

Mono County Community Development Department

PO Box 347
Mammoth Lakes CA, 93546
760.924.1800, fax 924.1801
commdev@mono.ca.gov

Planning Division

PO Box 8
Bridgeport, CA 93517
(760) 932-5420, fax 932-5431
www.monocounty.ca.gov

PREAPPLICATION REVIEW REQUEST

DATE _____

PROJECT NAME _____

ANTICIPATED PERMIT OR APPLICATION:

- General Plan Amendment Specific Plan Conditional Use Permit Director Review
- Other _____

REPRESENTATIVE _____

ADDRESS _____ CITY/STATE/ZIP _____

TELEPHONE (____) _____ FAX (____) _____

E-MAIL _____ ASSESSOR PARCEL # _____

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.

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



PROPOSAL: Whitmore Recreation Area Dog Park

Proposal Date: November 8, 2021

Proponent Name: Town of Mammoth Lakes

County: Mono

Anticipated Implementation: 2022/23

General Location: Whitmore Recreation Area*

* *Los Angeles Department of Water and Power Business Lease No. 1423*

Point of Contact:

Stuart Brown

Parks and Recreation Director

760.965.3696

sbrown@townofmammothlakes.ca.gov

Background, Purpose & Need

Off-leash dog parks are one of the fastest growing type of parks across the nation. According to The Trust for Public Land, in its annual survey of the 100 largest cities, the number of dog parks has grown by more than 40% since 2009. The National Recreation and Parks Association’s 2018 Agency Performance Review data shows that 55% of park and recreation agencies now have established dog parks.

The National Pet Owners 2019-20 Survey by the American Pet Products Association reports 67% of U.S. households, or about 85 million families, own a pet. This is up from 56% of U.S. households in 1988, the first year the survey was conducted. With ever-growing dog ownership in American households, park agencies across the country (including Mammoth Lakes) are seeing growing demand for off-leash dog areas.



Dog parks are sought after by pet owners for multiple reasons. They provide socialization for both pets and their owners. They bring people of all walks of life together in a space where they can form bonds and friendships based on their shared love of dogs. For dogs, especially ones whose owners work long hours, regular dog park visits can provide an outlet to expend stored energy. In addition, dog parks provide a contained space for dogs to play, while minimizing environmental issues for the community and health risks for the many children and adults who frequent Town parks and sports fields.

While demand stems from a growing number of individuals owning a pet, the value and benefits of these spaces extend beyond pets and their owners — making a statement about a community’s commitment to offering amenities that attract a richly diverse and active population. As populations grow, and leash laws become more restrictive, many municipalities see dog parks as a way to allow dogs to play without displacing programmed activities on heavily (over) utilized sports fields, infringing on private property, or potentially creating unwanted dog waste on public streets and public lands.

Currently there is no off-leash dog park in Mammoth Lakes or Mono County to serve the approximate 14,000 residents and thousands of year-round visitors.

The problem

The prevalence of dogs off leash at Shady Rest Park and the overwhelming amount of dog waste is not only a major safety concern for Town staff, but an escalating environmental issue for the community and a significant health risk for the many children and adults who frequent the park. In essence, Shady Rest Park has become the



community's de facto dog park, with many dog owners blatantly ignoring the law and shunning their moral and legal responsibility to keep their dog on a leash and pick up after their pet.

Impacts from dogs off leash and dog waste at all our parks, including the Whitmore Recreation Area, is becoming not only an environmental and health risk, but a safety risk for both owners and their animals.

Site Selection – Whitmore Recreation Area

The Whitmore Recreation Area with its three sports fields, 9-lane polyurethane 400m standard track and full-size synthetic turf currently serves existing residents of Mammoth Lakes and attracts visitors from around Mono County (pop. approx. 14,000), Bishop and throughout California. Because of the lower elevation and diverse recreation amenities, the Whitmore Recreation Area is experiencing increased utilization by MUSD athletic programs, Mono County Little League, AYSO Spring/Fall soccer league, dog agility groups, Mammoth Track Club, and many individuals, groups, and High School/College sports teams from schools throughout the state, including UCLA and Stanford.

Town staff in collaboration with Pawsitively Mammoth and the Recreation Commission, developed a list of park design elements to determine appropriate site(s) for a functional and user-friendly dog park. In addition to design elements, staff also considered access to existing infrastructure, such as parking, restrooms, water, trash, and the ability to add lighting, seating, and fencing with minimal user conflict or cost.

The Whitmore Recreation Area meets or exceeds the majority of the design elements including access and visibility to all county residents which is critical to the success of a sustainable dog park. In addition, a dog park at the Whitmore Recreation Area located adjacent to the Whitmore Animal Shelter will provide complementary uses for both dogs located in the shelter and our many dog owners from throughout the region looking to safely run their dog off leash and not on the sports fields.

Benefits of a Dog Park at the Whitmore Recreation Area

- Conveniently located to serve Mammoth Lakes, Crowley Lake and Mono County residents
- Open for the majority of the year – lower snow levels than Mammoth Lakes
- The site has a large parking area and necessary infrastructure (water, power, etc.)
- Supports existing “attendees” at the Whitmore Recreation looking to safely run their dog(s) off leash
- Enhances existing Whitmore Animal Shelter operations with a fenced, off-leash dog park
- Complementary to existing and popular dog agility programs and events on the sports fields
- Provides a safer “attendant” user experience on the ball fields with the absence of dogs, including the reduction in environmental and health risks (dog waste) for the many children and adults who utilize the sports fields
- Encourages community inclusion, fosters socialization, and improves public safety
- Promotes proper dog ownership, etiquette, pet wellness and an enhanced quality of life
- The Town has an existing shared maintenance and operations agreement with Mono County
- The Town has allocated \$100,000 to the construction of a Dog Park
- The Town was the recipient of a \$50,000 T-Mobile Hometown Grant Award for a community Dog Park

Proposal

Park details: Approximate size 1 acre. Includes 5-6 foot perimeter fencing, Pup Turf – artificial turf (3,000 sq. ft.), benches, dog waste stations, trash receptacles, high-low water fountain to accommodate both dogs and their owners, ADA access, and signage. See proposed, preliminary site plan, Exhibit A - attached.

Key Design Elements:

- Fencing will be installed around the perimeter of the area to prohibit dogs from leaving the area.
- A standard feature is a double-entry gate system with a gated waiting area for the dog and owners to enter, remove the dog's leash and then open the gate to the main off-leash area, reversing the process for exiting. This ensures that "unplanned escapes" will be kept to a minimum as well as allowing for leashing and unleashing in a separate area that allows dog owners to manage the transition into and out of the dog park.
- The park will have separate small and large dog areas. This allows for dogs of different sizes and ages to avoid interacting and limits possible conflicts. Puppies and shy dogs have the opportunity to interact and become familiar with the high level of activity that can occur in a dog park.
- Dog Park rules will be posted prominently at the entrance to the dog park. A successful and well-functioning park needs guidelines that are easy to understand and are located in a visible area to help communicate the expectations of dogs and their owners. The recently adopted Town of Mammoth Lakes ordinance for designated off-leash areas can be reviewed in Exhibit B.

Community Support:

The Town is fortunate to have the support of the following organizations for a community dog park.

- Mammoth Lakes Chamber of Commerce
- Sierra Dog Ventures
- Pawsitively Mammoth
- Mammoth Lakes Recreation
- Mammoth Lakes Police Department

References:

- A. UNLEASHED, Off-leash Dog Park Design Trends & Planning Tips™ playcore.com (<https://www.playcore.com/programs/unleashed>)
- B. NRPA Designing and Managing Innovative Dog Parks (<https://www.nrpa.org/parks-recreation-magazine/2018/november/designing-and-managing-innovative-dog-parks/>)
- C. NRPA Dog Parks (<https://www.nrpa.org/parks-recreation-magazine/2018/november/dog-parks/>)
- D. Dog parks 101, 2019, The Trust for Public Land – Center for City Park Excellence (https://www.tpl.org/sites/default/files/Dog%20Parks%20best%20practices%202019_R2.pdf)
- E. Canine Comforts, Implement Best Practices, Deploy New Ideas in Dog Parks (<https://recmanagement.com/feature/202002FE01/3>)
- F. 2019-2020 APPA National Pet Owners Survey (https://www.americanpetproducts.org/pubs_survey.asp)

Exhibit A
Conceptual Site Plan



Exhibit B

Revised Ordinance

6.12.220 - Designated off-leash areas.

Notwithstanding anything in this chapter to the contrary, properly licensed and tagged dogs which are not vicious dogs within the meaning of Food and Agriculture Code Section 31603 or potentially dangerous dogs within the meaning of Food and Agriculture Code Section 31602 may be exercised without a leash in the designated areas established by the parks and recreation director or designee subject to the following rules and regulations:

- A. No dog is permitted in the off-leash area unless it is under the care, custody and control of the owner.
- B. Dogs are permitted off-leash in the designated areas only during the posted hours of operation.
- C. All dogs must be vaccinated for rabies and have a current dog license. No dog that is sick, in heat, vicious, potentially dangerous or has previously bitten any person is permitted in the off-leash area.
- D. All dogs must be under the voice control of their owners at all times. The owner must remain present within the off-leash dog area at all times, must carry a leash, and must leash the dog at the first sign of aggression.
- E. The owner must promptly remove and properly dispose of the dog's waste in a waste receptacle. The owner bears full responsibility for filling any holes and repairing damage to the park created by the dog's defecation.
- F. No animals other than dogs are permitted in an off-leash area.
- G. No dog obedience classes may be conducted in an off-leash area.
- H. The use of an off-leash area by a dog and its owner will constitute the owner's agreement to comply with the rules contained in this section as well as those regulations posted by the parks and recreation director or designee with respect to the use of such off-leash areas.
- I. The use of an off-leash area by a dog and its owner will constitute the owner's agreement to protect, indemnify, defend and hold harmless the town from any claim, injury or damage arising from or in connection with such use.
- J. Signage shall be posted by the town at the entrance to any designated off-leash area stating these rules and any applicable hours of operation.

MONO COUNTY

Planning Division

NOTICE OF DECISION & USE PERMIT

USE PERMIT: UP 10-006 APPLICANT: Town of Mammoth Lakes

ACCESSOR PARCEL NUMBER: 060-800-002

PROJECT TITLE: Whitmore Track and Sports Field Project

PROJECT LOCATION: The project is located within the Whitmore Recreation Area at 575 Benton Crossing Rd.

On December 8, 2011, a duly advertised and noticed public hearing was held and the necessary findings, pursuant to Chapter 32.010, Land Development Regulations, of the Mono County General Plan Land Use Element, were made by the Mono County Planning Commission. In accordance with those findings, a Notice of Decision is hereby rendered for Use Permit 10-006, Whitmore Track and Sports Field Project, subject to the following conditions, at the conclusion of the appeal period.

CONDITIONS OF APPROVAL
See attached Conditions of Approval

ANY AFFECTED PERSON, INCLUDING THE APPLICANT, NOT SATISFIED WITH THE DECISION OF THE COMMISSION, MAY WITHIN FIFTEEN (15) DAYS OF THE EFFECTIVE DATE OF THE DECISION, SUBMIT AN APPEAL IN WRITING TO THE MONO COUNTY BOARD OF SUPERVISORS.

THE APPEAL SHALL INCLUDE THE APPELLANT'S INTEREST IN THE SUBJECT PROPERTY, THE DECISION OR ACTION APPEALED, SPECIFIC REASONS WHY THE APPELLANT BELIEVES THE DECISION APPEALED SHOULD NOT BE UPHOLD AND SHALL BE ACCOMPANIED BY THE APPROPRIATE FILING FEE.

DATE OF DECISION/USE PERMIT APPROVAL: December 8, 2011
EFFECTIVE DATE OF USE PERMIT: December 23, 2011

This Use Permit shall become null and void in the event of failure to exercise the rights of the permit within one (1) year from the date of approval unless an extension is applied for at least 60 days prior to the expiration date.

On-going compliance with the above conditions is mandatory. Failure to comply constitutes grounds for revocation and the institution of proceedings to enjoin the subject use.

MONO COUNTY PLANNING COMMISSION
12/11

DATED: December 8, 2011

- cc: X Applicant
X Public Works
X Building
X Compliance

Use Permit 10-006 / Whitmore Track and Sports Field Project
CONDITIONS OF APPROVAL

FORMAT:

CONDITION OF APPROVAL...

- a. SCHEDULE OF COMPLIANCE...
 - b. RESPONSIBLE MONITORING AGENCY or DEPARTMENT...
 - c. IMPLEMENTING PARTY...
 - d. TYPE OF MEASURE: DESIGN, ONGOING, CUMULATIVE...
-

- 1) Future development shall meet requirements of the Mono County General Plan, Mono County Code and all mitigation measures (Whitmore Track and Field Project, Mitigation Monitoring and Reporting Program)
 - a. Requires monitoring over a period of time; usually linked to development of the all-weather track and field facility and associated amenities, and concession building construction. Must be satisfied prior to issuance of a building permit or certificate of occupancy.
 - b. Town of Mammoth Lakes (TOML), Mono County Community Development (CDD) and Code Compliance
 - c. Applicant
 - d. Design / Ongoing / Cumulative

- 2) The Project shall conform to all standards for the Scenic Combining District and State Scenic Highway (S-C district):
 - A. Visually offensive land uses shall be adequately screened through the use of extensive site landscaping, fencing, and/or contour grading.
 - B. The natural topography of a site shall be maintained to the extent possible. Earthwork, grading, and vegetation removals shall be minimized. Existing trees and native ground covers should be protected during construction.
 - C. All site areas disturbed during Project construction shall be revegetated and maintained with plants that blend with the surrounding natural environment, preferably local native plants (drought resistant indigenous plants are encouraged), or other permanent erosion control installed. A landscape plan shall be submitted and approved for all projects.
 - D. Existing access roads shall be utilized whenever possible. Construction of new access roads, frontage roads, or driveways shall be avoided except to provide safe access to the Project's facilities.
 - E. New structures shall be situated on the property so as, to the extent feasible, their visibility from the state scenic highway is minimized. Structures shall be clustered where possible, leaving remaining areas in a natural state, or landscaped to be compatible with the scenic quality of the area.
 - F. The number, type, size, height, and design of on-site signs shall be regulated according to the applicable county sign regulations. Signs shall be compatible with the natural surroundings in color, shape, and scale. No sign shall be placed or constructed in such a manner that it silhouettes against the sky above the ridgeline or blocks a scenic viewshed.
 - G. The design, color, and materials for buildings, fences and accessory structures shall be compatible with the natural setting.
 - H. Roofs visible from State Scenic Highway 395 shall be a dull or matte finish and in dark muted colors.
 - I. Vertical surfaces of structures should not use contrasting colors or materials and shall blend with the natural surroundings. Dark or neutral colors found in immediate surroundings are strongly encouraged for vertical surfaces and structures.

- J. Fencing and screening shall not contrast in color, shape, and materials with the natural surroundings. The use of landscaping to screen utility areas and trash containers is strongly recommended.
 - K. All new utilities shall be installed underground.
 - L. Exterior lighting shall be shielded and indirect and shall be minimized to that necessary for security and safety. Light sources in exterior fixtures shall be shielded, down-directed, and not visible from State Scenic Highway 395 or Benton Crossing Road.
 - a. Prior to Building Permit Approval
 - b. Town of Mammoth Lakes (TOML), Mono County CDD
 - c. Applicant
 - d. Design / Ongoing
- 3) Construction stockpiling and staging areas shall be located to be the least visible from scenic highways, as feasible.
 - a. Prior to Project Grading and Construction Plan Approval
 - b. Mono County Community Development Department, Mono County Public Works, and the TOML
 - c. Applicant
 - d. Design / Ongoing
 - 4) Outdoor lighting for the Project shall be approved by Mono County Planning Commission. Outdoor lighting, including track and field lighting, shall be limited to the minimum intensity necessary for safety purposes.
 - a. Prior to Project Lighting Specifications Approval; During Construction
 - b. Mono County Planning Commission
 - c. Applicant
 - d. Design
 - 5) All outdoor lights shall be shielded so they do not negatively impact aircraft engaged in take-off or landing.
 - a. Prior to Project Lighting Specifications Approval as submitted with the Building permit; During Construction
 - b. Mono County CDD, Town of Mammoth Lakes Airport and Transportation Department/CDD
 - c. Applicant
 - d. Design
 - 6) Outdoor lighting shall be consistent with the Mono County General Plan, Chapter 23, Dark Sky Regulations, including regulations specific to Outdoor Performance, Sport and Recreation Facilities (23.090):
 - A. Where playing fields or other special activity areas are to be illuminated, lighting fixtures shall be mounted, aimed, and shielded so that their beams fall within the primary playing area and immediate surroundings, and so that no significant off-site light trespass is produced.
 - B. The main lighting shall be turned off as soon as possible following the end of an event. Where feasible, a low-level lighting system shall be used to facilitate patrons leaving the facility, cleanup, nighttime maintenance, and other closing activities.
 - a. Must be satisfied prior to building permit approval
 - b. Town of Mammoth Lakes Recreation Department/CDD, Mono County CDD
 - c. Applicant
 - d. Design/ Ongoing

- 7) Construction-related lighting shall be limited to lighting necessary for security and safety purposes. All construction-related lighting shall be located and oriented away from scenic highways and consist of the minimal wattage necessary.
 - a. Review and Approval of Construction Plans and Specifications; Mono County PWD Field Inspections; Prior to Project Grading Plan, Construction Plan, and Specifications Approval; during construction
 - b. TOML, Mono County CDD/PWD
 - c. Applicant
 - d. Design/ Ongoing
- 8) All active portions of the construction site shall be watered to prevent excessive amounts of dust.
 - a. Requirements must be incorporated into construction plans. Prior to Project Grading Plan and Specification Approval; During Construction/ Grading Activity
 - b. TOML, Mono County CDD/PWD
 - c. Applicant
 - d. Design/ Ongoing
- 9) All on-site parking areas and driveways, not including overflow and maintenance parking areas, shall be paved as soon as feasible (by Phase 2 and Phase 3) or watered periodically or otherwise stabilized until paved. The unpaved overflow and maintenance parking areas shall be stabilized to the satisfaction of Mono County.
 - a. Requirements must be incorporated into construction plans. Prior to Project Grading Plan and Specification Approval; During Construction/ Grading Activity; Progress review annually
 - b. TOML, Mono County PWD
 - c. Applicant
 - d. Design/ Ongoing
- 10) On-site vehicles shall be limited to a maximum speed of 15 miles per hour until the on-site parking areas and driveways are paved.
 - a. Requirements must be incorporated into construction plans. Prior to Project Grading Plan and Specification Approval; During Construction/ Grading Activity
 - b. TOML, Mono County PWD
 - c. Applicant
 - d. Design/ Ongoing
- 11) All construction equipment shall be equipped with required exhaust systems and mufflers.
 - a. Requirements must be incorporated into construction plans. Prior to Project Grading Plan and Specification Approval; During Construction/ Grading Activity
 - b. Mono County PWD, Town of Mammoth Lakes
 - c. Applicant
 - d. Design/ Ongoing
- 12) All necessary permits shall be obtained from Great Basin Unified Air Pollution Control District prior to commencement of construction activities.
 - a. Prior to Construction / Grading Activity
 - b. GBUAPCD, Mono County PWD, Town of Mammoth Lakes PWD
 - c. Applicant
 - d. Design/ Ongoing
- 13) The Project shall provide bus parking and adequate turn-around space.
 - a. Prior to Project Parking Grading Plan Approval

- b. Mono County CDD/PWD, Town of Mammoth Lakes
- c. Applicant
- d. Design

14) Sage-grouse typically begin gathering on leks in late February and begin the breeding season in early March, with the peak of breeding season occurring during late March through mid to late April. Therefore, vegetation clearing activities shall not occur from February 15 through July 30. However, if vegetation clearing activities must occur between February 15 and July 30 (i.e., Project vegetation clearing activities cannot feasibly avoid the breeding bird season), a nesting bird survey shall be conducted by a qualified biologist in compliance with California Department of Fish and Game nesting bird survey protocol. A qualified biologist should have experience in conducting breeding bird surveys. Beginning thirty (30) days prior to the disturbance of suitable nesting habitat, the Project proponent should arrange for weekly bird surveys to detect any protected native birds in the habitat to be removed and any other such habitat within 300 feet of the construction work area (within 500 feet for raptors). The last survey should be conducted no more than three (3) days prior to the initiation of vegetation clearing activities.

- If a protected native bird is found, the Project proponent should delay all vegetation clearing activities/construction disturbance activities in suitable nesting habitat or within 300 feet of nesting habitat (within 500 feet for raptor nesting habitat) until July 30 or continue the surveys in order to locate any nests. If an active nest is located, vegetation clearing and construction within 300 feet of the nest (within 500 feet for raptor nests) shall be postponed until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. Limits of construction to avoid a nest should be established in the field with flagging and stakes or construction fencing. Construction personnel should be instructed on the sensitivity of the area. The Project proponent should record the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of birds.
- If nesting birds are not found in the survey area, no further mitigation would be required and vegetation clearing and construction can commence.
 - a. Requires monitoring over a period of time; Prior to Vegetation Clearing/Construction/Grading Activity; During Construction/Grading Activity (if necessary)
 - b. Mono County CDD, Town of Mammoth Lakes PWD/CDD, and Qualified Biologist (if necessary)
 - c. Applicant
 - d. Design/On-going

15) The following measures shall be implemented to minimize impacts on Greater sage-grouse:

- i. Trash bins that are considered raven-proof shall be provided throughout the Whitmore Regional Park, as determined by a qualified biologist or California Department of Fish and Game representative.

- ii. Trash bins on the Project site shall be emptied and trash taken off-site a minimum of one time per week. If it is found that trash bins fill up more often than one time per week, the frequency of this service will be increased accordingly. Additional trash removal services shall be provided during and immediately following any special event on the Project site.

- iii. Signage shall be provided educating park visitors regarding the presence of Greater sage-grouse in surrounding habitats and potential impacts on this species as a result of human presence. Signage shall:

- A. Encourage park visitors to stay within the park limits during their visit;
- B. Encourage park visitors to dispose of trash in Town-provided trash cans that are deemed wildlife-proof (including raven-proof) by a qualified biologist or California Department Fish and Game;
- C. Encourage/require park visitors to keep all pets on leashes during their visit, except for developed areas that are secured with fences and gates (e.g., ball field used for dog agility classes);
- D. Be placed in prominent areas, including at least one sign in the parking lot and one sign at the entrance to the running track; and
- E. Educational signage shall not be taller than five feet high in order to reduce the potential for raven and/or raptor perching.

iv. The proposed addition of infrastructure including trees, buildings, light posts, and fences increases the perch space for ravens and raptors, thereby attracting additional sage-grouse predators to the area. In order to minimize potential new perching areas for sage-grouse predators, the following minimization measures shall be implemented:

- A. Additional trees planted for Project landscaping shall be minimized to only the number necessary to comply with Town and Mono County regulations regarding development, such as aesthetics, air quality (e.g., dust control), and water quality (e.g., erosion control).
- B. The trees proposed to be planted shall be replaced with shorter plant materials to the maximum extent feasible.
- C. Lighting on posts shall be minimized to the greatest extent feasible. If possible, lights shall be fitted with bird-detering equipment such as spikes at the top where predators would potentially perch.
- D. Fencing associated with the proposed Project shall be minimized to the greatest extent feasible.
- E. New or relocated barbed wire fence shall be avoided to the maximum extent feasible. All newly constructed or relocated wire fence shall be equipped with reflective flight diverters or markers that flip in the wind and glow in the dark to prevent collisions under low light conditions.
 - a. Requires monitoring over a period of time; Prior to Project Specifications Approval (i.e., trash, signs, landscape, lighting, and fencing); Mono County CDD Field Inspections; Project Operations
 - b. Town of Mammoth Lakes PWD/CDD, Mono County CDD,
 - c. Applicant
 - d. Design/On-going

16) The following measures will be implemented to minimize the invasion of cheat grass and other non-native weeds as a result of Project development:

During Construction

- i. Vegetation clearing shall be minimized to the extent possible, such that vegetation is only removed in areas requiring clearing for development, if possible.
- ii. Mature and seedling cheat grass and invasive plants shall be removed through means appropriate for the site, including hand-pulling, mechanical clearing, and/or the application of herbicides. If

mechanical clearing is to be used, a moldboard plow should be utilized and adjusted to turn over soil and bury soil surfaces at least two and one-half inches deep to prevent germination.

- iii. Immediately following the removal of cheat grass or invasive species (“target species”) a pre-emergent herbicide shall be applied to all areas where target species were found. The application of herbicide should be made in late summer or the fall for the best results. Herbicides such as *Journey* and *Plateau* should be considered for use. In particular, Journey, when applied properly will not kill most perennial native plants, but will prevent cheat grass from germinating.
- iv. In all cases, the application of herbicide shall use best management practices to avoid erosion and herbicides in runoff from reaching rivers, streams, lakes, and other wetland areas.
- v. Any re-vegetation of disturbed soils shall take place as soon as feasible after the removal of target species and/or the application of herbicide. Soil surfaces should not be exposed for prolonged periods of time, particularly during the spring when invasives are setting seed.
- vi. Topsoil shall be stored in a designated area that will not be prone to the spread of invasive weeds, such as on pavement.
- vii. All stockpiled soil shall be covered due to heavy amounts of cheat grass in the sagebrush scrub understory.
- viii. Gravel and fill should come from weed-free sources.
- ix. If construction vehicles must travel over vegetated areas, tires shall be cleaned of all mud, dirt, and plant parts before moving into relatively weed-free areas.
- x. The removal of roadside vegetation during construction shall be minimized to the greatest extent possible.
- xi. Erosion and sediment control materials shall be certified as weed-free.
- xii. A construction schedule shall be developed to closely coordinate activities such as clearing, grading, and reseeded, to ensure areas are not prematurely stripped of native vegetation and revegetation activities be conducted as soon as possible following development.

Following Construction

- xiii. Any bare ground as a result of construction activities shall be revegetated using certified weed-free seed and/or native plants known from the surrounding area.
- xiv. If revegetation is required, a revegetation plan shall be prepared that:
 - a. Ensures establishment and maintenance of vigorous, desirable native vegetation to discourage weeds;
 - b. Provides for monitoring of all revegetated areas for weed infestation;
 - c. Provides for treatment of all weeds within newly seeded areas with a California Department of Fish and Game approved herbicide;

- d. Provides for the use of mulch, if applicable, to minimize the amount of noxious weed seeds that will reach the soil surface and subsequently germinate;
- e. Required the landscaping contractor to obtain soil and mulches from weed-free sources;
- f. Ensures that any seed used in revegetation or landscaping shall be certified weed-free; and
- g. Provides for a minimum of three years of monitoring and management of revegetated areas following the above guidelines.
 - a. Requires monitoring over a period of time; Prior to Project Grading Plan and Specification Approval; During Construction/Grading Activity/ Re-Vegetation
 - b. Mono County CDD/PWD, Town of Mammoth Lakes PWD/CDD
 - c. Applicant
 - d. Design/On- going

17) If cultural resources are identified during ground disturbance associated with the Project, ground disturbing activities near the find shall cease, and an archaeological monitoring program should be implemented. The monitoring program shall be managed by an archaeologist who meets the *Secretary of the Interior's Professional Qualification Standards*. The archaeological monitoring program shall include provisions for an archaeological monitor; assessing the significance of archaeological finds; consideration of avoidance and minimization of impacts to significant archaeological resources (in consultation with the Town and Mono County); mitigation measures including archaeological excavation, laboratory analysis, reporting, and curation; and consultation with Indian Tribes if resource is prehistoric in nature.

- a. Requires monitoring over a period of time; usually linked to development of the all-weather track and field facility and associated amenities, and concession building construction. During Ground Disturbance
- b. Mono County CDD/PWD, Town of Mammoth Lakes PWD/CDD
- c. Applicant
- d. Design/On- going

18) If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify the Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

- a. Requires monitoring over a period of time; usually linked to development of the all-weather track and field facility and associated amenities, and concession building construction. During Ground Disturbance
- b. Mono County CDD/PWD, Town of Mammoth Lakes PWD/CDD
- c. Applicant
- d. Design/On- going

19) A building permit shall be obtained for the concessions building to ensure that all applicable Uniform Building Code standards and requirements of the Alquist-Priolo Earthquake Fault Zoning Act are met.

- a. Prior to Concessions Building Permit Approval

- b. Mono County Building Department, Town of Mammoth Lakes PWD/CDD
 - c. Applicant
 - d. Design
- 20) All recommendations of the Sierra Geotechnical Services, Inc Recommendations for Structural Section and Paving (2007) including but not limited to foundation preparation and design, concrete slab-on-grade, preliminary pavement recommendations, and earthwork and grading specifications, shall be implemented. This shall be reviewed prior to the issuance of building and grading permits.
- a. Prior to Project Grading Plans and Building Permit Approval
 - b. Mono County Building Department/Public Works, Town of Mammoth Lakes PWD/CDD
 - c. Applicant
 - d. Design
- 21) The Long Valley Fire Protection District shall review and approve the Project plans in coordination with TOML and Mono County, such as through the provision of a will-serve letter.
- a. Prior to Project Grading Plans and Building Permit Approval
 - b. Mono County CDD and Long Valley Fire Protection District
 - c. Applicant
 - d. Design
- 22) All wastewater treatment and disposal systems shall be designed, constructed, and maintained in accordance with requirements established by the Lahontan Regional Water Quality Control Board and Mono County Health Department. Waste discharge permits shall be obtained prior to the installation of wastewater facilities.
- a. Prior to Project Grading Plans and Specifications Approval; Prior to Construction
 - b. Mono County Public Works/Health Department, and Lahontan Regional Water Quality Control Board
 - c. Applicant
 - d. Design
- 23) The Project shall install adequately designed drainage retention facilities in accordance with the Lahontan Regional Water Quality Control Board requirements. A drainage and erosion control plan shall be submitted to the Lahontan Regional Water Quality Control Board and Mono County Public Works Department prior to grading activities.
- a. Prior to Project Grading Plans and Specifications Approval
 - b. Mono County Public Works and Lahontan Regional Water Quality Control Board
 - c. Applicant
 - d. Design
- 24) All exposed soil areas shall be stabilized and/or reseeded according to an approved landscape/ revegetation/erosion control plan. All stockpiles of unsuitable soil materials shall be removed and disposed of at an approved site(s) designated by Mono County.
- a. Prior to Project Grading Plans and Specifications Approval; During Construction
 - b. Mono County Public Works and Town of Mammoth Lakes
 - c. Applicant
 - d. Design
- 25) A Storm Water Pollution Prevention Plan (SWPPP) shall be prepared with the grading plans to fulfill regulatory requirements.
- a. Prior to Project Grading Plans and Specifications Approval; During Construction
 - b. Mono County Public Works, TOML, and Lahontan Regional Water Quality Control Board

- c. Applicant
 - d. Design
- 26) Permanent erosion control measures shall be placed on all graded slopes. No graded areas shall be left unstabilized as required by the Mono County Public Works Department and Lahontan Regional Water Quality Control Board.
- a. Prior to Project Grading Plans and Specifications Approval; During Construction
 - b. Mono County Public Works, TOML, and Lahontan Regional Water Quality Control Board
 - c. Applicant
 - d. Design
- 27) Town of Mammoth Lakes special event permits shall be required for special events on the Project site. Special event permits shall regulate the number of people and parking and staging areas on the Project site, as well as other issues, such as noise. No parking or staging shall be permitted outside of designated areas (e.g. undisturbed areas).
- a. Prior to Special Events on the Project Site
 - b. Town of Mammoth Lakes
 - c. Applicant
 - d. Design
- 28) The parking areas shall be reconfigured and/or redesigned as necessary to provide a adequate bus parking and turnaround space, while still providing the required vehicle parking spaces for the Project and the existing ball fields.
- a. Prior to Project parking Grading Plan Approval
 - b. Mono County CDD/PW, and TOML CDD
 - c. Applicant
 - d. Design
- 29) If year round use of the Project occurs, the Town of Mammoth Lakes shall expand snow removal operations at the Project. The Project's snow removal level of service shall be established at a level that would have no impact on the Town's existing prioritization list of snow removal operations and levels of service within Mammoth Lakes.
- a. Prior to approval of year round use of Project
 - b. Town of Mammoth Lakes PWD, and Mono County CDD/PW
 - c. Applicant
 - d. Design/ Ongoing
- 30) The Project shall implement recommendations 3 and 4 from the Water System Supply and Capacity Evaluation (Whitmore Track and Field Project, IS/Mitigated Negative Declaration, Appendix E) regarding the existing pipe network and storage tanks manifold. The Project shall consider implementing the remaining recommendations as appropriate and feasible.
- a. Prior to Grading Plan and Specification Approval
 - b. Town of Mammoth Lakes PWD, and Mono County CDD/PW
 - c. Applicant
 - d. Design/ Ongoing
- 31) All signs shall be in conformance with the sign plan and Chapter 07 of the Mono County General Plan.
- a. Prior to Building Permit Approval
 - b. Community Development Department and the TOML
 - c. Applicant

d. Design / Ongoing

- 32) If operations of the Whitmore Park and the Track and Field Project exceed 594 people on a regular basis, the applicant and park operators shall notify Airport Land Use Commission staff. The applicant shall either curtail operations to comply with density standards or the applicant shall submit an approved Federal Aviation Administration (FAA) Airport Layout Plan (ALP) to Airport Land Use Commission. An approved ALP will allow ALUC to initiate an update to the Airport Land Use Plan.
- a. Annual Report
 - b. Mono County, ALUC Staff
 - c. Applicant
 - d. Design/ Ongoing / unless density requirement modified within the ALUP
- 33) The approval of Use Permit 10-006 does not commit the County to project and facility maintenance responsibilities. An updated maintenance agreement between the County and the Town of Mammoth Lakes is required.
- a. Prior to Construction
 - b. Town of Mammoth Lakes PW, Mono County PW
 - c. Applicant
 - d. Design/ Ongoing
- 34) Two 40-foot cargo containers are allowed for storage during phase one of the project and shall be removed from project site within 2 months of Certificate of Occupancy of the Concession Building during phase two. If the cargo containers are in place for longer than 180 days, a building permit shall be obtained for the cargo containers, and the applicant shall comply with all Building Division requirements. Cargo containers shall be painted a dark earth tone color to comply with Scenic Combining District standards.
- a. Prior to Building Permit Approval
 - b. Community Development Department and the TOML
 - c. Applicant
 - d. Design / Ongoing
- 35) An encroachment permit shall be obtained from the Department of Public Works for access onto Benton Crossing Road from the project site.
- a. Prior to Construction
 - b. Town of Mammoth Lakes PW, Mono County PW
 - c. Applicant
 - d. Design/ Ongoing
- 36) Project shall comply with all Environmental Health requirements.
- a. Prior to Construction
 - b. Town of Mammoth Lakes PW, Mono County PW
 - c. Applicant
 - d. Design/ Ongoing
- 37) Grading plans shall be coordinated between the Town of Mammoth Lakes and the Mono County Public Works Department prior to grading activity.
- a. Prior to Project Grading Plans and Specifications Approval; During Construction
 - b. Mono County Public Works, TOML
 - c. Applicant
 - d. Design

- 38) The lease area and parking areas shall be maintained in a neat, clean and orderly manner, including upkeep of fencing and landscaping. Accumulation of inoperative vehicles or parts thereof, junk, scrap materials, dead organic matter, debris, garbage, offal, rodent harborages, stagnant water, combustible materials, dead vegetation and similar materials or conditions constitutes fire, health or safety hazards are prohibited.
- a. Requires monitoring over a period of time; usually linked to development of the all-weather track and field facility and associated amenities, and concession building construction.
 - b. Town of Mammoth Lakes (TOML), Mono County Community Development (CDD) and Code Compliance
 - c. Applicant
 - d. Design / Ongoing / Cumulative
- 39) Landscaping shall comply with the Town of Mammoth Lakes Landscape Ordinance.
- a. Requires monitoring over a period of time; Prior to Project Grading Plan and Specification Approval; During Construction/Grading Activity/ Re-Vegetation
 - b. Town of Mammoth Lakes PWD/CDD. Mono County CDD
 - c. Applicant
 - d. Design/On- going
- 40) Project proponent shall provide an annual report reviewing success and progress of condition implementation of this use permit 10-006 and the Mitigation Monitoring and Reporting Program on an annual basis no later than November 30st of each year through the development of all three phases.
- a. Requires monitoring over a period of time; usually linked to development of the all-weather track and field facility and associated amenities, and concession building construction.
 - b. Submitted to Mono County Community Development (CDD) and Code Compliance
 - c. Applicant
 - d. Design / Ongoing / Due November 30th of each year through third phase