle stops/shelters will be conveniently located to provide access around the site and to the town of June Lake.
- For approximate stops/shelter locations, see Figure H<sub>2</sub>: *Transit/Shuttle*.

## **7.0 Housing**

The State of California and the Mono County 1993 General Plan require the development of a balanced residential environment with provision of suitable housing for all people regardless of age, race, status or income.

The primary goal of The Rodeo Grounds Specific Plan involves the development of facilities directed toward transient or visitor occupancy. Implementation of the Rodeo Grounds Specific Plan will result in an increase in service-related employment opportunities and consequently, in the need for low to moderately-priced living accommodations. The Rodeo Grounds will provide housing for the employees generated by the proposed development. Provision of affordable housing will be on-site. This affordable housing plan details the method and manner by which the developer of the Rodeo Grounds project shall mitigate affordable housing impacts.

Of the employment opportunities generated by the Rodeo Grounds project, a share will provide a high enough income for employees to afford housing at market rate. This affordable housing plan does not seek to address employee housing demand at or above the market rate level.

### **7.1 Definitions**

#### **7.1.1 Affordable Housing**

Dwelling units restricted to the housing size and type for individuals meeting asset, income and minimum occupancy guidelines approved and published for Mono County by the Department of Housing and Urban Development (HUD). Units shall be provided in a mix of affordability levels for low and median income households. Units for sale shall be deed restricted so that resale prices are limited to the percentage increase in the median household income level for Mono County. Units for rent shall be restricted so that increases in rent are limited to the percentage increase in the median household income level for Mono County as established by HUD. Affordable rents shall not exceed 30% of the applicable household income category inclusive of utilities per California Government Code Section 65589.5(g).

#### **7.1.2 Bedroom**

A room designed to be used for sleeping purposes which may contain closets, shall have access to a bathroom and which meets applicable Building Code requirements for light, ventilation, sanitation and has a minimum floor area per code plus closet.

#### **7.1.3 Deed Restriction**

A recorded contract entered into between the Mono County and the owner or purchaser of real property identifying the conditions of occupancy and resale.

#### **7.1.4 Dwelling Unit**

For the purposes of calculating density in multiple-family zones, a one bedroom unit or studio unit up to a maximum 850 net square feet of living area, shall be considered to equal one-half of a dwelling.”

**7.1.5 FTEE**

Full Time Equivalent Employee. A full time equivalent employee or combination of part time employees. For the purpose of calculation, seasonal or part time employees are to be grouped together to form FTEEs. Full time year round employees equal one FTEE, part time year round employees and full time seasonal employees equal one-half FTEE, and part time seasonal employees equal one-quarter FTEE.

**7.1.6 Single Family Transient**

This category of land use encompasses all detached dwelling units which are permitted by Specific Plan conditions to be rented out on a nightly basis.

**7.2 Housing Objectives**

The objective of this plan is the creation of affordable housing for the Rodeo Grounds project sufficient to mitigate the increased affordable housing demands created by the Rodeo Grounds project.

**7.3 Housing Policies**

The developer will be required to provide on-site employee housing as set forth in the Housing Development Mitigation Plan (Section 7.4).

**7.4 Housing Standards (Housing Development Mitigation Plan)**

**7.4.1 Housing Requirements Generated by the Project**

Table 7.1 determines a standard number of employees per land use type, and is based on the Town of Mammoth Lakes Affordable Housing Guidelines. In recognition of visitor accommodations as the primary driver of economic growth in Mono County, these provision rates are based upon the land use category’s pro-rata share of the aggregate induced demand for employment in Town, rather than direct employee generation. The Single-family residence employee generation rate is based on a sliding scale to reflect documented evidence that larger homes require more employees per square foot.

**Table 7.1: Employee Generation by Use**

1. <b>Multi-unit and Single Family Transient</b>	.0005 FTEE per square foot	
2. <b>Commercial/Office Uses:</b> Includes all non-residential.	.00042 FTEE per square foot	
3. <b>Multi-unit non-transient:</b> This category includes all attached dwelling units including deed restricted and market rate apartments and multi-family condominiums which prohibit transient rentals. This also includes all multi-unit developments located in a zone that prohibits transient rental.	Market Rate Units	.00012 FTEE per square foot
	Rental Apartments and Deed Restricted Units	0 FTEE

*For the purpose of FTEE generation, gross square footage as measured between the interior walls of the building shall be used, excluding residential garages. Where a building contains multiple uses; e.g., office and retail, the calculation shall be based upon the sum of the FTEEs of each use calculated separately.*

**7.4.2 Methods by which Housing is to be Mitigated:**

Housing will be provided for 100% of the FTEEs generated by the project at the following rate (all calculations are based upon 1 FTEE equaling a minimum of 250 sq. ft. of living space):

- 2 FTEEs = a studio or one-bedroom unit with a minimum of 500 sq. ft. of living space
- 2.5 FTEEs = a one or two bedroom unit with a minimum of 625 sq. ft.
- 3 FTEEs = a two bedroom unit with a minimum of 750 sq. ft.
- 3.5 FTEEs = a three bedroom unit with a minimum of 875 sq. ft.
- 4 FTEEs = a three bedroom unit with a minimum of 1000 sq. ft.
- 5 FTEEs = a four bedroom unit with a minimum of 1250 sq. ft.

The total number of FTEEs may be accommodated using any combination of the above. Where the calculation of FTEEs results in a fraction, that fraction shall be rounded up to the next higher whole or half FTEE.

Developer reserves the right to buy in-lieu fees according to County fee schedule (see Table 7.2: Housing Fee Calculator - Mono County).

**Table 7.2: Housing Fee Calculator - Mono County**  
(Updated 8/22/06)

Project Type:	ENTER NUMBER	FEE	SECONDARY UNIT DEED RESTRICTED LOTS	AFFORDABLE FAMILY UNITS REQUIRED	MANAGER/EMPLOYEE UNITS REQUIRED
Residential (no. of lots)	87	\$217,008	17	8	na
For-Rent Multi-family (units)	0	0	na	na	0
Condominium (units)	86	\$287,760	na	8	5
Single-family (habitable sf less second unit sf)	3,500	\$4,806	na	na	na
Visitor Accommodations (no. of sleeping areas)	1,145	\$59,400	na	57	na
Commercial (sf)	25,000	\$29,700	na	3	na
Industrial/service commercial (sf)	0			0	na
Storage/warehouse (sf)	0			0	na
		unit value:	\$126,720	\$237,600	\$198,000

Location Factor: Area C - June Lake (1.0)  
2005 Building Cost per Square Foot: 198

### 7.4.3 Timetable for Mitigation

The timetable for mitigation is to be determined upon confirmation/approval of the project phasing.

### 7.4.4 Description of Type, Number & Size of Workforce Units

The developer of the Rodeo Grounds Specific Plan site shall supply a variety of unit types for the Project's projected number of FTEEs. The types of housing units, and numbers in which each unit type is supplied toward the projected FTEE total is left to the discretion of the developer. There will be a mix of rental and owner-occupied units, with a minimum of 70% of the units being for rent.

The units will be built according to the need at time of build out. The total number of affordable units proposed is 78, which will be clustered together in the northeast portion of the site. This includes two main multi-family buildings and 10 duplex buildings. In addition several units will be placed in areas 2, 3 and 5 as deed-restricted, secondary units attached to single family homes (see Figure Q: *Affordable Housing* and the Figure C: *Development Areas* in addition to table 7.3 below).

**Table 7.3: Workforce Housing Units by Type**

# BUILDINGS	UNIT TYPE	# UNITS	UNIT SIZE (SF) AVG.	AREA	FTEES MITIGATED
2	Multi Family	48	1000	4	196
10	Duplexes	20	1250	4	100
10	Secondary attached to Single Family	10	1000	2,3,5	40
<b>Total</b>		<b>78</b>			<b>336</b>

It is anticipated that the unit owners will be members of a homeowners' association governed by covenants, conditions and restrictions approved by the Mono County as conditions of Project approval. Alternatively (and again based on Mono County approval), the Project may be purchased and/or operated by a workforce housing project manager. Additional details about the operations of the workforce housing will be developed as the Project progresses through the administrative process.

### 7.4.5 Preliminary Site Plan

See Figure D, *Illustrative Site Plan*.

### 7.4.6 Allocation/Rent or Sales Prices

The developer of the Rodeo Grounds project may request that Mono County (or its designee) provide tenant or purchaser selection for the mitigation units if the developer does not intend to manage the units.

For rental units, the developer may first offer the units to the employees of the Rodeo Grounds project. Any unleased units may be offered to Mono County (or its designee) for tenant selection. All leases and tenant qualification procedures shall be in accordance with Mono County policies and procedures.

For sales units, the initial owner or developer may first offer the units to the employees of the Rodeo Grounds Project. Thereafter, buyer eligibility and selection shall be in accordance with Mono County policies and procedures. Any unsold units may be offered to Mono County (or its designee) for buyer selection.

#### 7.4.7 Compliance with Intent of Mono County Workforce Housing Regulations

The current plan to provide affordable housing for the project meets the intent of Mono County's Workforce Housing Regulations. The current plan provides 78 units of affordable housing, whereas Mono County only requires 76 (See above Table 7.2: Housing Fee Calculator, from Mono County Affordable Housing Calculator Spreadsheet and Table 7.3: Workforce Housing Units by Type).

The plan also meets the intent of the Town of Mammoth Lakes Affordable Housing Guidelines. According to table 7.4 below (based on the Town of Mammoth Lakes affordable housing guidelines) the current proposed Rodeo Grounds project would require a total mitigation factor of 336 FTEE for the site. As proposed, the Project mitigates for 336 FTEEs (see Table 7.3: Workforce Housing Units by Type).

**Table 7.4: FTEE Generation under TOML Calculator**

UNIT TYPE	# OF UNITS	AVG UNIT SIZE*	RESIDENTIAL SF	COMMERCIAL SF	TOTAL REQUIRED FTEE**
TOTAL TRANSIENT	572	1,000	572,000		286
Resort Core					
(NON-TRANSIENT)	183	2,000	366,000		44
Townhomes - Area 1, SF Homes, Multifamily, and Duplexes					
Commercial				25,000	11
TOTAL (TRANS. + NON-TRANS.)	755		938,000	25,000**	336

\*FTEE calculated using the following formula: (Residential (TRANSIENT) SF x 0.0005) + (Residential (NON-TRANSIENT) SF x 0.00012) + (Commercial SF x 0.00042) = Total required FTEE.

1 FTEE Equals a minimum of 250 SF. See below for FTEE Unit requirements.

The total number of FTEEs may be accommodated using any combination below.

Where the calculation of FTEEs results in a fraction, that fraction shall be rounded up to the next higher whole or half FTEE.

\*\* Commercial space equals 25,000 sf designated for retail use, and 15,000 sf designated as conference and hospitality space for the resort, for a total of 40,000 sf.

UNIT TYPE / SIZE	
Studio / 1Bdrm with minimum 500 SF =	2.0 FTEE
1Bdrm / 2Bdrm with minimum 625 SF =	2.5 FTEE
2Bdrm with minimum 750 SF =	3.0 FTEE
3Bdrm with minimum 875 SF =	3.5 FTEE
3Bdrm with minimum 1000 SF =	4.0 FTEE
4Bdrm with minimum 1250 SF =	5.0 FTEE

## **8.0 Recreation**

The Rodeo Grounds project will be a destination for those seeking to enjoy Mono County's recreational opportunities, including skiing, hiking, biking, shopping and dining. The following section describes the general objectives, policies, and standards for recreation established by the Rodeo Grounds Specific Plan. Additional standards required by Mono County or the State of California Uniform Building Code (UBC) may apply.

### **8.1 Recreation Objectives**

This section defines the objectives of recreation in the Rodeo Grounds Specific Plan:

- To provide guests with easily accessible recreational opportunities on-site and throughout the June Lake Area.

### **8.2 Recreational Policies**

This section identifies the policies that will be used to carry out the recreation objectives:

- The Project will provide visitors with easy access to June Mountain Ski Area.
- The Project will provide visitors with easy access to shopping and dining in the town of June Lake.
- The Project will maintain public access to adjoining USFS lands.

### **8.3 Recreational Standards**

- Public access to surrounding USFS lands will be maintained through designated right-of-ways.
- Easy Access to recreation in the town of June Lake area will be maintained through the resort's shuttle system.
- Easy access to June Mountain will be maintained through a shuttle system and a lift from the resort core to the Ski Area base lodge.

## 9.0 Conservation and Open Space

The following section describes the general objectives, policies and standards for conservation and open space established by the Rodeo Grounds Specific Plan. Additional standards required by Mono County or the UBC may apply.

### 9.1 Conservation & Open Space Objectives

This section defines the objectives for conservation and open space in the Rodeo Grounds Specific Plan:

- To utilize a sustainability matrix to maximize opportunities for conservation
- To develop the resort in a manner sustainable to the local environment
- To conserve the natural quality of the Project site when possible.
- To conserve energy resources.
- To maintain air quality and conserve natural water resources

### 9.2 Conservation & Open Space Policies

This section identifies the policies that will be used to carry out the conservation and open space objectives:

- Project development shall follow the guiding principles of the sustainability matrix (see *Appendix I*)
- Project shall be designed for reduced impacts to the natural features of the site.
- Project development shall be designed to minimize air quality impacts.
- Project development shall be designed to conserve energy resources.
- Project development shall be designed to minimize or eliminate impacts on natural water resources.
- Project development shall follow the guidelines for sustainable development established in the Rodeo Grounds Project Sustainability Matrix: *Appendix V*.

### 9.3 Conservation & Open Space Standards

This section identifies standards for development that will implement the conservation and open space policies and the Rodeo Grounds Sustainability Program Matrix (see *Appendix I*).

#### Land Use and Energy

- Project development shall create as much open space as possible in site-specific design.

- All development within the planning area shall obtain a construction permit from the Great Basin Unified Air Pollution Control District (“GBUAPCD”) and comply with its requirements.
- All residential structures shall be designed to comply with State energy conservation standards to reduce the need for fossil fuels and wood burning for heating.
- All development proposing solid fuel burning facilities (wood stoves, pellet stoves, fireplaces) shall be subject to emissions standards and operating requirements established by the County and/or the GBUAPCD.
- The use of alternative energy sources, such as geothermal or solar, should be incorporated in all major development proposals, such as heating of pedestrian areas, space heating, and snow melting where possible.
- The solar orientation of buildings shall be considered in the design.
- No surface disturbance shall be permitted in areas of significant archaeological sites until a suitable mitigation plan prepared by an archaeologist has been fully implemented.
- All large lodge and commercial operations shall be equipped with waste compaction and recycling facilities to reduce the volume of waste disposed.
- Application for each development shall include a tree replacement plan to be approved during the design review process. The tree replacement plan shall approve for replacement of trees lost through development on a value for value basis, either by providing an equivalent diameter of trees or an equivalent cash deposit based on the value of timber lost.

#### Water Resources

- Landscaping shall utilize climate-adapted, drought-resistant species to reduce irrigation water demands.
- Water conservation devices shall be installed in all structures.
- Permanent drainage collection, retention, and infiltration facilities shall be installed for all development. All projects shall be required to retain and infiltrate runoff from impervious surfaces in accordance with the County and Lahontan Regional Water Quality Control Board (“RWQCB”) requirements.
- A drainage and erosion control plan, and a waste discharge permit shall be required for all project development in accordance with the County and RWQCB requirements.

## **10.0 Noise**

The following section describes the general objectives, policies and standards for noise established by the Rodeo Grounds Specific Plan. Additional standards required by Mono County or the UBC may apply.

### **10.1 Noise Objectives**

This section defines the objectives for noise in the Rodeo Grounds Specific Plan:

- To minimize inappropriate noise levels through the Project to provide a setting conducive to a high quality destination experience.

### **10.2 Noise Policies**

This section identifies the policies that will be used to carry out the noise objectives:

- Appropriate noise attenuation features shall be included in the design of all facilities.
- All construction and maintenance equipment shall be properly equipped and operated to minimize noise disturbance.

### **10.3 Noise Standards**

- Construction equipment shall be operated in accordance with County regulations. Improperly equipped vehicles will not be permitted to operate.
- Construction activities shall be in accordance with County regulations.
- Residential buildings will be constructed to meet the recommended noise level requirements for residence interiors.

## 11.0 Safety

The following section describes the general objectives, policies and standards for safety established by the Rodeo grounds Specific Plan. Additional standards required by Mono County or the UBC may apply.

### 11.1 Safety Objectives

This section defines the safety objectives of the Rodeo Grounds Specific Plan

- To construct and operate The Rodeo Grounds project in a manner that minimizes potential hazards to human safety or property and promotes sound safety practices.

### 11.2 Safety Policies

This section identifies the policies that will be used to carry out the

- Suitable access to and circulation through the Project site for emergency vehicles will be permitted.
- All buildings shall be constructed to minimize potential damage from earthquakes.
- The Project shall adapt all traffic mitigation measures recommended in Traffic Analysis (see Appendix III).

### 11.3 Safety Standards

- Reasonable speed limits and adequate lighting shall be approved by the County along project roads and parking areas to increase safety.
- Throughout The Rodeo Grounds Specific Plan area, a system of hydrants and storage tanks shall be developed in accordance with June Lake Fire Department (“JLFD”) regulations.
- Prior to construction of any proposed projects within The Rodeo Grounds Specific Plan area, construction plans shall be reviewed by the Fire Chief to determine that the Project implements sufficient fire safety practices.
- All structures shall be designed and constructed in accordance with the UCB incorporating lateral force requirements for Seismic Zone 4 (maximum hazard zone).
- A lateral force (seismic) analysis shall be prepared by a licensed structural or civil engineer for all building structures. The analysis must analyze lateral forces under maximum snow load conditions.
- In areas where soils exhibit potential for liquefaction or other instability during a seismic event, building construction shall be avoided unless a soils engineering report indicates that remedial soils conditioning can eliminate hazards.

## 12.0 Implementation

The purpose of this section is to identify implementation measures developed in The Rodeo Grounds project.

### 12.1 Public Facilities/Infrastructure

#### 12.1.1 Site Grading & Drainage

All grading work shall be done in accordance with earthwork and grading recommendations included in an approved soils report prepared for the project. Retaining walls used shall be in conformance with retaining wall recommendations included in an approved soils report prepared for the project. The design will keep street grade rates at, or under, 10%.

The historic condition of this site includes runoff exiting the site in all directions (north, east, west and south) in generally sheet flow conditions, without distinct swales or ditches. The recommended design will allow the site to continue to maintain this type of runoff after development.

The improvements will be constructed in phases. Retention/detention facilities must be built when improvements are made in their respective tributary areas. Final designs of each of these facilities will be made during the final design of the respective improvements. The standards and requirements in place at the time of these improvements will be followed. Pipe sizes for the final facilities will be sized in accordance with Mono County requirements at the time of the improvements.

The improvements within Development Area 1, including hotels, condominiums and some commercial uses will add to the impervious surfaces in this area. This will have an effect on runoff rates and quantities. This increase should be accounted for during the design of the resort area. Improvements on the remainder of the site are anticipated to include homes, duplexes and townhouses. The concentration of impervious surfaces in these areas will be less than that for the Resort Core (Development Area 1). In Areas 2-5, the roads will be constructed first, with the residences to follow. Detention systems will provided as part of the initial improvements. Requirements should be developed to provide for retention of the runoff from the additional impervious areas created by construction of homes, driveways and other lot improvements.

All facilities should be designed to eliminate erosion and contaminated runoff to the greatest extent practical. Based on present regulations this project will be required to prepare a Notice of Intent (NOI) and a Storm Water Pollution Prevention Plan (SWPPP). All construction must also be done in full conformance with Army Corps of Engineers, Fish and Game, the Clean Water Act, the State and Regional Water Quality Control Boards, Mono County and other agency requirements as appropriate.

See Figure R, *Grading and Drainage*.

### 12.1.2 Snow Storage & Removal

See Figure S: *Snow Storage*

Snow removal and storage on this site must be taken into consideration during each part of its design. The Project site has a great deal of south facing exposure. It appears that the site does not have the potential for significant accumulation of snow.

In general, 10 foot snow storage easements will be provided along each side of the roads. Additionally, a formula will be used to determine the snow storage for developed areas as follows: Surface from which snow is to be removed (sidewalks, driveways, etc.) \* 50% = snow storage required. Required snow storage will be provided in areas where snow is not to be removed.

Resort Core (Area 1) and workforce housing (Area 4) snow storage will be provided for in phases, as these areas are developed. Initially, in the residential development areas (Areas 2, 3, and 5), snow storage will be provided only along roadways in the form of 10 foot snow storage easements. As lots or multi-family units are developed, these units will be responsible for providing appropriate snow storage on their properties, and outside of the snow storage easements.

It is anticipated that in Area 1, the Resort Core, an owners' association will manage snow storage. Highway 158 and Northshore Drive are public roads and snow removal on these roads will continue to be provided by Mono County. Since the Project's internal streets are to remain private, snow removal along these streets shall be provided by an owner's association. Snow removal for single family residences will be the responsibility of the individual owners.

The location of final snow storage areas shall take into consideration fire hydrants, storm drains, drywells, utility vaults, trees, and rocks. The fire access roads shall be maintained at all times. Snow storage locations shall be placed to avoid ramping of snow against buildings. Snow stakes will be installed as necessary, prior to October 15<sup>th</sup> each year. The snow stakes shall be maintained throughout the snow season to allow for safe and efficient snow removal. Damaged snow stakes shall be replaced.

There appears to be an adequate amount of space available for snow storage on this site. Final locations of snow deposition will be determined during the design phase of the project taking into consideration issues such as landscaping, impervious surfaces, and access. Snow removal operations shall be performed consistent with area norms for this site. There are no significant issues for snow removal for this site.

### 12.1.3 Site Utilities

See Figure T, *Utilities*.

#### 12.1.3.1 Water System

Water rights are established for the Rodeo Grounds Project. The water system will be installed as part of the June Lake Public Utility District (JLPUD) system. It will be constructed in conformance with all JLPUD requirements. The final water system design will be determined during preparation of improvement plans, generally conforming to the following:

#### Water Source

The water source for this project will consist of a connection to the existing JLPUD system and the addition of a new onsite well. The connection to the existing JLPUD system is proposed to be made at the east end of the property. There are two well sites identified at this time. One would be for water supply. A second well may be incorporated for onsite irrigation. It is anticipated that the onsite well will be incorporated into the JLPUD water supply system

#### Water Reservoir

A preliminary location for a reservoir site is proposed on the property west of North Shore Drive and in the northern part of the property as shown on Figure T, *Utilities*. If this location is used, a pump station will be required. An optional reservoir site could be proposed to the northwest of the property on USFS land. This location could be used if allowed by the USFS. The reservoir will consist of an above-ground tank. This tank will provide the Rodeo Grounds with an additional source of water in the event the water lines or well require repair. The Rodeo Grounds could, in theory, operate independently of other systems. Since this will be a new tank site, all potential visual impacts must be considered. If the USFS site is used, then an access road must be developed. Also, power, radio controls, phone and other utilities must be brought to this new site.

#### Distribution System

The distribution system for Rodeo Grounds project will be generally located in streets. Valves will be located to isolate portions of the system and the fire hydrants will be installed at required intervals. Buildings will be served with meters and service lines.

#### Connection at Leonard Avenue

An additional consideration in the Water system is the potential connection at Leonard Avenue. With the Well and the Rodeo Grounds tank, the site will have sufficient looping without the Leonard Avenue connection. However, it may still be beneficial to the JLPUD to make the connection at this point for additional looping within their system.

The final location of Water System Facilities and connections will be determined in coordination with required agencies including JLPUD and Mono County during the design process.

#### 12.1.3.2 Sewer System

The sewage treatment plan has a capacity of 1 million gallons per day. That capacity can serve approximately 10,000 residents. The area now has less than 3,000 residents. The Rodeo Grounds Project will add approximately 2,610 residents. This creates a total of 5,610 residents, including both existing residents and new Rodeo Grounds residents, which is still well below the sewage treatment plant capacity. No additional capacity is required so there are no added costs. Facility upgrades or improvements shall be paid out of normal connection and service fees or community-wide special assessments.

#### Collection System

The sanitary sewer collection system will be located in the streets and along the back lot lines as necessary. The onsite sewage system will connect to the existing JLPUD 12" sewer line in Highway 158. The system will be underground and typically installed in roadways, so no visual impacts are expected.

#### Lift Station

A sewer lift station is needed at Area 4, located in the northeast portion of the site. The rest of the sewer system can operate under gravity flow.

The final location of Sewer Collection Facilities and connections will be determined in coordination with required agencies including JLPUD and Mono County during the design process.

#### 12.1.3.3 Dry Utilities

Dry utilities for the Rodeo Grounds site, including Verizon telephone, NPG Cable television, and Southern California Edison (SCE) electrical lines will be installed in conformance to each company, P.U.C and Mono County requirements. The Propane lines are planned to be installed with the dry utilities with considerations as included in the following section.

#### 12.1.3.4 Propane System

At this time the propane system has yet to be determined. There are two optional potential systems:

##### Individual System

This system would include individual propane tanks installed on each lot or site. The Advantage of this system is a low initial cost. Each homeowner has control over the propane company used. This generates no potential common liability issues. Additionally, no specific property would be needed for tank sites. Common propane lines in the streets would be optional. The disadvantage of this system is the visual impact of propane tanks located at each residence. This leaves no potential for a future common system.

##### Central System

This system would include a central tank with propane lines installed in the common utility trench to supply all residences. The advantage of this system is that it would simply require one or two tank sites, which could easily be screened. Maintenance of tanks would be limited, given the smaller number of tanks. Access to tank site could be made for simplified tank filling. A common propane line would exist. Disadvantages of this system include potential common tank liability issues, providing and maintaining property for the tank sites, and a costly common propane line must be installed in the street and maintained. The suppliers of propane could be limited to a single contract.

It should be noted that the exact method of propane distribution, be it central or individual, has not been determined at this time, and is left to the discretion of the project developer.

## **12.2 Project Maintenance**

A project maintenance district, or property owner's association, shall be established for the maintenance of public and common facilities within The Rodeo Grounds Specific Plan area. The maintenance district or association will be funded through a special assessment fee levied on The Rodeo Grounds property owners.

The maintenance district or association responsibilities may include, but may not be limited to, the following activities throughout The Rodeo Grounds Specific Plan area:

- Street and Pedestrian Lighting

- Storm Drains
- Landscaping
- Pedestrian Plazas and Walkways
- Snow/Ice Removal and Storage
- Fire Hydrants
- Pedestrian Amenities and Street Furniture
- Parking Garage
- Security
- Trash Removal and Recycling

### 12.3 Project Implementation & Financing

Prior to the initiation of any construction activities on the site, the applicant intends to obtain one or more loans to finance the construction of the Project. The applicant anticipates that the construction loan(s) will be secured by the Property, the Project entitlements, the purchase contracts, and the plans and specifications for the Project.

### 12.4 Phasing Plan

Based on market conditions and the availability of a construction workforce, construction of the Project will likely be phased as follows (see Figure P: *Phasing Diagram*):

#### Phase I

- Single family units in southern portion of Area 2.
- Northernmost street in western portion of Area 2

#### Phase II

- Multifamily in western portion of Area 2
- All of Area 5
- Extension of northernmost street in Area 2 to cul-de-sac in eastern portion Area 2

#### Phase III

- All buildings in Area 4
- The north parking lot, duplexes and Building D in Area 1.

#### Phase IV

- Multifamily of southeast and central portion of Area 2.
- Building B and internal loop in Area 1.

#### Phase V

- Buildings A and F of Area 1.
- Northeast multifamily in Area 2.
- Northern and eastern single-family in Area 3.

#### Phase VI

- Buildings C and E in Area 1.
- Roadside Café and Café parking lot.
- Remaining single-family in Area 3.

## **12.5 Operations**

A facilities operator will own or operate the condominium hotel(s), hotel(s), and hotel-related facilities. There may also be either an owner-operator of the workforce housing, or an association of owners of units also governed by recorded covenants, conditions and restrictions.

## **13.0 ADMINISTRATIVE PROCEDURES**

The development standards herein shall regulate all development in the Rodeo Grounds Specific Plan Area. In the case of a conflict between this Specific Plan and the Mono County General Plan, this Specific Plan shall prevail. In cases where this Specific Plan is silent on an issue of relevance to the project, the Mono County General Plan shall take precedence.

Any details or issues not covered by the development guidelines or regulations of this Specific Plan shall be subject to the regulations or standards set forth in applicable sections of the Mono County General Plan, Grading Ordinances, and other adopted ordinances of the County.

### **13.1 Process for Project Approval**

Following adoption of the Specific Plan by the Board of Supervisors, applicants may submit Development Plans for approval. Development Plans shall demonstrate substantial conformance with all objectives and requirements of the Specific Plan. The Use Permit process as required by Mono County shall be followed, and the project shall be subject to review by the Design Review Committee and the Planning Commission at a public hearing.

### **13.2 Process for Projects that do not Conform with the Rodeo Grounds Specific Plan**

No alternative development standards shall be permitted unless such standards are established through an amendment to this Specific Plan.

Individual projects that do not conform to approved standards or permitted uses established by The Rodeo Grounds Specific Plan cannot be approved without an amendment to the Specific Plan and other documents as appropriate; including the County General Plan. Any project proposed which is not in conformance with the Specific Plan will also be subject to environmental review procedures under CEQA (California Environmental Quality Act), to address environmental impacts resulting from project development as well as impacts resulting from the accompanying Specific Plan Amendment and any other required regulatory changes. The level of environmental review may range from completion of an Initial Study and resulting Negative Declaration to preparation of a project Environmental Impact Report, which addresses project impacts and identifies appropriate mitigation measures. Public review will also be required, and will possibly entail a 30-45 day public review period of the EIR, followed by at least one Planning Commission hearing and one County Board of Supervisors hearing.

### **13.3 Code Consistency**

Construction shall comply with all applicable provisions of the California Building Standards Code and the mechanical, electrical, plumbing, and other codes related thereto as administered by Mono County and other agencies with jurisdiction over the project.

Grading plans submitted for projects within the Rodeo Grounds Specific Plan shall be based on the County Grading Code, and shall be accompanied by all geological and soils reports required by the Grading Code.

### **13.4 Severability**

If any portion of these regulations is declared by judicial review to be invalid in whole or in part, such decision shall not affect the validity of the remaining portions.

### **13.5 Development Flexibility**

The following shall guide development flexibility within the Rodeo Grounds Specific Plan:

- All of the parcels or lots on Tentative Tract Maps may be platted as much as ten percent (10%) above or below the acreage or square footage shown. Such variances would be subject to review and approval by the Director of Planning, but no amendment to this Specific Plan shall be required for lot size variances that meet these guidelines.
- Only general boundary alignments and approximate acreage figures are shown on the plans submitted herein. Adjustments to land use boundaries resulting from final road alignments, the siting of infrastructure facilities, and/or technical refinements to the Specific Plan will not require an amendment to this Specific Plan.