

**Mono County
Community Development Department**

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Planning Division

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**PREAPPLICATION
REVIEW REQUEST**

DATE 12 Nov 19 DATE RECEIVED BY CDD _____

PROJECT NAME 0 Rock Creek Ranch

ANTICIPATED PERMIT OR APPLICATION: General Plan Amendment Specific Plan

Conditional Use Permit Director Review Other _____

REPRESENTATIVE Paula and Tim Richards

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REVIEW REQUEST: A preapplication review by the Mono County Land Development Technical Advisory Committee (LDTAC) is requested for the following project. Briefly describe below the type of project, units, square footage, etc. Please attach expanded narrative if available.

See attached statement.

PLEASE PROVIDE: Maps, drawings, illustrations and narrative that may be useful for staff review.

The Eastern Sierra has long been a magical and special place for our family. We have backpacked, skied, camped and climbed in its peaks, valleys, trails and ridges for several generations.

As members of the Outdoor Retail Community and outdoor enthusiasts ourselves, we've worked extensively with environmental and outreach groups to "leave no trace" and understand the value of maintaining this parcel in as much of its natural, rugged state as possible. Creating a single-family property which may be enjoyed by generations to come would be a dream come true for us. We would plan to minimize earthwork, grading and vegetation removal by using as much low impact and green design as possible. We would also plan on creating water features on the property to encourage natural flora and fauna and enhance fire resistance. Because our plans would be for a single-family property, and do not include subdivision, overall impact would remain minimal.

We would "retain the natural, aesthetic, environmental and lifestyle qualities valued by (existing) residents as part of a rural community surrounded by healthy wildland". We would be honored to be stewards of this piece of land. Our idea is to create a peaceful and tranquil place for our family to enjoy the beauty of the natural landscape by maintaining and protecting the property as mostly open space with healthy ecosystem, habitat and wildlife population. Using the current access road that is in place, which runs from Rock Creek Road, across the northwest corner of DWP Parcel # 026-150-015 to BLM land Parcel # 026-150-009, would enable that the property and surrounding area would be completely protected from any excessive impact. The current entry point using this access road is on BLM land. We believe that using existing roads would help maintain the rugged beauty and minimize any new soil disturbance.

A good working relationship with all government entities of Mono County and the neighbors of Paradise Estates and Rock Creek Canyon is paramount to ensure that this project is a success for all, especially the Eastern Sierra.

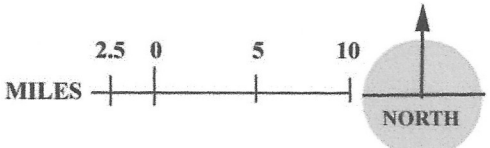
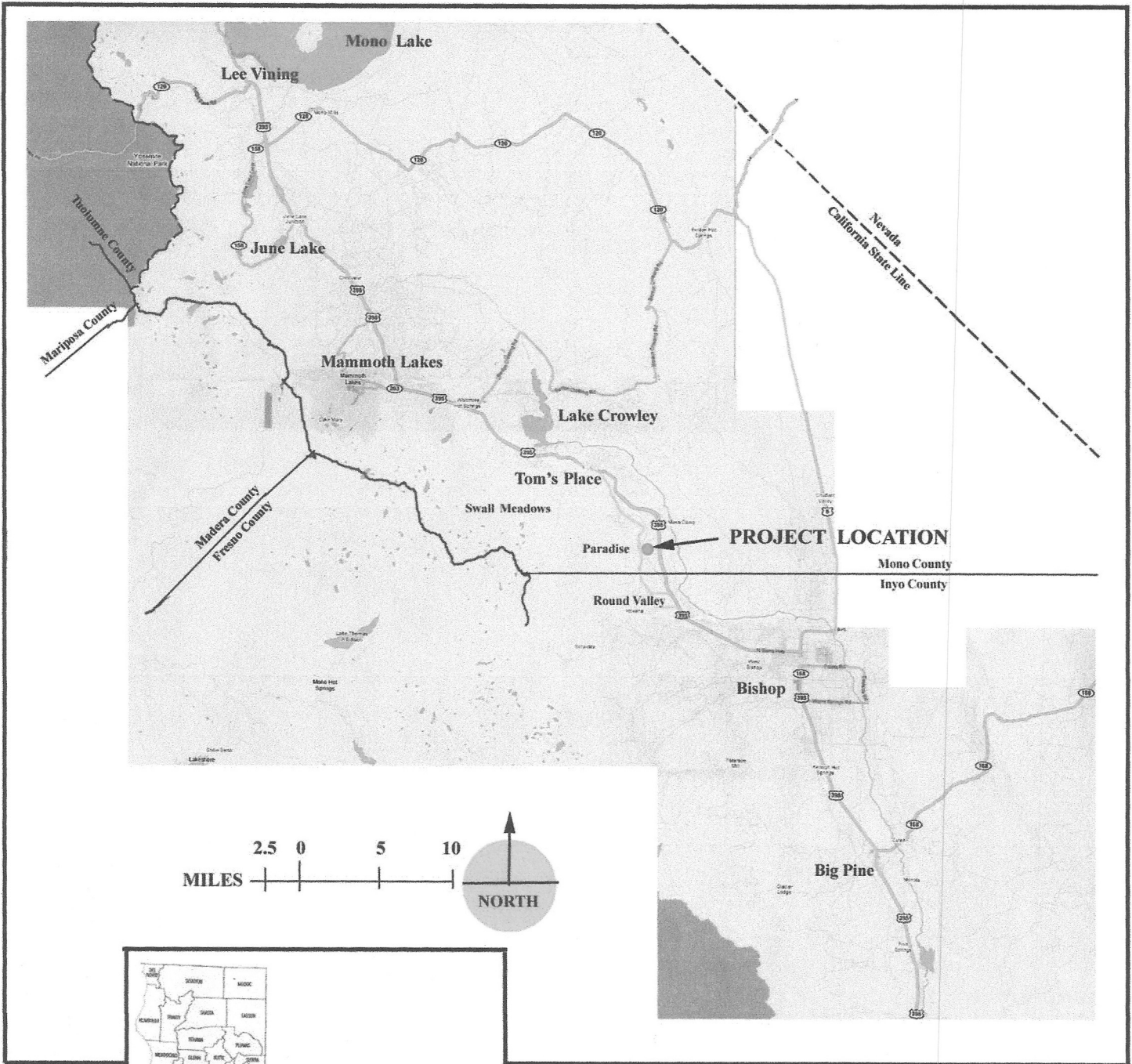
Rock Creek Ranch is proposed on an irregularly-shaped 54.7 acre parcel in the community of Paradise, directly adjacent to and east of the Paradise Resort, in southern Mono County. The southwestern property boundary fronts onto Lower Rock Creek Road, and is located about 1 mile west of Highway 395, 8 miles southeast of Tom's Place, and 15 miles northwest of the City of Bishop. The Project Site, known to many as "East Ridge", is currently undeveloped except for several graded (not paved) access roads, 2 wells constructed to evaluate water supply and water quality, the Lower Rock Creek Mutual Water Company (LRCMWC) easement at the northwest corner. The LRCMWC easement is occupied by a subsurface 110,000 gallon potable water storage tank, and distribution lines leading westward to existing homes in the community of Paradise.

The site is currently characterized by undeveloped open space in the Rock Creek area of southern Mono County. Vegetation includes a riparian corridor along Lower Rock Creek that occupies about one-half acre of land in the northwestern-most property boundary. The majority of the site is xeric, with desert scrub vegetation. The site also contains an unpaved access road and gate, plus numerous informal trails, granite rocks and small boulders, and a number of rock mounds and soil pits created during prior soil and percolation testing activities. The area is also known to be part of the Mule deer regional migration corridor. It is considered critical mule deer habitat.

Offsite drainage enters the site from upgradient areas on the north and east. Drainage then crosses the site as sheet flow, exiting to the south and west. There are no distinct drainage swales or ditches on the site. The tributary area is estimated to be about 18 acres, and the historic contribution to runoff from the site during a 25-year storm is calculated to be 25.76 cubic feet per second (cfs). The site is located outside of any designated flood zone and there are no defined natural drainage courses on the buildable portion of the site; Rock Creek flows through the northwestern-most portion of the site, and would remain as open space in its current form.

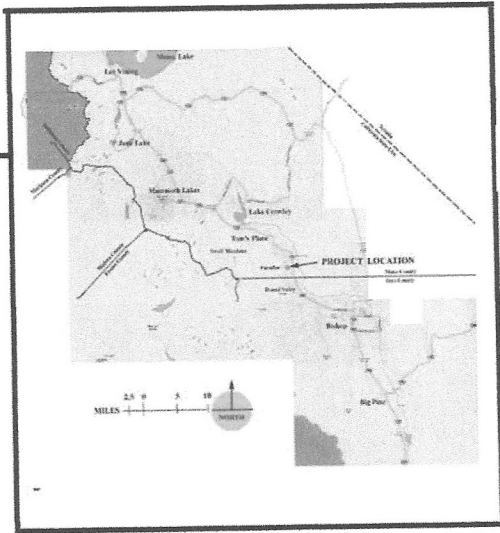
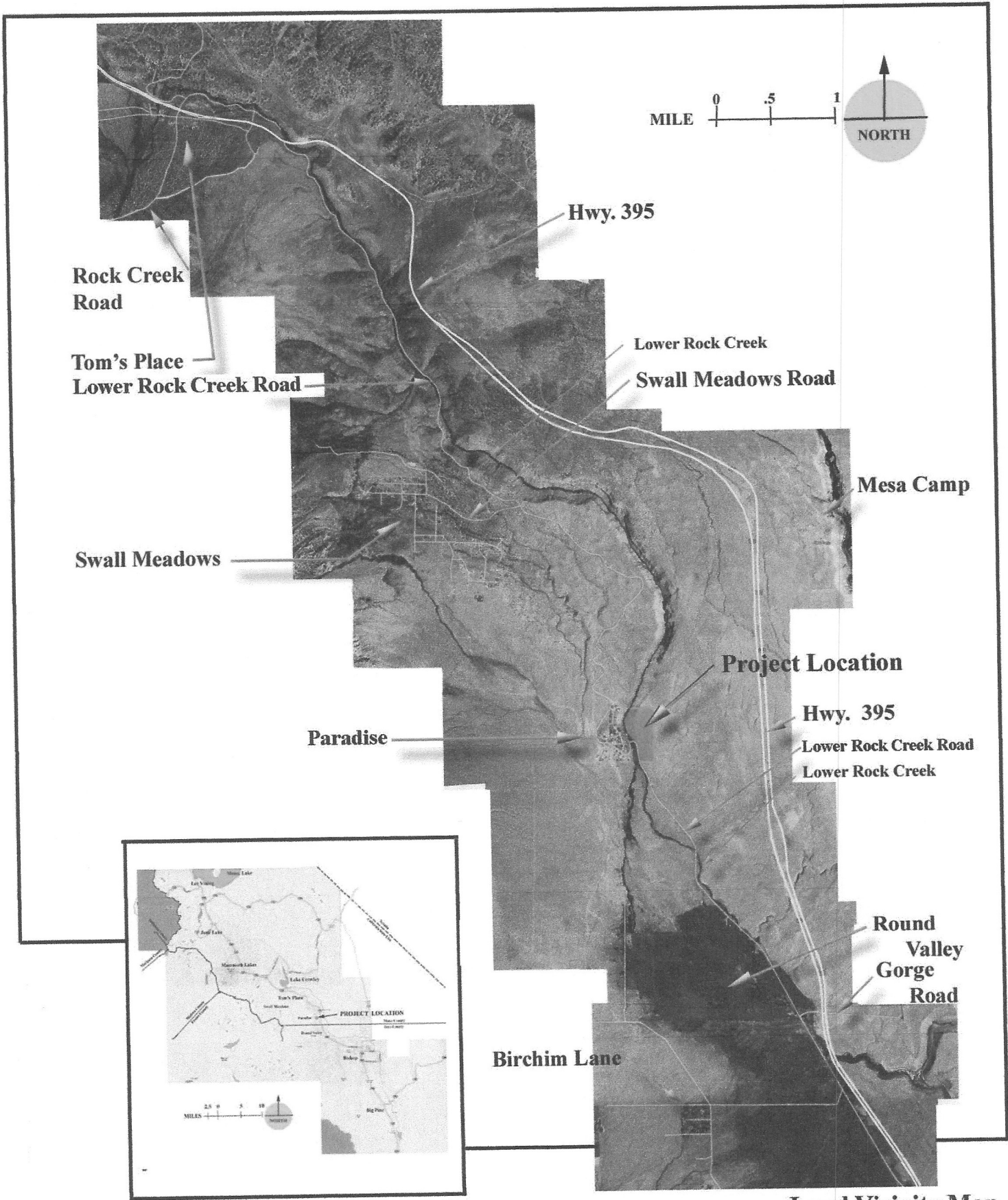
A Specific Plan, as of this time, has not been decided upon. But the development of the site would be with these goals and in keeping with Mono County General Plan for land use and the Paradise Community:

1. The parcel 026-330-002-000 will remain as 1 lot. There is no intention to subdivide the property.
2. Single-family dwelling (4 bedroom, 2 bath) 5000-6400 sq. ft. Eco-focus on low impact and fire resistant
3. 4 car garage, 40'x60', 2400 sq. ft. Eco-focus on low impact and fire resistant
4. Accessory dwelling exceeding 1400 sq. ft. (2 bedroom, 1.5 bath) with a 2 car garage, Eco-focus on low impact and fire resistant
5. Greenhouse 18'x40' – 720 sq. ft. with 2 sheds 8'x 40' 320 sq. ft.
6. 2- Solar-Pump houses combined with a Solar-well house with water storage. 320 sq. ft. each
7. Eco Septic system, propane solar incinerator for black water, including kitchen water
8. Grey water system- Gradient filtration then to add to watering of landscape
9. Ranch will be run completely off grid- solar, propane
10. 1 Farm pond located by northwest well. To encourage wildlife and protect the regional migration corridor. Also to be used to prevent wildfires.
11. Swim pond located near Main dwelling. To be used to prevent wildfires and help access to water for fire fighters
12. Using only existing access roads to the property and in the property. Minimize impact to existing terrain.
13. Container homes built to preserve the natural environment with low impact and green building.
14. Landscaping to incorporate a natural drip irrigation system from the farm pond. Planting of only native plants to promote the health of the ecosystem, minimize visual impact from the road and from Paradise community. It also creates a firewall
15. 2 Guesthouses not to exceed 640 sq. ft each with an outdoor bathroom 16'x20'- 320 sq. ft



Regional Location Map

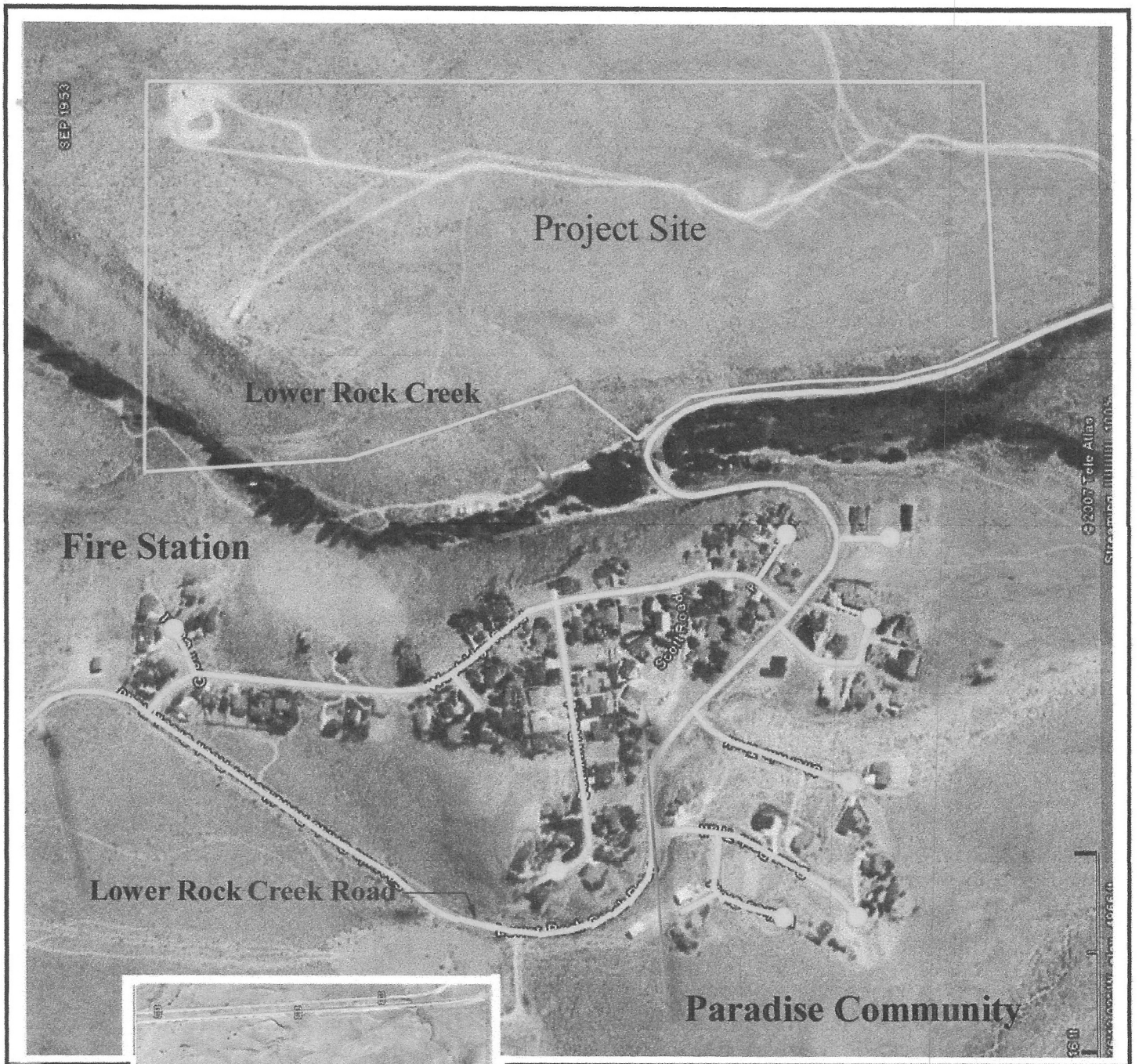
California Map



Regional Location Map

Local Vicinity Map

ROCK CREEK RANCH EIR



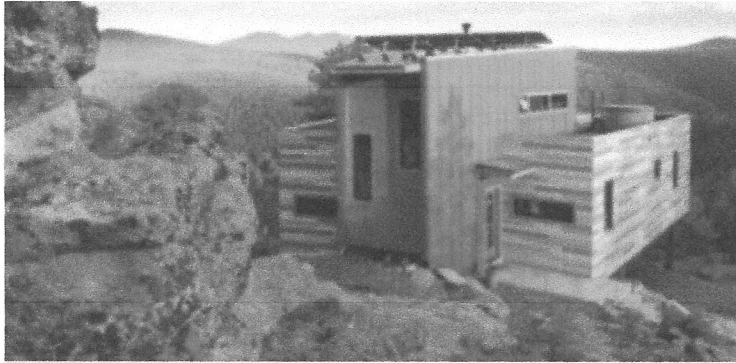
Project Location and Environs Map

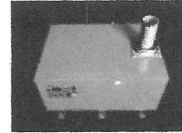
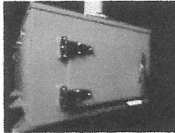
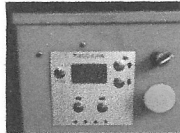
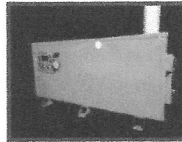
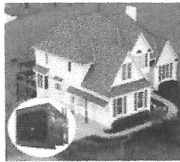
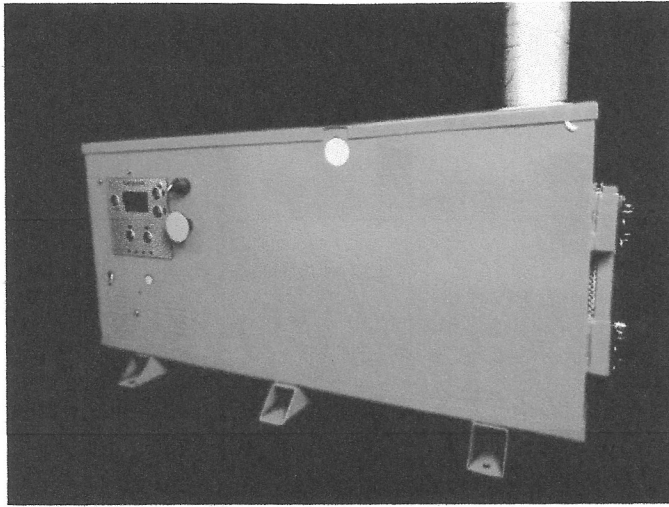


Zero maintenance timber look porcelain wall cladding finishes. Forget costly future painting.



"Whatever your architectural style, we have something that will make a shipping container look like a HOME".





Septic Alternative Black and Grey Sewage Wastewater Incinerator System

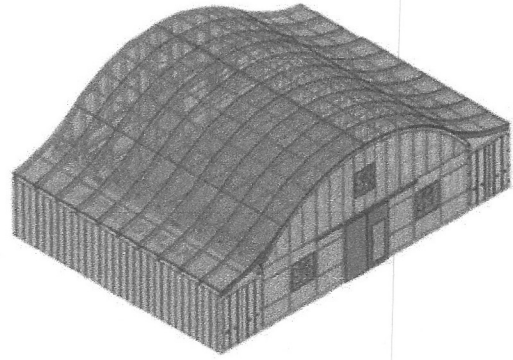
In today's society there are more and more regulations for installing septic tanks. Due to various reasons such as property is too close to water table, the house is in an FEMA flood zone area, old septic tank is failing, or it is just not practical/cost efficient to install a new septic system. In these situations a septic alternative is required and this is where ECOJOHN can help. ECOJOHN has developed a new sewage incinerator system that can process sewage (black/grey water) into a small amount of sterile ash. The ash is sterile and can easily be disposed of.

The incinerators along with low flush toilets provide ecological, economical, and logistical benefits. The WC models have the capability to incinerate between 1 to 5 gallons of waste per hour (depending on model).

We design and build high-performing turnkey greenhouse and utility building solutions. Our structures are engineered to handle any climate: from harsh northern winters to intense desert heat. Our designs integrate innovative power generation components and energy efficient materials to reduce operating costs and help your business run sustainably. Plus, we provide financing through a third party and business planning consultation.

The unique arched roofline of our buildings isn't just an aesthetic decision, it's this very architecture that allows us to build massive clear spans, support 90lb snow loads, and 150mph winds. Easy on the eye, tough in brutal climates.

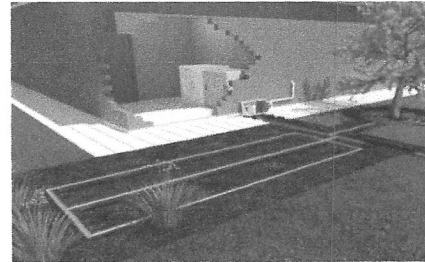
Grow year round through any conditions. Get more usable space with a 55ft clear span. Achieve both economic and environmental sustainability. Do all this without breaking the bank. It's time to get growing.



HOW THE GREYWATER RECYCLING SYSTEM WORKS.

The Greywater Recycling System (GRS) is a gravity fed primary treatment, shallow sub-surface distribution and irrigation system which re-uses greywater for watering the vegetation in the garden. The greywater is distributed immediately as it is produced to garden irrigation areas, not stored in a tank. Everytime you turn on a tap in the house you water the garden.

The GRS does not use a conventional storage or treatment tank because storing greywater promotes the breeding of bacteria and the associated odours. The GRS does not allow any greywater to collect or pool in the system in any way. This ensures that the greywater quality does not deteriorate and pose a potential health risk. The greywater that enters the garden irrigation areas is the same quality as the water we were just in contact with, in the bath in the shower, the wash tub or the kitchen sink.



Rock Creek Ranch Plant list

Species	Common Names	Ranking	Plant Type
<i>Populus fremontii</i>	Fremont Cottonwood	19	Tree
<i>Frangula californica</i>	Coffee Berry	54	Shrub
<i>Atriplex lentiformis</i>	Big Saltbush	74	Shrub
<i>Ceanothus greggii</i>	Desert Ceanothus	81	Shrub
<i>Eriogonum fasciculatum</i>	California Buckwheat	91	Shrub
<i>Solidago velutina</i> ssp. <i>californica</i>	California Goldenrod	96	Perennial herb
<i>Sphaeralcea ambigua</i>	Desert Globemallow	110	Perennial herb
<i>Salix laevigata</i>	Red Willow	141	Tree
<i>Asclepias speciosa</i>	Showy Milkweed	157	Perennial herb
<i>Eriogonum fasciculatum</i> var. <i>polifolium</i>	Interior California Buckwheat	167	Shrub
<i>Asclepias fascicularis</i>	Narrow Leaf Milkweed	202	Perennial herb
<i>Rosa woodsii</i>	Woods' Rose	210	Shrub
<i>Salix lasiolepis</i>	Arroyo Willow	219	Tree, Shrub
<i>Purshia tridentata</i>	Antelope Bitterbrush	226	Shrub
<i>Salix gooddingii</i>	Goodding's Black Willow	250	Tree
<i>Carex praegracilis</i>	Clustered Field Sedge	271	Grass
<i>Oenothera elata</i>	Hooker's Evening Primrose	292	Perennial herb
<i>Ericameria nauseosa</i>	Rubber Rubberbrush	293	Shrub
<i>Salvia columbariae</i>	Chia	304	Annual herb
<i>Lupinus polyphyllus</i>	Meadow Lupine	313	Perennial Herb
<i>Ceanothus velutinus</i>	Tobacco Brush	330	Tree, Shrub
<i>Lupinus odoratus</i>	Royal Lupine	388	Annual Herb
<i>Prunus emarginata</i>	Bitter Cherry	437	Tree, Shrub
<i>Salix exigua</i>	Sandbar Willow	463	Tree, Shrub
<i>Sporobolus airoides</i>	Alkali Sacaton	466	Grasses
<i>Distichlis spicata</i>	Saltgrass	469	Grasses
<i>Betula occidentalis</i>	Water Birch	483	Tree
<i>Atriplex canescens</i>	Shadscale	484	Shrub
<i>Populus trichocarpa</i>	Black Cottonwood	502	Tree
<i>Juncus balticus</i>	Baltic Rush	522	Grasses
<i>Rosa woodsii</i> ssp. <i>ultramontana</i>	Woods' Rose	532	Shrub
<i>Sambucus racemosa</i>	Red Elderberry	535	Shrub, Tree
<i>Schoenoplectus acutus</i>	Hardstem Bulrush	551	Grasses
<i>Salvia dorrii</i>	Desert Sage	574	Shrub
<i>Bolboschoenus maritimus</i>	Alkali Bulrush	635	Grasses
<i>Prunus andersonii</i>	Desert Peach	650	Tree, Shrub
<i>Oenothera deltoides</i>	Dune Primrose	668	Annual Herb, Perennial herb
<i>Schoenoplectus americanus</i>	Olney's Bulrush	673	Grasses
<i>Potentilla gracilis</i>	Slender Cinquefoil	695	Perennial herb
<i>Poa secunda</i>	One Sided Blue Grass	702	Grasses
<i>Oenothera californica</i>	California Primrose	712	Perennial herb
<i>Hordeum jubatum</i>	Foxtail Barley	724	Grasses

<i>Vicia americana</i>	American Vetch	772	Vine,Perennial herb
<i>Amelanchier utahensis</i>	Service Berry	783	Shrub
<i>Atriplex confertifolia</i>	Shadscale	856	Shrub
<i>Ericameria cuneata</i>	Cliff Goldenbush	865	Shrub
<i>Ambrosia acanthicarpa</i>	Annual Bursage	868	Annual herb
<i>Trifolium wormskioldii</i>	Cows Clover	886	Perennial herb
<i>Erigeron divergens</i>	Spreading Fleabane	895	Annual herb
<i>Solidago lepida</i>	Canada Goldenrod	976	Perennial herb
<i>Oenothera elata</i> ssp. <i>hirsutissima</i>	Hairy Evening Primrose	987	Perennial herb
<i>Stanleya pinnata</i>	Prince's Plume	998	Perennial Herb,Shrub
<i>Xylorhiza tortifolia</i>	Mojave Woodyaster	1020	Perennial herb
<i>Lupinus polyphyllus</i> var. <i>burkei</i>	Burke's Lupine	1034	Perennial Herb
<i>Ericameria cooperi</i>	Cooper's Goldenbush	1056	Shrub
<i>Epilobium ciliatum</i>	Northern Willow Herb	1179	Perennial herb
<i>Chaenactis stevioides</i>	Desert Pincushion	1186	Annual herb
<i>Glycyrrhiza lepidota</i>	Wild Licorice	1187	Perennial herb
<i>Castilleja miniata</i>	Scarlet Paintbrush	1242	Perennial herb,Annual herb
<i>Atriplex serenana</i>	Tractscale	1293	Annual herb
<i>Populus fremontii</i> ssp. <i>fremontii</i>	Fremont Cottonwood	1336	Tree
<i>Malacothrix glabrata</i>	Smooth Desertdandelion	1339	Annual herb
<i>Amsinckia tessellata</i>	Fiddleneck	1360	Annual herb
<i>Solidago elongata</i>	Meadow Goldenrod	1395	Perennial herb
<i>Sphaeralcea ambigua</i> var. <i>ambigua</i>	Mountain Apricot Mallow	1397	Perennial herb
<i>Purshia tridentata</i> var. <i>glandulosa</i>	Desert Bitterbrush	1443	Shrub
<i>Schoenoplectus acutus</i> var. <i>occidentalis</i>	Tule	1487	Grasses
<i>Carex nebrascensis</i>	Nebraska Sedge	1762	Grasses
<i>Chaenactis xantiana</i>	Xantus Pincushion	1854	Annual herb
<i>Eriogonum ovalifolium</i>	Cushion Buckwheat	1940	Perennial herb
<i>Carex douglasii</i>	Douglas' Sedge	1948	Grasses
<i>Malacothrix sonchoides</i>	Sowthistle Desertdandelion	2078	Annual herb
<i>Castilleja applegatei</i>	Wavy Leaved Paintbrush	2232	Perennial herb,Annual herb
<i>Atriplex canescens</i> var. <i>canescens</i>	Wingscale	2374	Shrub
<i>Salix exigua</i> var. <i>exigua</i>	Narrow-leaved Willow	2722	Tree,Shrub