

Appendix M
Long Valley Hydrologic Advisory Committee
Hydrologic Monitoring Data

Long Valley Hydrologic Advisory Committee Hydrologic Monitoring Data

For the Period Ending December 2011



Unpublished provisional U.S. Geological Survey Data
Submitted by J.F. Howle, C.D. Farrar, and Kevin Bazar
Prepared February 13, 2012

LIST OF DATA

GROUND-WATER LEVELS

Daily Mean Water Levels

Hydrograph for well CH-10B.
Hydrograph for well LV-19.

FISH HATCHERY DATA – 1988 through 2011

Measured Values for sites FHAB, FHCD, FH23

Discharge – Daily mean values
Water temperature – Daily mean values

Calculated Values

Thermal water discharge estimate – AB and CD
Thermal water as percent – AB and CD
Total and thermal water discharge -- AB and CD combined

HOT CREEK DATA

Hot Creek flume daily mean discharge 1983 through 2011
Graph of estimated thermal water discharge 1988 through 2011

PRECIPITATION

Precipitation measured at Mammoth Ranger Station 1982 through 2011
Precipitation by months

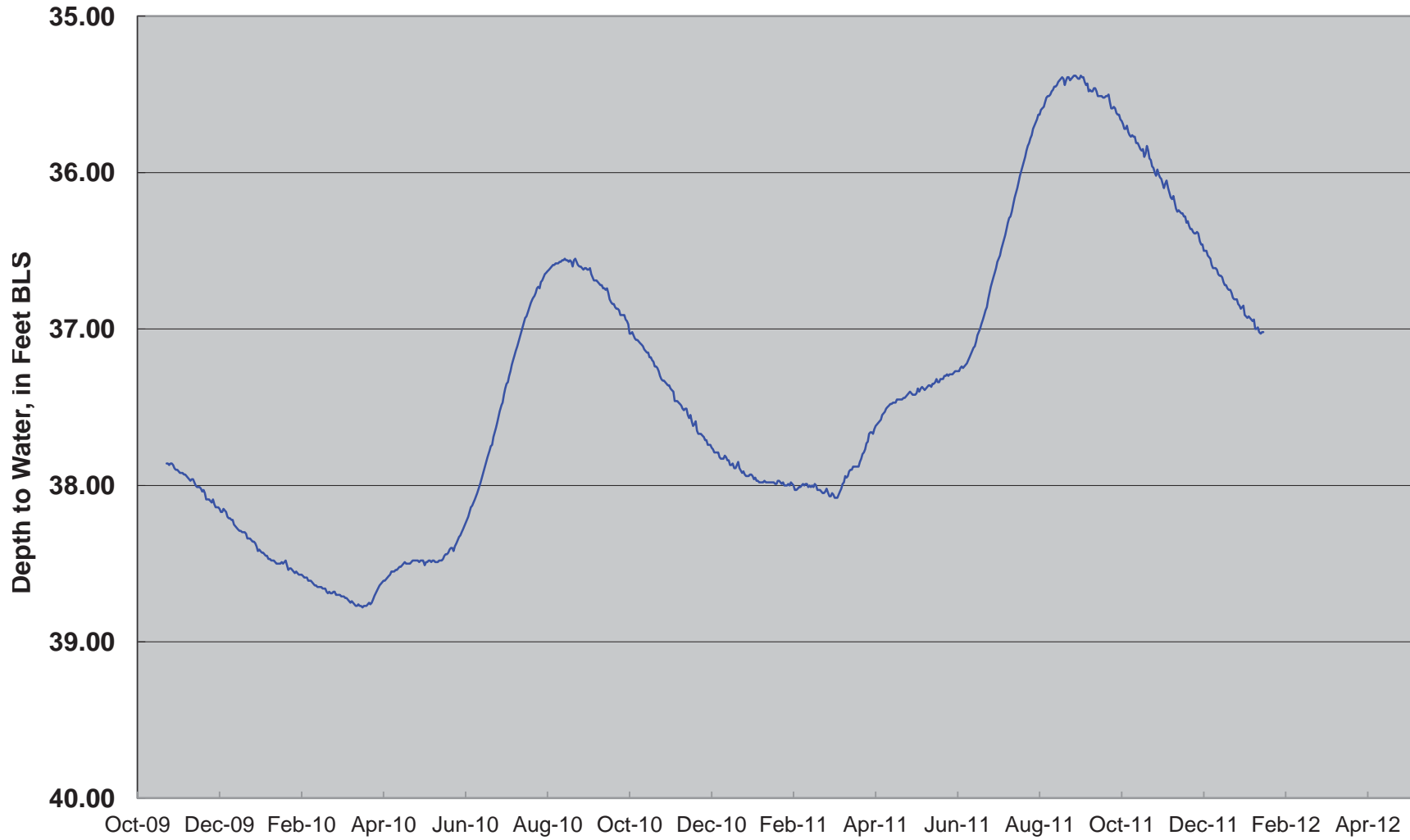
Cover Photo: Well 12-25 during drilling, August 25, 2011.

Well CH-10B
Daily Values through Jan. 30, 2012



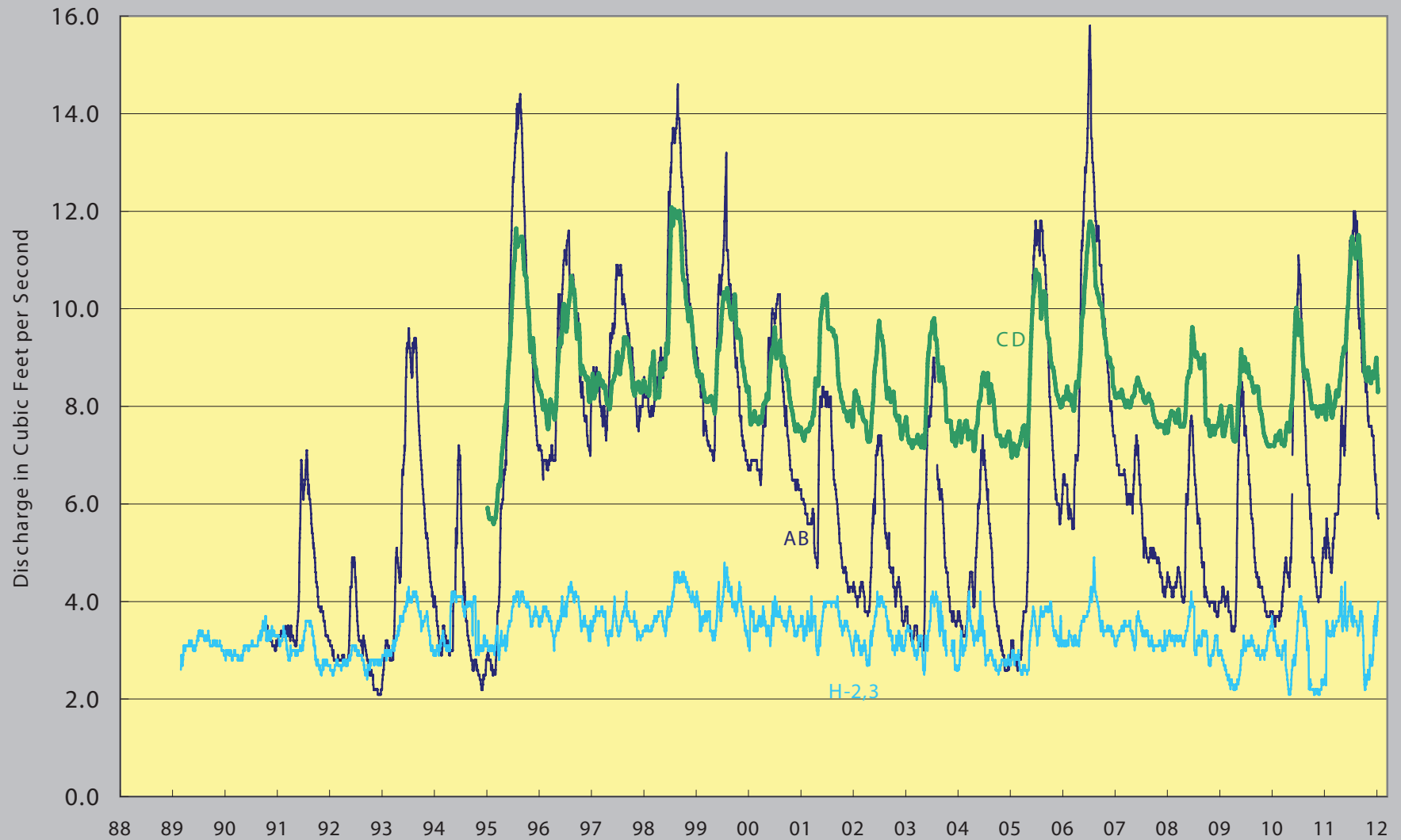
Well LV-19 near Doe Ridge

Daily Values



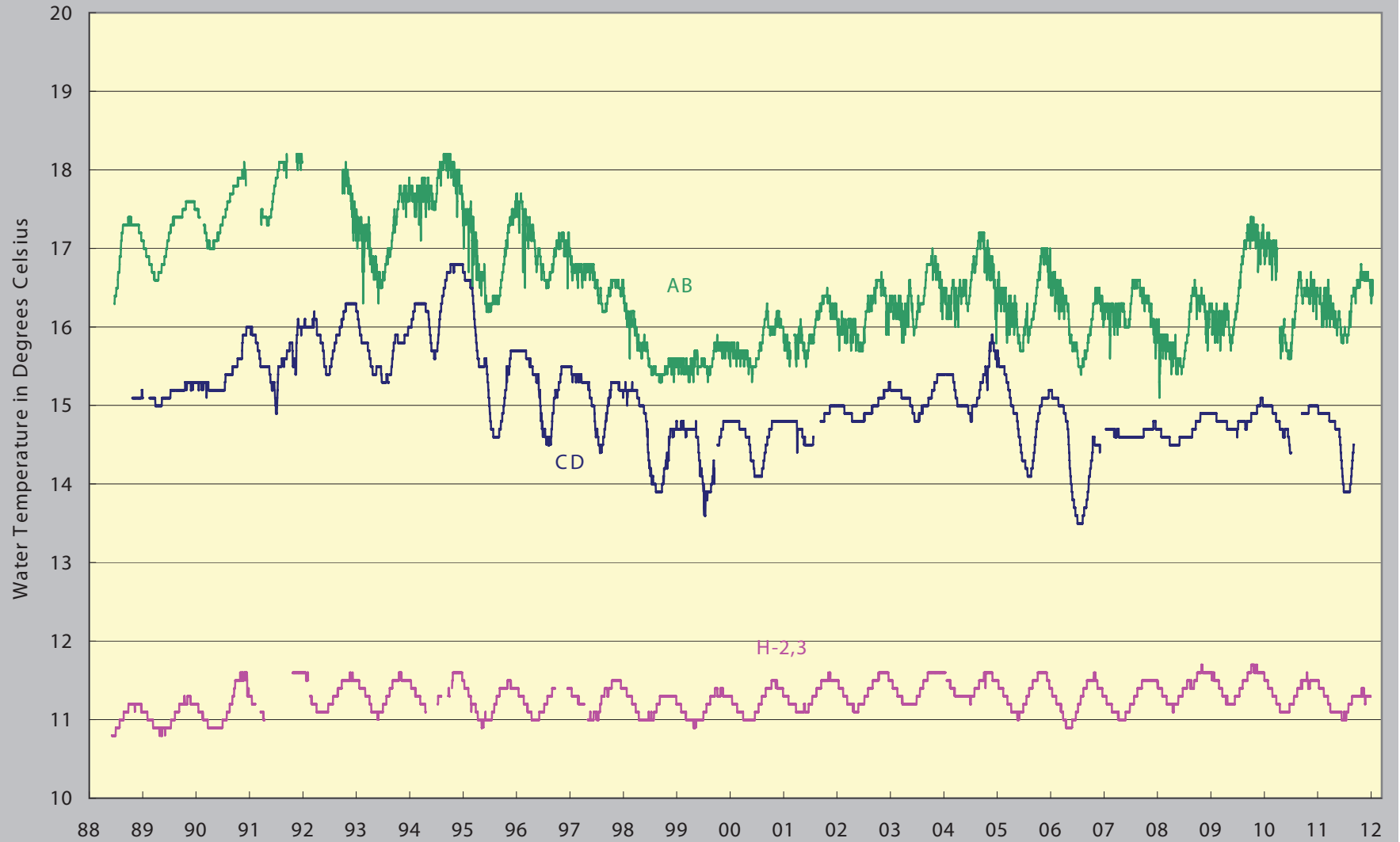
Fish Hatchery Springs Discharge

Daily Mean Flows through Jan. 30, 2012

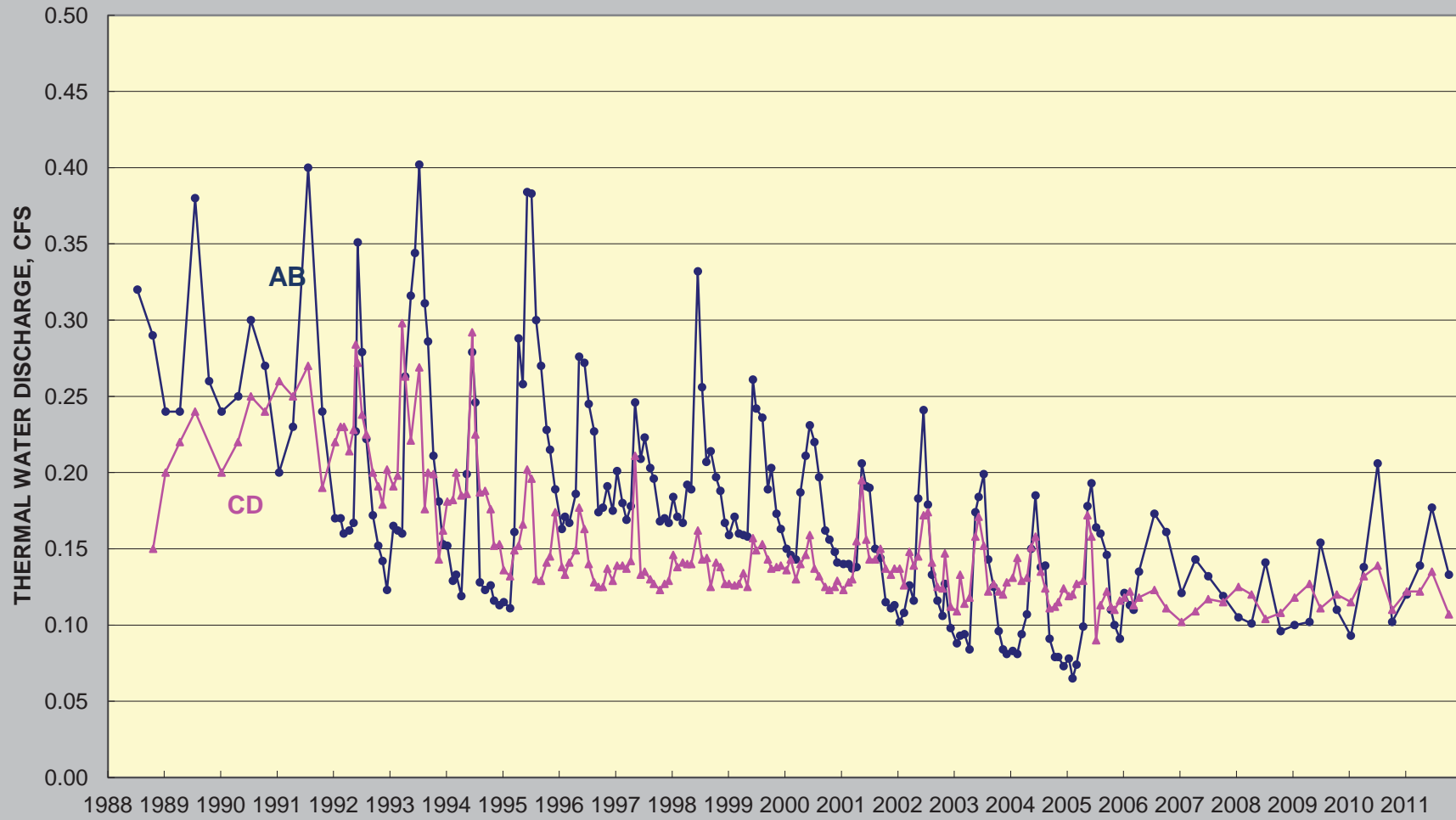


Fish Hatchery Springs Water Temperatures

Daily Mean Temperatures



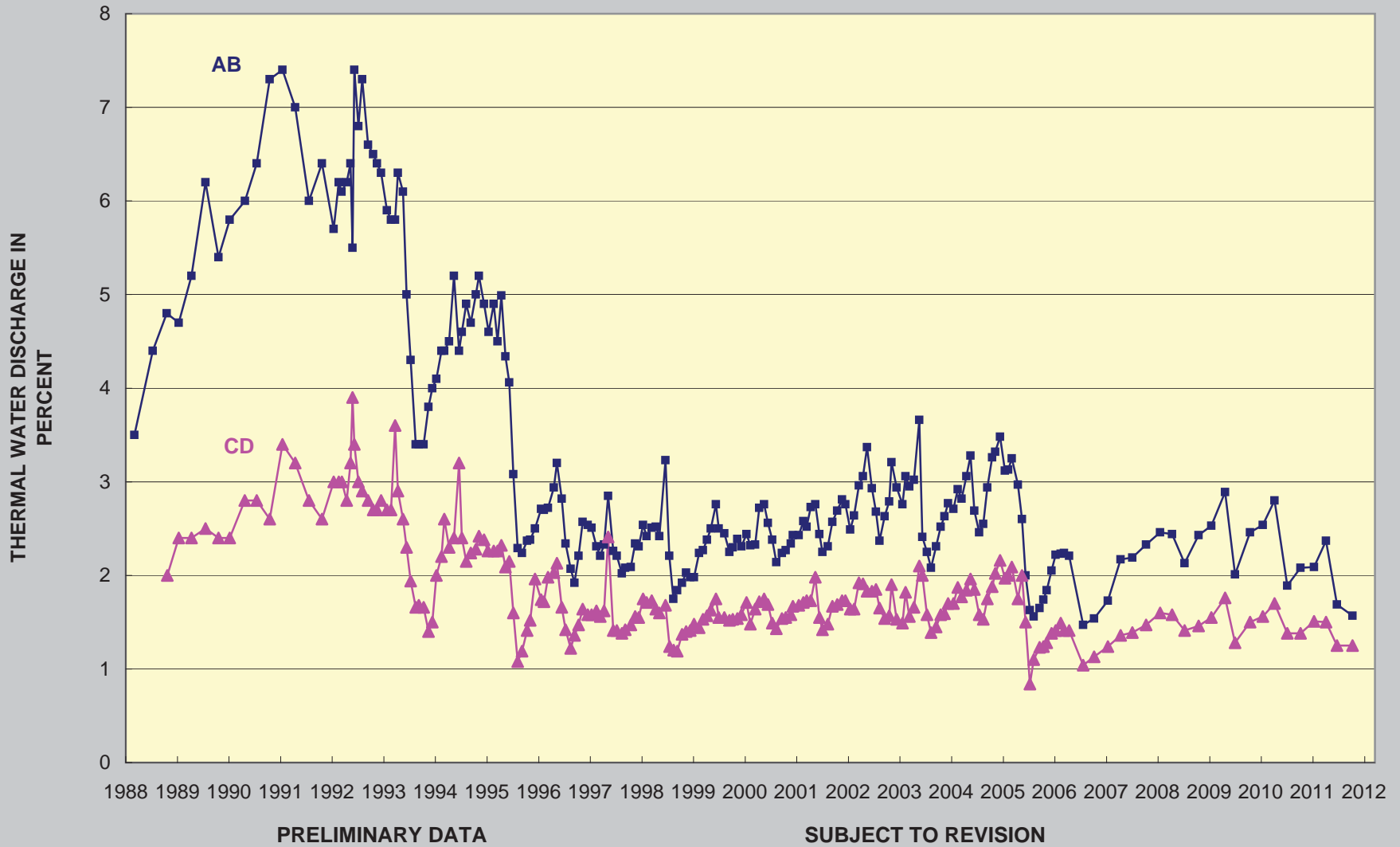
FISH HATCHERY SPRINGS AB and CD



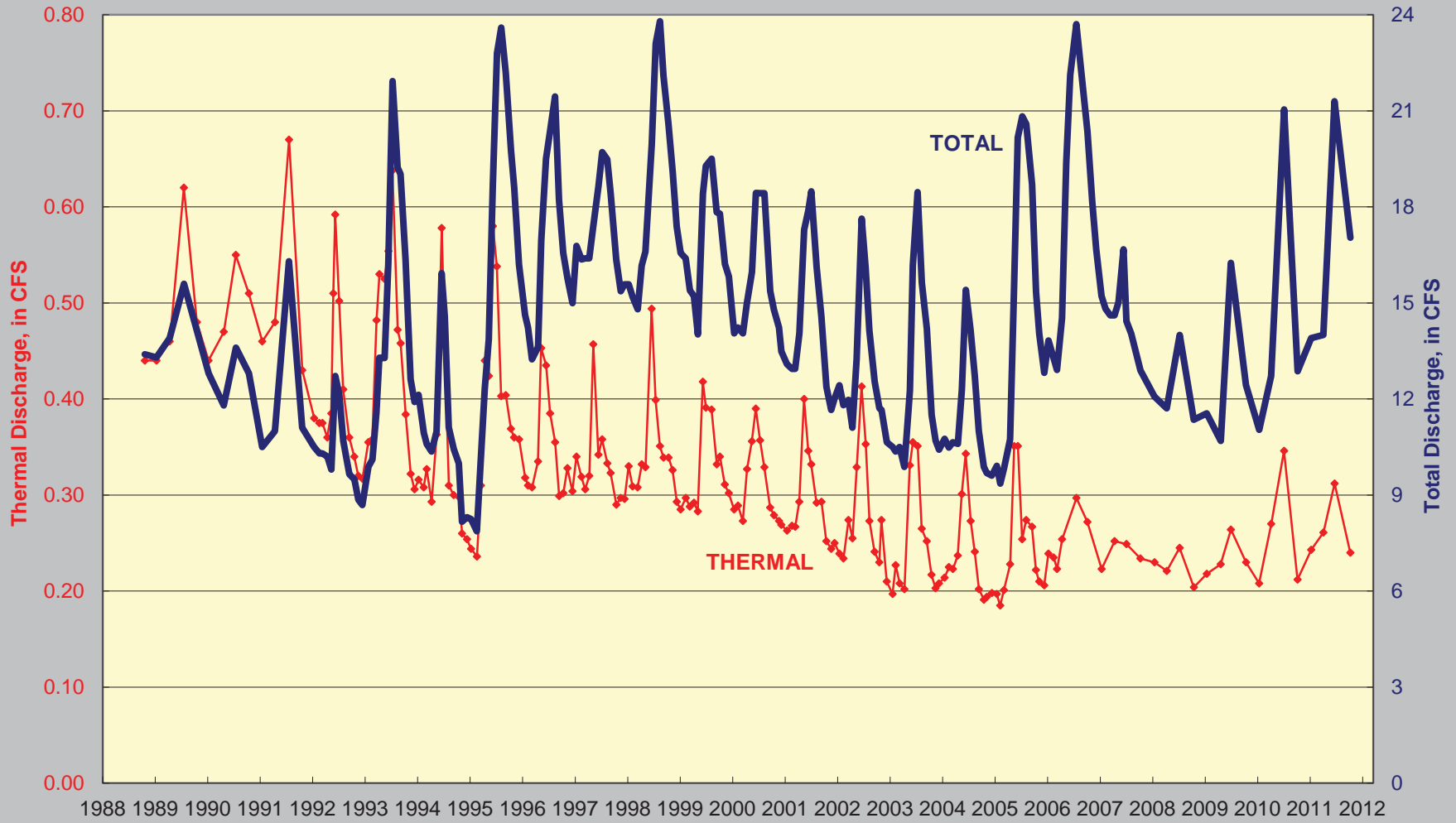
PRELIMINARY DATA

SUBJECT TO REVISION

FISH HATCHERY SPRINGS AB and CD



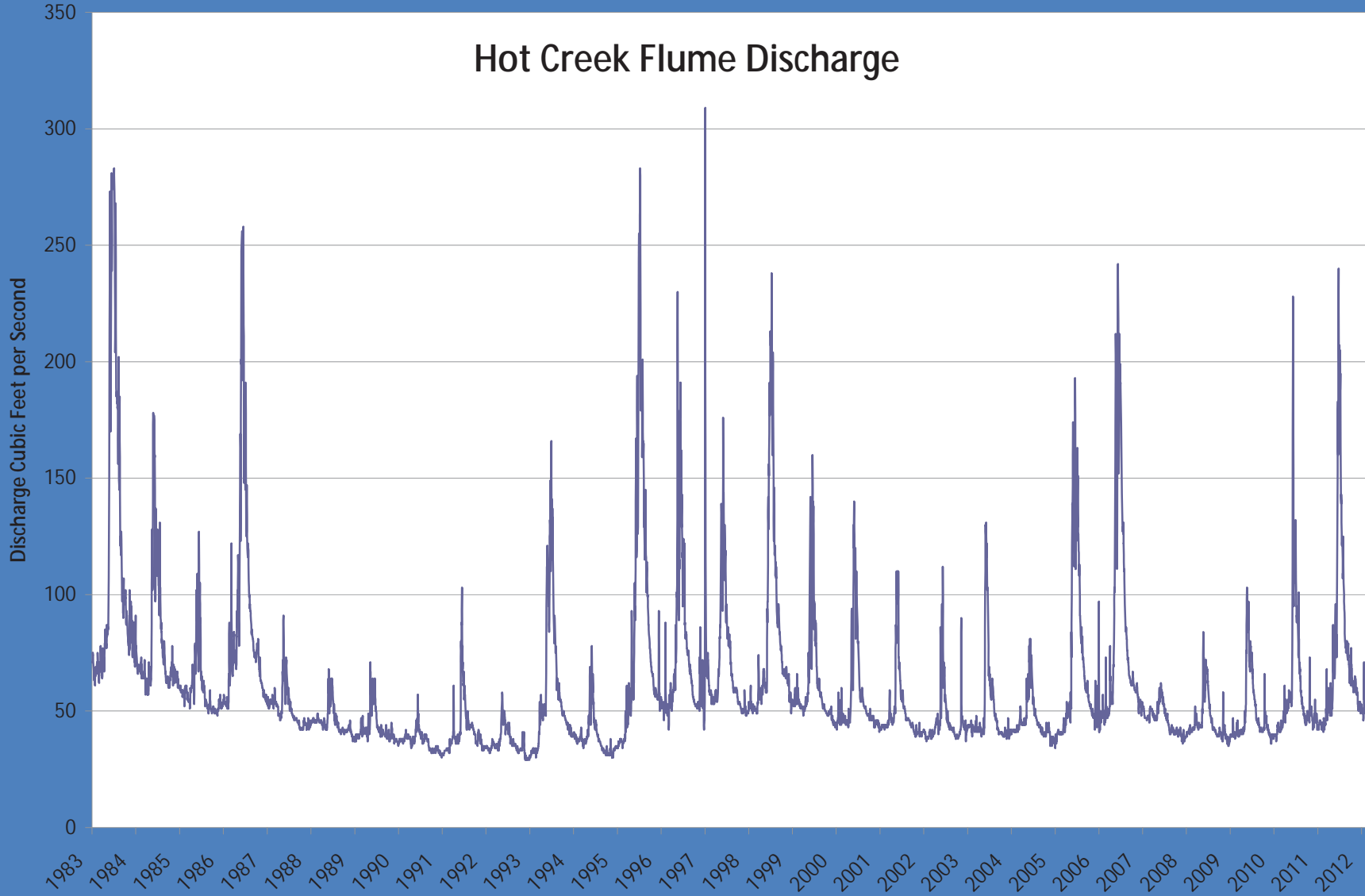
FISH HATCHERY SPRINGS AB plus CD



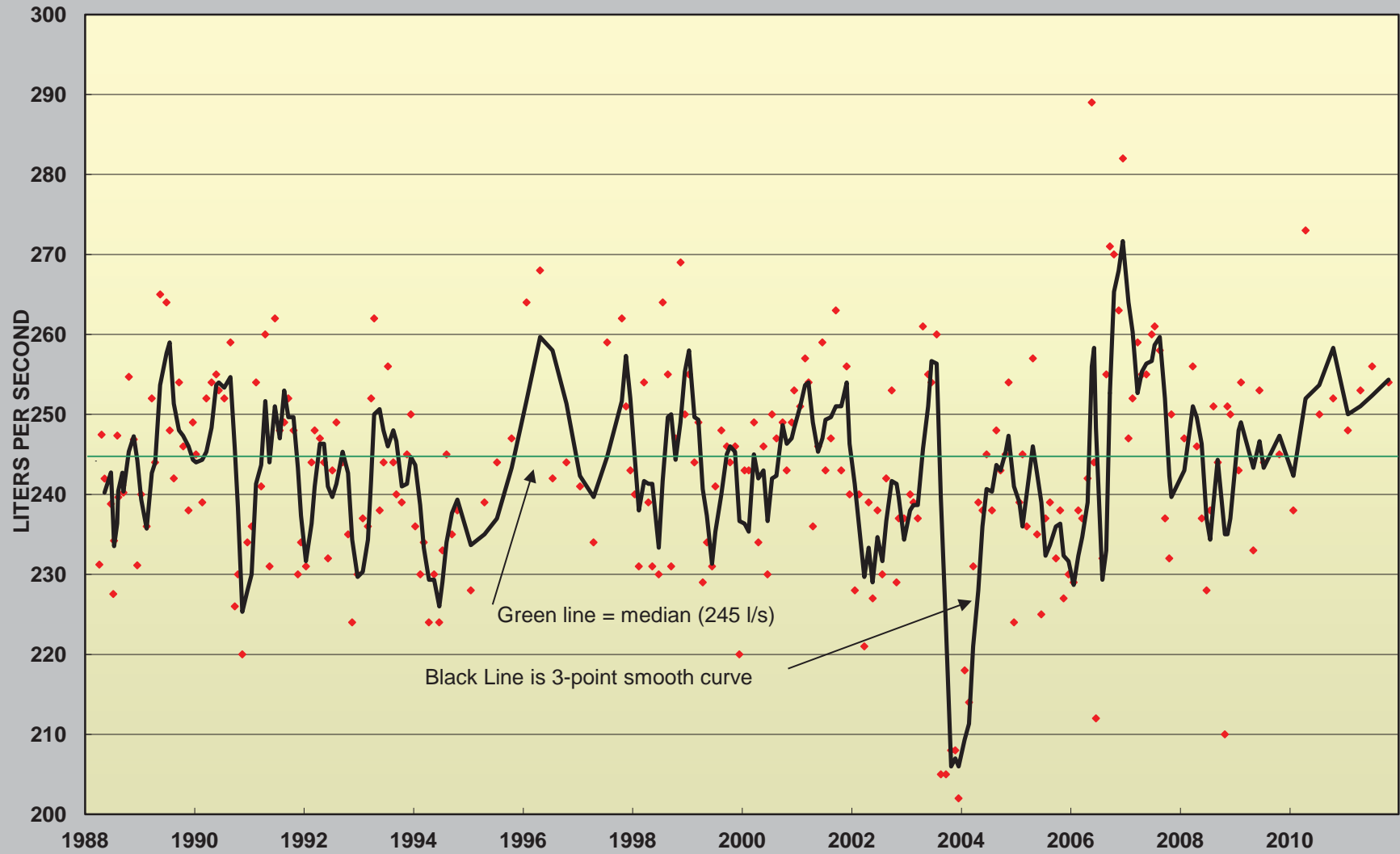
Preliminary Data

Subject to Revision

Hot Creek Flume Discharge



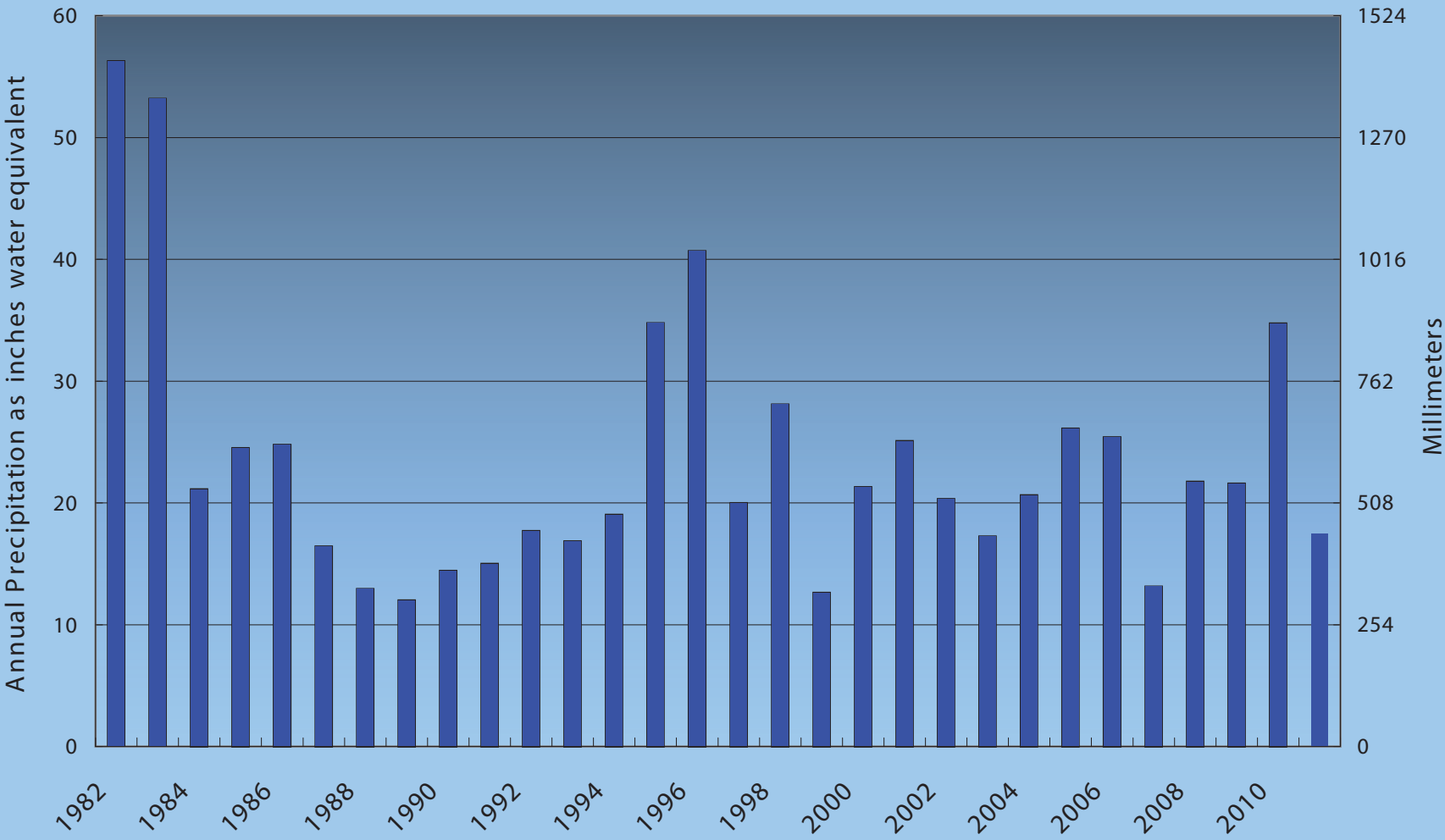
HOT CREEK GORGE THERMAL SPRING DISCHARGE



Green line = median (245 l/s)

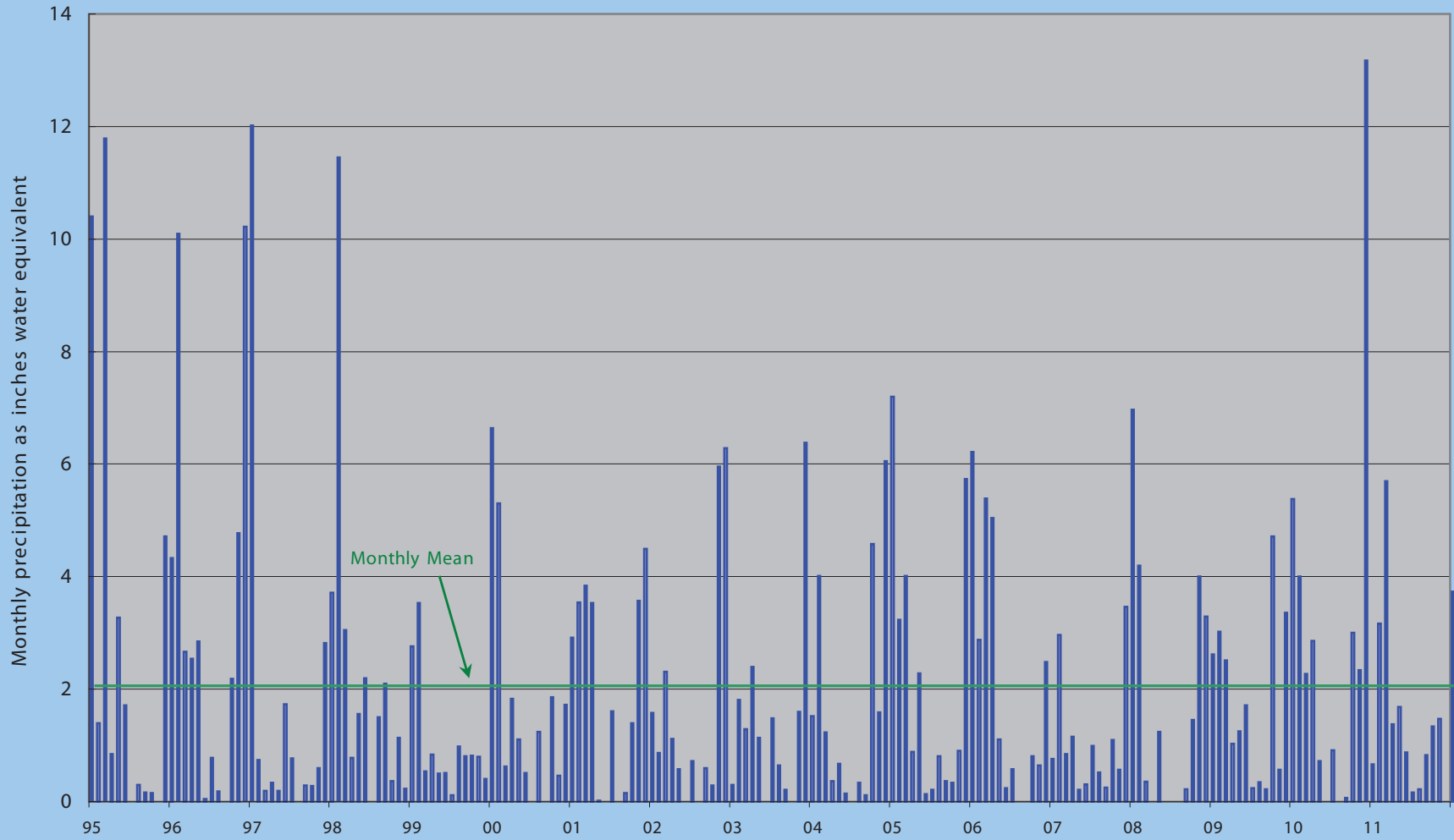
Black Line is 3-point smooth curve

PRECIPITATION AT MAMMOTH LAKES, CA
Calendar Years 1982 to 2011



Data from U.S. Forest Service

Precipitation at Mammoth Lakes, CA



Data from U.S. Forest Service

Appendix N
USGS Agreement with Mono County
for Water Resources Investigations

Form 9-1366
(Oct. 2005)

**U.S. Department of the Interior
U.S. Geological Survey
Joint Funding Agreement**

Customer #: 6000000956
Agreement #: 12WSCA19200
Project #:
TIN #: 95-6005661
Fixed Cost Agreement Yes No

Page 1 of 2

**FOR
WATER RESOURCES INVESTIGATIONS**

THIS AGREEMENT is entered into as of the 1st day of November, 2011, by the U.S. GEOLOGICAL SURVEY, UNITED STATES DEPARTMENT OF THE INTERIOR, party of the first part, and the MONO COUNTY ECONOMIC DEVELOPMENT DEPARTMENT, party of the second part.

1. The parties hereto agree that subject to availability of appropriations and in accordance with their respective authorities there shall be maintained in cooperation for the cooperative water resources investigations in the Mono County Economic Development Department area, herein called the program. The USGS legal authority is 43 USC 36C; 43 USC 50; and 43 USC 50b.
2. The following amounts shall be contributed to cover all of the cost of the necessary field and analytical work directly related to this program. 2(b) includes In-Kind Services in the amount of \$0.

(a) \$0.00 by the party of the first part during the period
November 1, 2011 to October 31, 2012

(b) \$73,000.00 by the party of the second part during the period
November 1, 2011 to October 31, 2012

USGS DUNS IS 1761-38857

- (c) Additional or reduced amounts by each party during the above period or succeeding periods as may be determined by mutual agreement and set forth in an exchange of letters between the parties.
- (d) The performance period may be changed by mutual agreement and set forth in an exchange of letters between the parties.
3. The costs of this program may be paid by either party in conformity with the laws and regulations respectively governing each party.
4. The field and analytical work pertaining to this program shall be under the direction of or subject to periodic review by an authorized representative of the party of the first part.
5. The areas to be included in the program shall be determined by mutual agreement between the parties hereto or their authorized representatives. The methods employed in the field and office shall be those adopted by the party of the first part to insure the required standards of accuracy subject to modification by mutual agreement.
6. During the course of this program, all field and analytical work of either party pertaining to this program shall be open to the inspection of the other party, and if the work is not being carried on in a mutually satisfactory manner, either party may terminate this agreement upon 60 days written notice to the other party.
7. The original records resulting from this program will be deposited in the office of origin of those records. Upon request, copies of the original records will be provided to the office of the other party.

Form 9-1366
continued

**U.S. Department of the Interior
U.S. Geological Survey
Joint Funding Agreement**

Customer #: 6000000956
Agreement #: 12WSCA19200
Project #:
TIN #: 95-6005661

- 8. The maps, records, or reports resulting from this program shall be made available to the public as promptly as possible. The maps, records, or reports normally will be published by the party of the first part. However, the party of the second part reserves the right to publish the results of this program and, if already published by the party of the first part shall, upon request, be furnished by the party of the first part, at costs, impressions suitable for purposes of reproduction similar to that for which the original copy was prepared. The maps, records, or reports published by either party shall contain a statement of the cooperative relations between the parties.
- 9. USGS will issue billings utilizing Department of the Interior Bill for Collection (form DI-1040). Billing documents are to be rendered **quarterly**. Payments of bills are due within 60 days after the billing date. If not paid by the due date, interest will be charged at the current Treasury rate for each 30 day period, or portion thereof, that the payment is delayed beyond the due date. (31 USC 3717; Comptroller General File B-212222, August 23, 1983).

**U.S. Geological Survey
United States
Department of the Interior**

**MONO COUNTY ECONOMIC DEVELOPMENT
DEPARTMENT**

USGS Point of Contact

Customer Point of Contact

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Address: 6000 J Street, Placer Hall
Sacramento, CA 95819-6129
Telephone: (916) 278-3040
Email: tseubert@usgs.gov

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Address: Post Office Box 2415
Mammoth Lakes, California 93546
Telephone:
Email:

Signatures

Signatures

By  Date 1/19/2012
Name: Eric G. Reichard
Title: Director, USGS California Water
Science Center

By  Date 1-26-12
Name:
Title:

By _____ Date _____
Name:
Title:

By _____ Date _____
Name:
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By _____ Date _____
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By _____ Date _____
Name:
Title:

Appendix O
Former Mono County Zoning Ordinance

Title 19

ZONING*

Chapters:

- 19.00 Introductory Provisions
- 19.01 Definitions
- 19.02 Designation of Zoning Districts
- 19.03 General Provisions - ANIMAL STANDARDS
- 19.04 R-L District—Rural Living
- 19.05 A District—Agriculture
- 19.06 R-M-H District—Rural Mobilehome
- 19.07 R-R District—Rural Residential
- 19.08 S-F-R District—Single-Family Residential - was R-1
- 19.09 M-F-R District—Multiple-Family Residential
- 19.10 A-H District—Affordable Housing
- 19.11 C-R District—Concentrated Resort
- 19.12 C-N District—Neighborhood Commercial
- 19.13 C District—General Commercial
- 19.15 C-S District—Service Commercial
- 19.16 I-P District—Industrial Park
- 19.17 I District—Industrial
- 19.18 O-A District—Open Area
- 19.19 P-A District—Public Agency
- 19.20 PUD District—Planned Unit Development
- 19.21 S-C District—Scenic Combining
- 19.22 E District—Equestrian Combining
- 19.23 M-C District—Manufactured Housing Combining
- 19.25 F-P District—Floodplain Combining
- 19.26 Fire Safe Regulations

* Editor's Note: The Zoning and Development Code of Mono County was adopted by Ord. 86-520A and amended by Ords. 86-522, 86-520-E, 87-520-E, 87-520-F and 88-520-F. Certain provisions originally set out in Ord. 397 as amended by Ords. 73-435, 79-397-R, 79-397-T, 81-397, 81-397-BB, 85-397-SS have been codified as well.

- 19.27 Airport Approach Zoning
- 19.28 Secondary Housing
- 19.29 Parking Requirements
- 19.30 Mobilehome Parks and Recreation Vehicle Parks
- 19.31 Manufactured Housing Subdivision
- 19.32 Conversion of Existing Residential Facilities to Other Uses
- 19.33 Time-Share Projects
- 19.34 Performance Standards
- 19.35 Signs
- 19.36 Design Review District
- 19.37 Noticing Requirements
- 19.38 Use Permits
- 19.39 Variances
- 19.40 Uses Permitted Subject to Director Review and Approval
- 19.41 Amendments
- 19.42 Appeals
- 19.43 Nonconforming Uses
- 19.44 Enforcement
- 19.45 Development Agreements
- 19.46 Specific Plans
- 19.47 A-D District—Airport Development
- 19.50 E-A District—Exclusive Agriculture
- 19.51 R-2 District—Duplex Residential
- 19.52 R-3 District—Multiple-Family Residential
- 19.53 G-P District—General Purpose
- 19.54 MFR, H District—Multifamily Residential, High
- 19.55 CL, M District—Commercial Lodging, Moderate
- 19.56 CL, H District—Commercial Lodging, High
- 19.57 MU District—Mixed Use
- 19.58 NHP District—Natural Habitat Protection
- 19.59 RE District—Resource Extraction
- 19.60 Reclamation

Chapter 19.00

INTRODUCTORY PROVISIONS

Sections:

19.00.010	Adoption.
19.00.020	Intent.
19.00.030	Authority for regulations.
19.00.040	Purpose.
19.00.050	Consistency.
19.00.060	Interpretation.
19.00.070	Restrictions.
19.00.080	Construction and definition.
19.00.090	Title.

19.00.010 Adoption.

There is an adopted zoning and development code for the county as provided by law. (Added by Supp. 1, 1991)

19.00.020 Intent.

The zoning and development code is intended to serve as a basis for all land use regulations adopted by the county. (Added by Supp. 1, 1991)

19.00.030 Authority for regulations.

The zoning and development code is adopted pursuant to the following authority:

- A. Local Ordinances and Regulations—California Constitutions, Article XI, Section 7.
- B. Planning and Zoning Law, California Government Code, Title 7.
- C. Mobilehome Parks Act, California Health and Safety Code, Division 13, Part 2.1.
- D. Airport Approaches Zoning Law, California Government Code, Title 5, Division 1, Part 1, Chapter 2, Article 6.5. (Added by Supp. 1, 1991)

19.00.040 Purpose.

- A. The purpose of this title is:
 1. To encourage, classify, designate, regulate, restrict and segregate the highest and best location for, and use of, buildings, structures, and land for agriculture, housing, commerce, trade, industry, water conservation or other purposes in appropriate places;
 2. To regulate and limit the height and sizes of buildings and other structures hereafter designated, erected or altered;
 3. To regulate and determine the size of yards and other open spaces;

4. To regulate and limit the density of population; and
5. To divide the unincorporated area of the county into districts of such number, shape and area as may be deemed best suited to carry out these regulations and provide for this enforcement.

B. Furthermore, such regulations are deemed necessary in order to:

1. Encourage the most appropriate use of land;
2. To conserve and stabilize the value of property;
3. To provide adequate open spaces for light and air and to prevent and fight fires;
4. To prevent undue concentration of population;
5. To lessen congestion of streets;
6. To facilitate adequate provisions for community utilities such as water, sewage, schools and other public requirements; and
7. To promote the public health, safety and general welfare. (Added by Supp. 1, 1991)

19.00.050 Consistency.

All of the provisions of the zoning and development code and all of the provisions of the various area general plans prepared therefrom, as well as, any land use authorized by the zoning and development code, shall be consistent with the "Countywide General Plan." Consistency shall mean that the various land uses authorized by the zoning and development code or the various area general plans are compatible with the goals, policies, implementation measures, land uses and programs specified in the "Countywide General Plan." (Added by Supp. 1, 1991)

19.00.060 Interpretation.

Unless otherwise provided, any ambiguity concerning the content or application of the zoning and development code shall be resolved by the planning commission. Furthermore, unless otherwise provided, any ambiguity concerning the content and application of the various area general plans shall be resolved by the planning commission. (Added by Supp. 1, 1991)

19.00.070 Restrictions.

It is not intended by the zoning and development code to interfere with or abrogate or annul any easement, covenant or other agreement between parties. Where the zoning and development code imposes a greater restriction upon the use of building or land, or upon the height of buildings, or requires larger open spaces than are imposed or required by other ordinances, rules, regulations or by easements, covenants or agreements, the provisions of the zoning and development code shall control. (Added by Supp. 1, 1991)

19.00.080

19.00.080 Construction and definition.

For the purpose of carrying out the intent of this title, words, phrases and terms shall be deemed to have the meaning ascribed to them in Chapter 19.01. In construing the provisions of this title, specific provisions shall supersede general provisions relating to the same subject. (Added by Supp. 1, 1991)

19.00.090 Title.

The ordinance codified in this title (Chapters 19.00 to 19.46) shall be known as the "Mono County Zoning and Development Code." (Added by Supp. 1, 1991)

Chapter 19.59

RE DISTRICT—RESOURCE EXTRACTION

Sections:

19.59.010	Purpose and intent.
19.59.020	Applicability.
19.59.030	Criteria for applying the RE district zone.
19.59.040	Uses permitted.
19.59.050	Uses permitted subject to director review.
19.59.060	Uses permitted subject to use permit.
19.59.070	Use permit requirements.
19.59.080	Project development—Phasing requirements.
19.59.090	Amendments.
19.59.100	Development standards.
19.59.110	Reclamation requirements.
19.59.120	Financial assurances.
19.59.130	Inspections.
19.59.140	Administration.
19.59.150	Enforcement.

19.59.010 Purpose and intent.

The intent of the resource extraction (RE) district is to evaluate and, if appropriate, permit resource extraction projects in a manner that is consistent with the provisions of the Mono County general plan, applicable area plans, and applicable state and federal laws, such as the Surface Mining and Reclamation Act of 1975 (SMARA). The resource extraction (RE) district has been established to protect the environment and allow for the conditional development of on-site resources, including but not limited to, mineral resources, geothermal resources, wind and solar energy resources, hydropower resources and timber resources. (Ord. 94-02 § 2 (part), 1994)

19.59.020 Applicability.

The resource extraction (RE) district may be applied only to areas with existing or proposed resource development activities. The establishment of resource extraction (RE) districts is also intended to encourage and facilitate public awareness concerning the potential for resource and energy-related extraction activities in areas where significant resource deposits or energy-related resources have been identified.

In compliance with general plan policies, mining operations, geothermal operations, small-scale hydroelectric generation facilities, wind and solar energy generation facilities and similar resource extraction activities may be

permitted only in areas designated resource management and zoned resource extraction. Within those areas, all resource development projects shall comply with the provisions of this chapter. (Ord. 94-02 § 2 (part), 1994)

19.59.030 Criteria for applying the RE district zone.

In applying the RE district zone to a specific site, one or more of the following criteria must be demonstrated to the satisfaction of the county:

A. An active resource development project currently exists on the subject lands.

B. The project qualifies under the “vesting” provisions as specified in the California Surface Mining and Reclamation Act (SMARA).

C. It has been reasonably determined to the satisfaction of the county that potentially significant resources exist on the lands under consideration. This determination may be based on reports filed by a registered professional acceptable to the county, and funded by the applicant, or in the case of surface mining operations, on mineral land classification reports filed in conjunction with SMARA.

D. In areas with conflicting resource values, it has been reasonably determined to the satisfaction of the county that the proposed resource development activity, and therefore the proposed RE district, is the highest and best use of the land, and is in full compliance with the general plan. (Ord. 94-02 § 2 (part), 1994)

19.59.040 Uses permitted.

The following uses are permitted within the RE district, plus such other uses as the planning commission finds to be similar and not more obnoxious or detrimental to the public health, safety and welfare:

A. Geological, geochemical or geophysical mapping, surface sampling by hand of outcrops and soil, and activities which do not involve extensive excavation, devegetation, or other potentially significant environmental effects;

B. Such other uses as the director may determine to be of an infrequent nature and which involve only minor surface disturbances;

C. Residential uses are limited to caretaker units or on-call employee housing associated with on-site resource development projects; such residential units shall be removed during the final reclamation process. Residential subdivisions or other types of permanent residential development are not allowed;

D. Agricultural uses that are compatible with the resource extraction activity. (Ord. 94-02 § 2 (part), 1994)

19.59.050 Uses permitted subject to director review.

The following uses may be permitted subject to review and approval by the director in conformance with the director review process:

A. Excavations or grading conducted for farming or on-site construction for the purpose of restoring land following a flood or natural disaster;

B. Resource development activities involving the prospecting for, or extraction of, minerals for commercial purposes and the removal of overburden in total amounts of less than one thousand cubic yards in any one parcel of one acre or less;

C. Resource development activities that do not involve either the removal of more than one thousand cubic yards of minerals, ore or overburden; or involve more than one acre in any one parcel;

D. Surface mining operations that are required by federal law in order to protect a mining claim, if such operations are conducted solely for this purpose and in compliance with applicable federal regulations which administer the affected mined lands;

E. Such other surface mining operations as are categorically determined by the State Mining and Geology Board to be exempt from the provisions of SMARA; and/or those particular resource development activities with similar impacts that the county may determine to be of infrequent nature and/or involve insignificant amounts of surface disturbance. (Ord. 94-02 § 2 (part), 1994)

19.59.060 Uses permitted subject to use permit.

The following uses may be permitted subject to obtaining a use permit in conformance with applicable provisions of the county general plan and the Mono County Code:

A. Surface mining operations as defined in SMARA;

B. Subsurface mining operations;

C. Exploring, drilling, processing, stockpiling and transporting of gas, oil and other hydrocarbons;

D. Exploring, drilling and development of geothermal resources;

E. Construction and operation of geothermal power plants, hydropower plants, and wind and solar power plants;

F. Resale and wholesale distributing of materials produced on site and accessory uses, including but not limited to constructing and using rock crushing plants, aggregate washing, screening and drying facilities and equipment, ore reduction plants, asphalt and concrete batching plants, and storage of materials and machinery

which is in use and utilized by the permitted operation. (Ord. 94-02 § 2 (part), 1994)

19.59.070 Use permit requirements.**A. Filing.**

1. Submittal. An application for a use permit shall be accompanied by the appropriate filing fee and shall be submitted to the planning department or energy management department on forms provided by the applicable department. Applications must be complete.

2. Acceptance. An application for a use permit shall not be deemed complete or accepted for filing and the processing time limits shall not begin to run until the planning or energy management department accepts the application as complete.

B. Procedure.

1. Use Permit Processing. Within thirty days after receipt of a resource use permit application, the department shall review the application and shall notify the applicant or his designated representative, in writing, concerning any application deficiencies.

a. Applications shall be deemed complete, unless the applicant or his designated representative has been notified in writing that the application is incomplete prior to the expiration of the thirty-day review period. Acceptance of the application as complete shall not constitute an indication of project approval.

b. Complete applications shall be processed in accordance with the provisions of Chapter 19.38, Use Permits, and for surface mining operations, with the applicable provisions of SMARA.

2. Nonuse of Permit. In conformance with Chapter 19.38, Use Permits, failure to commence diligent resource development activities within one year subsequent to permit issuance, or within the period determined by the planning commission, shall render the use permit null and void. Documentation that the operator has made every attempt to secure required permits at the state or federal level but that, despite due diligence, the permits have not yet been issued may serve to stay this requirement.

C. Environmental Compliance. Permits shall be processed in accordance with CEQA, the Mono County Environmental Handbook and general plan policies. Common environmental documentation may be used for the exploratory and development permit stages of a project when consistent with CEQA.

Permits shall contain conditions which assure compliance with CEQA and with applicable laws and regulations of Mono County and other agencies with jurisdiction.

D. Monitoring. In accordance with general plan policies and CEQA requirements, when applicable, per-

mits shall contain conditions for ongoing monitoring of operations.

The conservation/open space element contains monitoring requirements for geothermal development, mineral resource development and timber development. (Ord. 94-02 § 2 (part), 1994)

19.59.080 Project development—Phasing requirements.

In compliance with general plan policies, geothermal projects shall be developed in a phased manner. In addition to the phasing requirements listed below, energy resource extraction projects shall comply with all phasing requirements in the general plan (conservation/open space element, energy resource policies).

A. Phasing of Geothermal Projects. Geothermal development shall be subject to the following phased permitting process:

1. The geothermal exploration permit shall regulate geothermal exploration and reservoir characterization activities. The primary purpose of the exploratory phase is to determine hydrologic, geologic and other relevant characteristics of the geothermal resource being considered for development. During the exploratory phase, the permittee shall develop sufficient data, to the satisfaction of the county, to determine whether there is a geothermal resource adequate to sustain the proposed development project.

2. The geothermal development permit shall regulate geothermal development, operations, termination of operations, site reclamation, and reserve monitoring. The purpose of the development phase is to regulate all geothermal development, including the siting and construction of facilities, conditions of operation, maintenance of roads and equipment, and to assure the protection of the environment.

B. Phasing of Other Resource Development Activities. Other resource development activities may be subject to a phased permitting process, depending on the nature of the resource and its development. (Ord. 94-02 § 2 (part), 1994)

19.59.090 Amendments.

A. Minor Amendments to an Approved Resource Development Permit.

1. Minor Amendment: Minor changes to an approved resource development permit may be approved by the planning department director or the energy management director in accordance with the following provisions.

2. Processing: Requests for approval of a minor amendment shall be submitted on forms provided by the planning department or energy management department,

along with the applicable fees. Within thirty days of receipt of such a request, the appropriate director shall determine whether or not the application should be considered a minor amendment. The director shall approve or deny the request and notify the applicant in writing within ten days of his decision. The decision of the director as to whether or not the request should be approved or denied shall be final, unless an appeal is filed. If it is determined that the request is not a minor amendment, the request may be processed as a major amendment.

3. Requests for a minor amendment may be approved only if the director is able to make all of the following findings:

a. The proposed change involves only minor changes in the siting or operations of the project and will not affect the basic character or implementation of the permit.

b. No substantial adverse environmental damage, either on-site or off-site, will result from the proposed change and the proposed change is consistent with adopted environmental determinations.

c. The proposed change will not be detrimental to the public health, safety and welfare and is compatible with the objectives and policies of the general plan and applicable specific plans.

B. Major Amendments to an Approved Resource Development Use Permit.

1. Major Amendment: Major amendments to approved resource development use permits may be approved by the planning commission subject to the following provisions.

2. Processing: Applications for proposed amendments shall be submitted on forms provided by the planning department or energy management department and shall include such data as may be required to complete an environmental assessment. Applications shall include the required filing fee, and shall be noticed and scheduled for public hearing before the planning commission in the same manner as the original permit submittal.

3. Amendments may be approved by the planning commission only if all of the following findings can be made:

a. The proposed amendments are necessary or desirable to assure a more practical recovery of the resource or to avoid multiple future disturbances of surface land or waters.

b. No substantial adverse environmental damage, either on-site or off-site, will result from the proposed change and that the proposed change is consistent with adopted environmental determinations.

c. The security required to be filed by the applicant with the county is adequate or additional security has

been filed to guarantee compliance with the revised permit.

d. The permit, as amended, will continue to meet the requirements of this chapter and will be conducted in conformity with all applicable laws, ordinances and regulations of all agencies with jurisdiction over the resource development project.

e. The approval of the amendment will not be detrimental to the public health, safety or welfare and is compatible with the objectives and policies of the general plan, and applicable specific plans, the zoning and approved end use of the site. (Ord. 94-02 § 2 (part), 1994)

19.59.100 Development standards.

The following minimum development standards shall apply to all projects in the resource extraction district unless amended through the specific plan process. Other standards or conditions identified during the use permit process may also apply.

A. **Lot Size and District Area.** The minimum lot size and district area shall be forty acres or a quarter, quarter section, with the exception of patent and/or historical mining claims and "vested operations" which shall be considered on a case-by-case basis. Minimum lot size and district area may be reduced in conformance with the development plan or specific plan process.

B. Setbacks.

1. No processing equipment or facilities shall be located and no resource development shall occur within the following minimum horizontal setbacks:

a. One hundred feet from any interior public street or highway unless the public works director determines that a lesser distance would be acceptable.

b. One hundred feet away from any exterior property line;

c. Five hundred feet from any adjacent private dwelling, institution, school or other building or location used for public assemblage;

d. No geothermal development located within the Hot Creek buffer zone shall occur within five hundred feet on either side of a surface watercourse (as indicated by a solid or broken blue line on U.S. Geological Survey 7.5 or 15-minute series topographic maps).

2. No residential uses shall be located within the following minimum horizontal setbacks:

a. Fifty feet from any interior public street or highway unless the public works director determines that a lesser distance would be acceptable;

b. Fifty feet from any exterior property line.

C. Visual Impacts.

1. Siting. All resource development projects shall be sited, designed and operated to minimize impacts to the surrounding visual environment, in conformance with

applicable provisions of the county's general plan and this code. The conservation/open element contains policies relating to the siting of various types of energy resource projects.

2. Screening. Screening shall be required for uses which are contiguous to any residential or commercial district or use, for uses in scenic highway corridors or important visual areas, and for uses with an identified significant visual impact. Screening may be achieved through the use of siting, landscaping, fencing, contour grading, constructed berms and/or other appropriate measures. If landscaping is chosen as a method of screening, a landscape plan shall be submitted as part of the use permit application.

3. Lighting. Exterior lighting shall be shielded and indirect and shall be minimized to that necessary for security and safety.

4. Materials and Colors. Materials for structures, fences, etc. should harmonize with the natural surroundings, whenever possible. Materials should be nonreflective or should be painted with a matte finish. Colors for structures, fences, etc. should blend into the natural surroundings.

D. Erosion and Sediment Control.

1. Siting. All resource development projects shall be sited designed and operated to minimize erosion and sediment transport, in conformance with applicable provisions of the county's general plan, this code, and applicable state and federal regulations. The conservation/open element, energy resource section, contains policies relating to the siting of various types of energy resource projects.

Siting should minimize impacts to the natural landscape. Project design should encourage the joint use of facilities whenever possible in order to minimize disturbance to the natural environment. Access and construction roads should be located so that natural features are preserved and erosion is minimized.

2. Site Disturbance. Earthwork, grading and vegetative removal shall be minimized. Existing access roads shall be utilized whenever possible. Construction of new access roads, frontage roads or driveways shall be avoided except where essential for health and safety. Earthwork and grading shall be performed in accordance with Chapter 13.08 of this code.

3. Revegetation. Site disturbances shall be revegetated in conformance with the reclamation plan developed pursuant to Chapter 19.60 of this code.

4. Drainage. Drainage facilities shall be constructed and maintained in accordance with Chapter 13.08 of this code and with any applicable requirements of the

Lahontan regional water quality control board pertaining to waste discharge.

E. Cultural Resources. The applicant shall stop work and notify appropriate agencies and officials if archaeological evidence is encountered during construction or operations. No disturbance of an archaeological site shall be permitted until such time as the applicant hires a qualified consultant and an appropriate report is filed with the county planning department which identifies acceptable site mitigation measures, which shall then become conditions of the use permit and the reclamation plan (if applicable).

F. Noise. All resource development projects shall be sited, designed and operated to minimize noise impacts to the surrounding environment, in conformance with applicable provisions of the county's general plan (noise element) and Chapter 10.16 of this code.

G. Air Quality. All resource development projects shall be designed and operated in compliance with all requirements of the great basin unified air pollution control district and applicable provisions of the county's general plan.

H. Safety, Including Hazardous Materials and Hazardous Waste. All projects shall comply with applicable safety standards. Hazardous waste shall be maintained in conformance with the Mono County general plan (hazardous waste management element) and the Mono County integrated waste management plan. (Ord. 94-02 § 2 (part), 1994)

19.59.110 Reclamation requirements.

Standards and procedures for the reclamation of resource development activities in Mono County are contained in Chapter 19.60 of this code. All resource development projects must comply with Chapter 19.60 of this code. Reclamation plans must be submitted as part of the use permit application. (Ord. 94-02 § 2 (part), 1994)

19.59.120 Financial assurances.

Financial assurance requirements for the reclamation of resource development activities in Mono County are contained in Chapter 19.60 of this code. All resource development projects must comply with the financial assurance requirement. (Ord. 94-02 § 2 (part), 1994)

19.59.130 Inspections.

A. Requirements. The use permit shall establish an inspection schedule for compliance with use permit conditions. Inspections shall occur at least once a year, but may occur more often depending on the nature of the project. The inspection schedule may change over the lifetime of the project. The annual inspection for mining

operations shall coincide with the annual inspection required by SMARA. Chapter 19.60 establishes an inspection schedule for reclamation plans. The required inspections for compliance with use permit conditions and reclamation plan requirements should coincide.

B. Procedure. The operator shall file a request for annual inspection with the county compliance officer at least once in each calendar year. Requests for annual inspections shall be accompanied by the appropriate filing fee.

The compliance officer shall inspect or cause to be inspected the site within thirty working days of receipt of the application for inspection and the filing fee. Unless otherwise agreed, failure to inspect within thirty working day shall be deemed a finding that the resource development operation is in compliance with its use permit. (Ord. 94-02 § 2 (part), 1994)

19.59.140 Administration.

A. Appeals. Appeals of any decision resulting from the requirements of this chapter may be made in conformance with the provisions of Chapter 19.42, Appeals.

B. Fees. Fees required in conjunction with the provisions of this chapter shall be established from time to time by the board of supervisors. (Ord. 94-02 § 2 (part), 1994)

19.59.150 Enforcement.

A. Enforcement. The provisions of this chapter shall be enforced by the energy management department, the planning department, and/or the county compliance officer or such other persons as may be designated by the board of supervisors. Enforcement of the provisions contained in this chapter shall be in accordance with applicable provisions of this code.

B. Right of Entry. Whenever it becomes necessary to inspect resource development activities as provided in this chapter or to investigate complaints associated with resource development activities or to monitor conditions of approval as may be imposed on resource development activities, reasonable access to the project site shall be afforded by the operator in conformance with Chapter 1.08 of this code. Authorized representatives of the county, upon presentation of appropriate credentials, shall have access to the site without advance notice. (Ord. 94-02 § 2 (part), 1994)