

**Conway and Mattly Ranches  
Conservation Easement**

**BASELINE DOCUMENTATION REPORT**

**EXHIBITS**

## **EXHIBIT A**

### Legal Description of Property

#### **PARCEL 1:**

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 25 EAST MDM, IN THE COUNTY OF MONO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE.

(APN: 19-100-19)

#### **PARCEL 2:**

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 26 EAST MDM, IN THE COUNTY OF MONO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

(APN: PORTION 19-110-16)

#### **PARCEL 3:**

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 26 EAST MDM, IN THE COUNTY OF MONO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF FILED IN THE DISTRICT LAND OFFICE ON DECEMBER 17, 1857.

(APN: PORTION 19-110-16)

#### **PARCEL 4:**

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 26 EAST, M.D.M., IN THE COUNTY OF MONO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLACE THEREOF.

(APN: PORTION 19-110-16)

#### **PARCEL 5:**

LOTS A, 5 THROUGH 14, INCLUSIVE, 17 THROUGH 21 INCLUSIVE AND LOTS 24 THROUGH 108, INCLUSIVE, IN TRACT NO. 34-13, IN BOOK 9, PAGES 53 TO 53H, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

(APNS: 19-200-01 THROUGH 06; 19-200-09 THROUGH 13; 19-200-16 THROUGH 50 AND 19-210-05 THROUGH 59/**NOTE: THE APNS MAY OR MAY NOT MATCH THE LOT NUMBERS**)

EXCEPTING FROM PARCEL 5, LOTS 5, 17, 24 AND 105 THROUGH 108, INCLUSIVE, IN TRACT NO. 34-13, IN BOOK 9, PAGES 53 TO 53H, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

(APNS: 19-200-09, 19-200-13, 19-200-16, 19-210-05, 19-210-12 THROUGH -15, INCLUSIVE)

**PARCEL 6:**

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER; THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, ALL IN SECTION 1 TOWNSHIP 2 NORTH, RANGE 25 EAST, MDM, IN THE COUNTY OF MONO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF. EXCEPT THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE STATE OF CALIFORNIA IN DEED RECORDED MARCH 29, 1961 IN BOOK 50 PAGE 224 OF OFFICIAL RECORDS.

(APN: PORTION 19-100-20)

**PARCEL 7:**

THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, ALL IN SECTION 6, TOWNSHIP 2 NORTH, RANGE 26 EAST, MDM, IN THE COUNTY OF MONO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

(APN: PORTION 19-110-16)

**PARCEL 8:**

THE SOUTH HALF OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 25 EAST, MDM IN THE COUNTY OF MONO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF

(APN: 19-100-08)

**PARCEL 9:**

THE NORTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER IN SECTION 1 TOWNSHIP 2 NORTH, RANGE 25 EAST, MDM, IN THE COUNTY OF MONO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF. EXCEPT THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE STATE OF CALIFORNIA IN DEED RECORDED MARCH 29, 1961 IN BOOK 50 PAGE 224 OF OFFICIAL RECORDS.

(APN: PORTION 19-100-20)

**PARCEL 10:**

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 25 EAST, MDM, IN THE COUNTY OF MONO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF. EXCEPT THEREFROM, THAT PORTION OF SAID LAND AS CONVEYED TO THE STATE OF CALIFORNIA IN DEED RECORDED MARCH 29, 1961 IN BOOK 50 PAGE 224 OF OFFICIAL RECORDS.

(APNS: 11-200-09 &10)

**PARCEL 11:**

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 26 EAST, MDM, IN THE COUNTY OF MONO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

(APN: 11-280-21)

**PARCEL 12:**

THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER; THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; ALL IN SECTION 6, TOWNSHIP 2 NORTH, RANGE 26 EAST, MDM, IN THE COUNTY OF MONO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

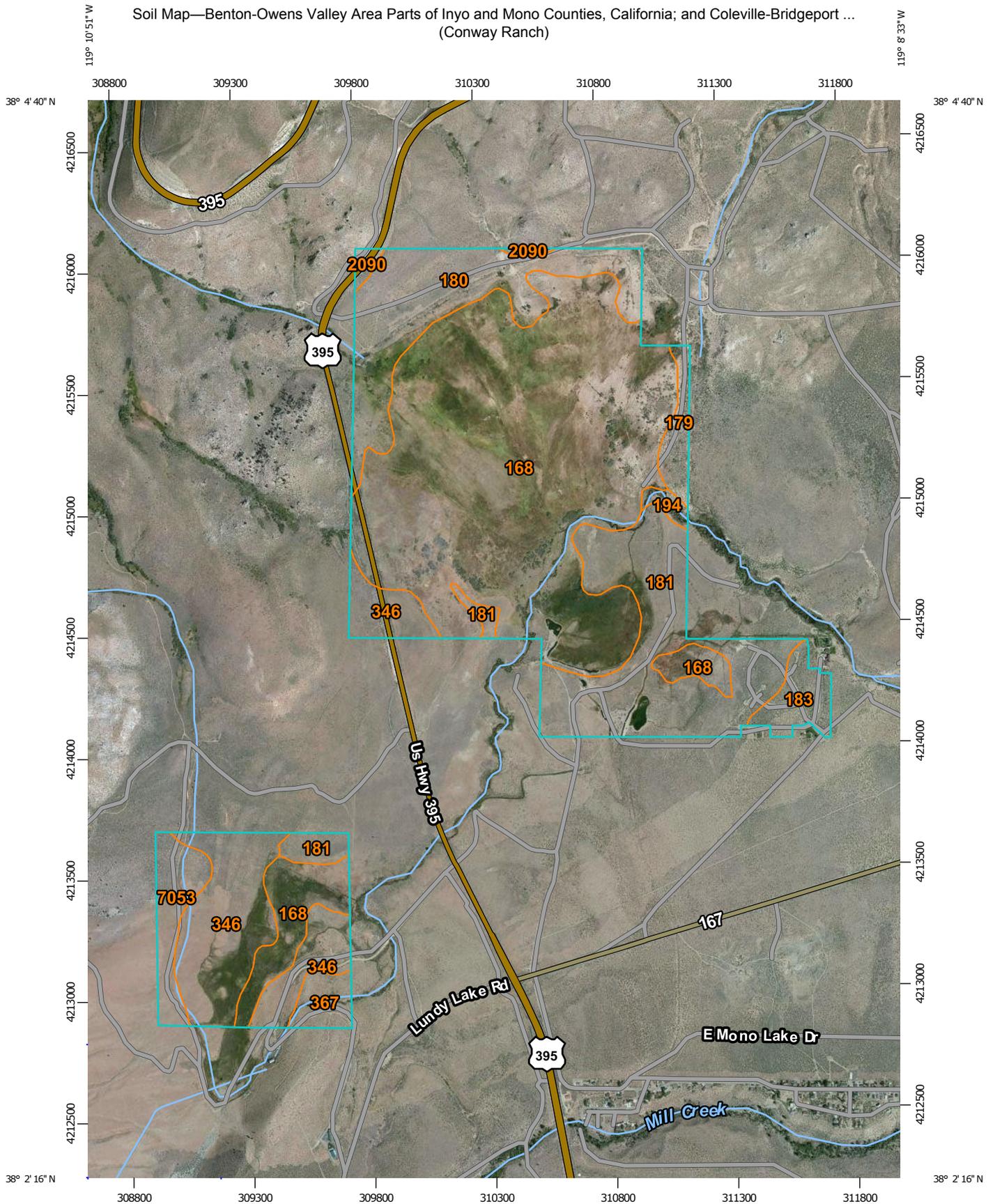
(APN: PORTION 19-110-16)

TOGETHER WITH A RIGHT OF INGRESS AND EGRESS OVER THE ROADS SHOWN ON TRACT MAP 34-13 FOR EASEMENT MONITORING AND ENFORCEMENT PURPOSES

**Exhibit B**  
Policy of Title Insurance

[INSERT WHEN AVAILABLE]

Soil Map—Benton-Owens Valley Area Parts of Inyo and Mono Counties, California; and Coleville-Bridgeport ...  
(Conway Ranch)



Map Scale: 1:21,600 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 11N WGS84

## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

### Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

### Water Features



Streams and Canals

### Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

### Background



Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Benton-Owens Valley Area Parts of Inyo and Mono Counties, California

Survey Area Data: Version 12, Nov 12, 2013

Soil Survey Area: Coleville-Bridgeport Area, Parts of Alpine and Mono Counties, California

Survey Area Data: Version 2, Dec 20, 2013

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 12, 2010—Jul 3, 2011

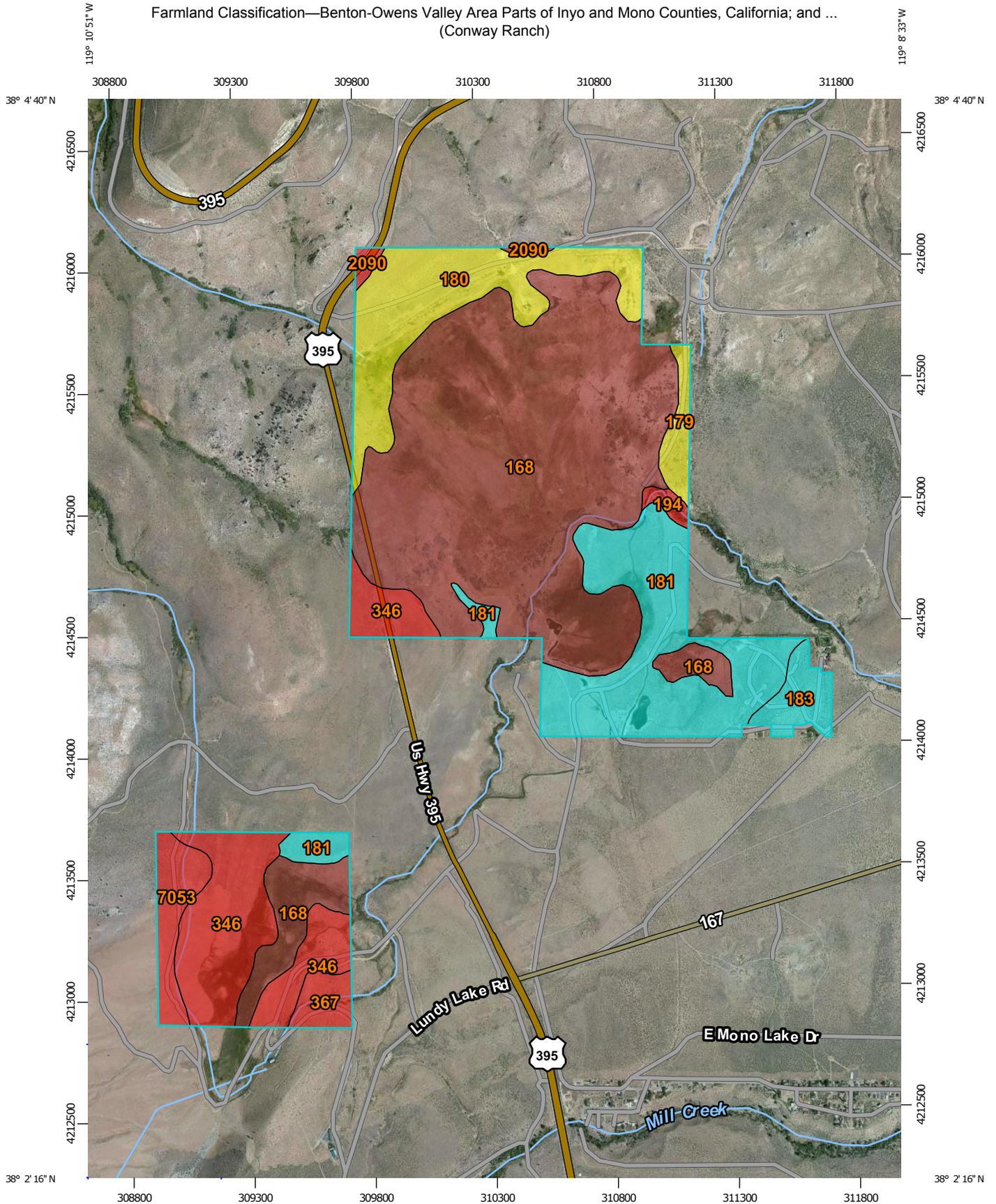
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

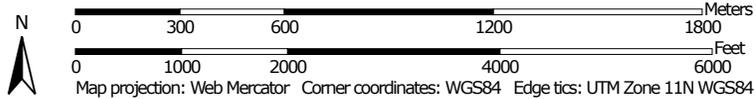
<b>Benton-Owens Valley Area Parts of Inyo and Mono Counties, California (CA802)</b>			
<b>Map Unit Symbol</b>	<b>Map Unit Name</b>	<b>Acres in AOI</b>	<b>Percent of AOI</b>
168	Conway sandy loam, 0 to 8 percent slopes	413.4	51.2%
179	Dechambeau gravelly sandy loam, 0 to 2 percent slopes	12.8	1.6%
180	Dechambeau gravelly sandy loam, 2 to 4 percent slopes	89.6	11.1%
181	Dechambeau very gravelly-Dechambeau complex, 0 to 4 percent slopes	127.0	15.7%
183	Dechambeau-Orecart complex, 2 to 15 percent slopes	17.9	2.2%
194	Fluvaquentic Endoaquolls-Xerofluvents complex, 0 to 4 percent slopes	4.2	0.5%
346	Warrior very gravelly sandy loam, 5 to 15 percent slopes	100.8	12.5%
367	Xeric Haplargids, 5 to 30 percent slopes	12.7	1.6%
<b>Subtotals for Soil Survey Area</b>		<b>778.4</b>	<b>96.4%</b>
<b>Totals for Area of Interest</b>		<b>807.2</b>	<b>100.0%</b>

<b>Coleville-Bridgeport Area, Parts of Alpine and Mono Counties, California (CA686)</b>			
<b>Map Unit Symbol</b>	<b>Map Unit Name</b>	<b>Acres in AOI</b>	<b>Percent of AOI</b>
2090	Rancheria-Sinnacut-Rattlegulch association	4.2	0.5%
7053	Lonecabin very gravelly sandy loam, 4 to 30 percent slopes	24.6	3.0%
<b>Subtotals for Soil Survey Area</b>		<b>28.8</b>	<b>3.6%</b>
<b>Totals for Area of Interest</b>		<b>807.2</b>	<b>100.0%</b>

Farmland Classification—Benton-Owens Valley Area Parts of Inyo and Mono Counties, California; and ...  
(Conway Ranch)



Map Scale: 1:21,600 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 11N WGS84

### MAP LEGEND

#### Area of Interest (AOI)

 Area of Interest (AOI)

#### Soils

##### Soil Rating Polygons

-  Not prime farmland
-  All areas are prime farmland
-  Prime farmland if drained
-  Prime farmland if protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated
-  Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated and drained
-  Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season

-  Prime farmland if subsoiled, completely removing the root inhibiting soil layer
-  Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
-  Prime farmland if irrigated and reclaimed of excess salts and sodium
-  Farmland of statewide importance
-  Farmland of local importance
-  Farmland of unique importance
-  Not rated or not available

##### Soil Rating Lines

-  Not prime farmland
-  All areas are prime farmland
-  Prime farmland if drained

-  Prime farmland if protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated
-  Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated and drained
-  Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season
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-  Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60

-  Prime farmland if irrigated and reclaimed of excess salts and sodium
-  Farmland of statewide importance
-  Farmland of local importance
-  Farmland of unique importance
-  Not rated or not available

##### Soil Rating Points

-  Not prime farmland
-  All areas are prime farmland
-  Prime farmland if drained
-  Prime farmland if protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated
-  Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season

-  Prime farmland if irrigated and drained
-  Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season
-  Prime farmland if subsoiled, completely removing the root inhibiting soil layer
-  Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
-  Prime farmland if irrigated and reclaimed of excess salts and sodium
-  Farmland of statewide importance
-  Farmland of local importance
-  Farmland of unique importance
-  Not rated or not available

##### Water Features

## MAP INFORMATION

-  Streams and Canals
- Transportation**
-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads
- Background**
-  Aerial Photography

The soil surveys that comprise your AOI were mapped at 1:24,000.

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The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Farmland Classification

Farmland Classification— Summary by Map Unit — Benton-Owens Valley Area Parts of Inyo and Mono Counties, California (CA802)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
168	Conway sandy loam, 0 to 8 percent slopes	Prime farmland if irrigated and drained	413.4	51.2%
179	Dechambeau gravelly sandy loam, 0 to 2 percent slopes	Prime farmland if irrigated	12.8	1.6%
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<b>Totals for Area of Interest</b>			<b>807.2</b>	<b>100.0%</b>

Farmland Classification— Summary by Map Unit — Coleville-Bridgeport Area, Parts of Alpine and Mono Counties, California (CA686)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
2090	Rancheria-Sinnacut-Rattlegulch association	Not prime farmland	4.2	0.5%
7053	Lonecabin very gravelly sandy loam, 4 to 30 percent slopes	Not prime farmland	24.6	3.0%
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## Description

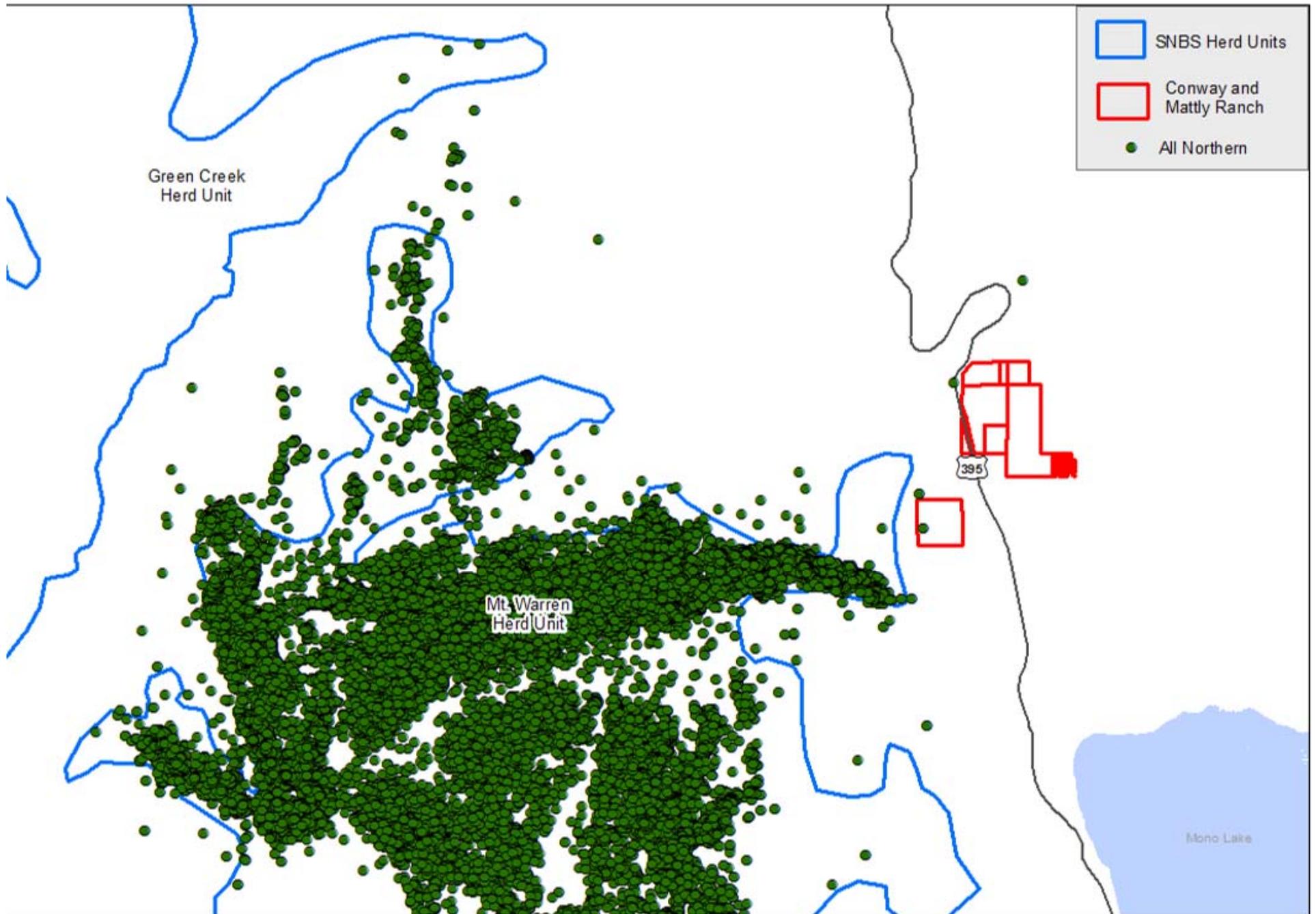
Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

## Rating Options

*Aggregation Method:* No Aggregation Necessary

*Tie-break Rule:* Lower

# SNBS Locations Mt. Warren Herd Unit 2002-2014



0 0.5 1 Miles

Table III-14. List of the dominant plant species found or presumed to be present on the Conway Ranch project site.

Plant Species	Plant Community				
	Big Sagebrush Scrub	Dry Meadow	Wet Meadow	Trasmontane Freshwater Marsh	Modoc-Great Basin Riparian Scrub
<b>Equisetales</b>					
<u>Equisetum arvense</u>			X		
<b>Coniferales</b>					
<b>Ephedraceae</b>					
<u>Ephedra viridis</u>	X				
<b>Cupressaceae</b>					
<u>Juniperus osteosperma</u>	X				
<b>Monocotyledoneae</b>					
<b>Cyperaceae</b>					
<u>Carex nebrascensis</u>		X	X	X	X
<u>Carex simulata</u>		X	X	X	X
<u>Eleocharis bella</u>		X	X	X	X
<u>Scirpus acutus</u>				X	
<u>Scirpus microcarpus</u>			X		
<b>Gramineae</b>					
<u>Agropyron spicatum</u>	X	X			
<u>Bromus tectorum</u>	X	X			X
<u>Deschampsia caespitosa</u>		X			
<u>Distichlis spicata stricta</u>	X	X	X		X
<u>Festuca idahoensis</u>	X	X			
<u>Elymus cinereus</u>	X	X			
<u>Hordeum brachyantherum</u>			X		
<u>Oryzopsis hymenoides</u>	X				
<u>Phleum communtatum</u>		X			
<u>Poa compressa</u>		X	X	X	
<u>Poa juncaefolia</u>			X		
<u>Poa nevadensis</u>			X		
<u>Poa pratensis</u>		X	X	X	X
<u>Poa secunda</u>		X	X		
<u>Sitanion hystrix</u>	X	X			
<u>Stipa comata</u>	X	X			
<u>Stipa occidentalis</u>	X	X			
<b>Iridaceae</b>					
<u>Iris missouriensis</u>		X	X		
<u>Sisyrinchium halophyllum</u>		X	X		
<b>Juncaceae</b>					
<u>Juncus balticus</u>	X	X	X	X	X
<u>Juncus nevadensis</u>		X	X		
<u>Juncus nodosus</u>			X	X	
<b>Juncaginaceae</b>					
<u>Triglochin coccinia debilis</u>			X		
<b>Liliaceae</b>					
<u>Calochortus bruneaunis</u>	X				
<u>Zigadenus venosus</u>	X				
<b>Typhaceae</b>					
<u>Typha latifolia</u>				X	
<b>Dicotyledoneae</b>					
<b>Caryophyllaceae</b>					
<u>Cerastium arvense</u>		X			
<u>Stellaria longipes</u>		X	X		
<b>Chenopodiaceae</b>					
<u>Atriplex confertifolia</u>	X				
<u>Atriplex pusilla</u>	X				
<b>Compositae</b>					
<u>Achillea millifolium lanulosa</u>		X	X		X

Table III-14 (continued).

Plant Species	Plant Community				
	Big Sagebrush Scrub	Dry Meadow	Wet Meadow	Trasmontane Freshwater Marsh	Modoc-Great Basin Riparian Scrub
<u>Artemesia tridentata</u>					
<u>tridentata</u>	X				
<u>Aster hesperius</u>			X		
<u>Chrysothamnus nauseosus</u>					
<u>albicaulis</u>	X				
<u>Chrysothamnus viscidiflorus</u>	X				
<u>Phalacroseris bolanderi</u>		X	X		
<u>Taraxacum officinale</u>	X	X	X		X
<u>Wyethia mollis</u>	X				
Cruciferae					
<u>Arabis sparsifolia</u>					
<u>sparsifolia</u>	X				
Eleaginaceae					
<u>Shepherdia argentea</u>					X
Euphorbiaceae					
<u>Verbascum thapsus</u>	X	X	X		X
Grosulariaceae					
<u>Grosularia velutinum</u>	X				
<u>Ribes viscosissimum</u>					X
Hydrophyllaceae					
<u>Phacelia bicolor</u>	X				
<u>Phacelia</u> spp.	X				
Leguminosae					
<u>Astragalus</u> spp.	X				
<u>Lupinus caudatus</u>	X				
<u>Lupinus</u> spp.	X				
<u>Trifolium longipes</u>		X	X		
<u>Trifolium repens</u>		X	X		
<u>Trifolium</u> spp.		X	X		
Violaceae					
<u>Viola nephrophylla</u>			X		
Plantaginaceae					
<u>Plantago major</u>		X	X		X
Polemoniaceae					
<u>Leptodactylon pungens</u>					
<u>pulchriflorum</u>	X				
<u>Phlox standsburyi</u>	X				
Polygonaceae					
<u>Eriogonum baileyi</u>	X				
<u>Polygonum</u> sp.				X	
<u>Rumex crispus</u>		X	X	X	
Portulacaceae					
<u>Lewisia nevadensis</u>			X		
<u>Lewisia rediviva</u>	X				
Ranunculaceae					
<u>Delphinium andersonii</u>	X				
Rosaceae					
<u>Cercocarpus ledifolius</u>	X				
<u>Potentilla glandulosa</u>					
<u>nevadensis</u>		X	X		
<u>Prunus andersonii</u>	X				X
<u>Purshia tridentata</u>	X				X
<u>Rosa woodsii ultramontana</u>		X	X		X
Salicaceae					
<u>Salix exigua</u>		X			X
<u>Salix lutea</u>		X			X
<u>Salix lutea watsonii</u>		X			X
Scrophulariaceae					
<u>Castilleja</u> spp.	X				
<u>Collinsia parviflora</u>	X				
<u>Mimulus guttatus</u>			X		

## **Exhibit F**

Wildlife Species Observed on the Conway Ranch Project Site

Conway Ranch Final EIR, 1990

Observers: Beak Consultants, Inc. and Mandelbaum and Strauss 1988

### **Birds**

Mallard

Green-winged teal

Cinnamon teal

Turkey vulture

Northern harrier

Cooper's hawk

Red-tailed hawk

American kestrel

Prairie falcon

Sage grouse

Killdeer

Spotted sandpiper

Wilson's snipe

Great blue heron

California gull

Mourning dove

Great-horned owl

Belted kingfisher

Red-breasted sapsucker

Northern flicker

Western wood peewee

Say's phoebe

Western kingbird

Violet-green swallow

Northern rough-winged swallow

Cliff swallow

Black-billed magpie

Common raven

Clark's nutcracker

Bushtit

Rock wren

Bewick's wren

House wren

Marsh wren

Ruby-crowned kinglet

Mountain bluebird

American robin

Sage thrasher

Yellow warbler

Orange-crowned warbler

Yellow-rumped warbler

Wilson's warbler

Yellow-breasted chat

Lazuli bunting

Green-tailed towhee

Spotted towhee

Savannah sparrow

Brewer's sparrow

Chipping sparrow

Lake sparrow

Sage sparrow

Song sparrow

White-crowned sparrow

Golden-crowned sparrow

Western meadowlark

Yellow-headed blackbird

Red-winged blackbird

Brewer's blackbird

Brown-headed cowbird

Northern oriole

European starling

House finch

### **Mammals**

Broad-handed mole

Pocket gopher

Black-tailed jackrabbit

Mountain cottontail

California ground squirrel

Belding's ground squirrel

Least chipmunk

Long-tailed weasel

Badger

Rocky mountain mule deer

Coyote

### **Reptiles**

Sagebrush lizard



**Summary Table Report**  
**California Department of Fish and Wildlife**  
**California Natural Diversity Database**



Query Criteria: Quad is (Lundy (3811912))

Name (Scientific/Common)	CNDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks						Population Status		Presence		
						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
<i>Allium atrorubens var. atrorubens</i> Great Basin onion	G4T4 S2	None None	Rare Plant Rank - 2B.3	7,600 7,600	19 S:1	0	0	0	0	0	1	1	0	1	0	0
<i>Aplodontia rufa californica</i> Sierra Nevada mountain beaver	G5T3T4 S2S3	None None	CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern	6,500 6,500	16 S:1	1	0	0	0	0	0	1	0	1	0	0
<i>Artemia monica</i> Mono Lake brine shrimp	G3 S3	None None	IUCN_CD-Conservation Dependent	6,409 6,409	1 S:1	0	0	0	0	0	1	0	1	1	0	0
<i>Boechera tularensis</i> Tulare rockcross	G2 S2	None None	Rare Plant Rank - 1B.3 USFS_S-Sensitive	8,000 8,000	28 S:1	0	0	0	0	0	1	1	0	1	0	0
<i>Buteo swainsoni</i> Swainson's hawk	G5 S3	None Threatened	ABC_WLBCC-Watch List of Birds of Conservation Concern BLM_S-Sensitive IUCN_LC-Least Concern USFWS_BCC-Birds of Conservation Concern	8,120 8,120	2394 S:1	0	0	0	0	0	1	1	0	1	0	0
<i>Euderma maculatum</i> spotted bat	G4 S2S3	None None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern WBWG_H-High Priority	6,457 6,457	68 S:1	0	0	0	0	0	1	0	1	1	0	0
<i>Eumops perotis californicus</i> western mastiff bat	G5T4 S3?	None None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern WBWG_H-High Priority	6,457 6,457	293 S:1	0	0	0	0	0	1	0	1	1	0	0
<i>Lasiurus cinereus</i> hoary bat	G5 S4?	None None	IUCN_LC-Least Concern WBWG_M-Medium Priority	6,457 6,457	235 S:1	0	0	0	0	0	1	0	1	1	0	0
<i>Lupinus duranii</i> Mono Lake lupine	G2 S2	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive USFS_S-Sensitive	8,500 8,500	32 S:1	0	0	0	0	0	1	1	0	1	0	0



**Summary Table Report**  
**California Department of Fish and Wildlife**  
**California Natural Diversity Database**



Name (Scientific/Common)	CNDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks						Population Status		Presence		
						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
<i>Martes caurina sierrae</i> Sierra marten	G5T3 S3	None None	USFS_S-Sensitive	7,800 7,800	111 S:1	0	0	0	0	0	1	1	0	1	0	0
<i>Mimulus glabratus ssp. utahensis</i> Utah monkeyflower	G5T5? S1	None None	Rare Plant Rank - 2B.1	6,400 6,400	5 S:1	0	0	0	0	0	1	1	0	1	0	0
<i>Myotis yumanensis</i> Yuma myotis	G5 S4?	None None	BLM_S-Sensitive IUCN_LC-Least Concern WBWG_LM-Low-Medium Priority	6,457 6,457	256 S:1	0	0	0	0	0	1	0	1	1	0	0
<i>Ochotona princeps schisticeps</i> gray-headed pika	G5T2T4 S2S4	None None	IUCN_NT-Near Threatened	7,840 10,030	328 S:14	0	0	0	0	0	14	0	14	14	0	0
<i>Pyrgulopsis wongi</i> Wong's springsnail	G2 S2	None None	IUCN_LC-Least Concern USFS_S-Sensitive	8,130 8,130	50 S:1	0	0	0	0	0	1	1	0	1	0	0
<i>Ranunculus hydrocharoides</i> frog's-bit buttercup	G4G5 S1	None None	Rare Plant Rank - 2B.1	7,440 7,440	4 S:1	0	0	0	0	0	1	1	0	1	0	0
<i>Setophaga petechia</i> yellow warbler	G5 S3S4	None None	CDFW_SSC-Species of Special Concern USFWS_BCC-Birds of Conservation Concern	6,400 7,950	48 S:3	0	0	0	0	0	3	1	2	3	0	0
<i>Streptanthus oliganthus</i> Masonic Mountain jewelflower	G2G3 S2	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive USFS_S-Sensitive	7,400 8,360	18 S:3	0	0	1	1	0	1	1	2	3	0	0
<i>Taxidea taxus</i> American badger	G5 S4	None None	CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern	8,000 8,000	476 S:1	0	0	0	0	0	1	1	0	1	0	0
<i>Thelypodium integrifolium ssp. complanatum</i> foxtail thelypodium	G5T5 S2	None None	Rare Plant Rank - 2B.2	6,000 6,000	13 S:1	0	0	0	0	0	1	1	0	1	0	0
<i>Viola purpurea ssp. aurea</i> golden violet	G5T2T3 S2S3	None None	Rare Plant Rank - 2B.2	7,600 7,600	10 S:1	0	0	0	0	0	1	1	0	1	0	0



EASTERN SIERRA LAND TRUST ENVIRONMENTAL SITE ASSESSMENT CHECKLIST

PROJECT: Conway & Mally Ranches Conservation Easement

LANDOWNER: Mono Count Gov't APN(s): many, see Exhibit A

1. DESCRIPTION: Provide a brief description of the property, surrounding area.

Ranch property used for livestock grazing, fish rearing, wildlife habitat and public use. Surrounded by public lands + LADWP, SCE, and private inholdings in

2. INFORMATION SOURCES: Please check the sources relied on in completing this document. Subdivision

- Interviews with owner
Interviews with others identify:
Interviews with fire, health, building, land use or environmental officials-identify:
Aerial photos - current
Aerial photos - historical (give years of photos) Google Earth
Topographic maps
Neighborhood zoning maps/land use maps
Title report
CERCLIS list
California Department of Toxic Substances Control, EnviroStor list
Other government records-identify:

Previous environmental assessments-identify:

Other-specify: Testing related to Conway Ranch Specific Plan + final EIR.

3. SITE VISIT: Describe visit to the property, identify others present, methods of travel, check and comment as appropriate.

Multiple site visits in 2013-14, generally conducted on foot.

OBSERVATIONS OR EVIDENCE OF CONTAMINATION

- Surface Staining
Vegetation Damage
Oil Sheen
Prior spills/leaks
Odors
Other: 50-gal drum

Comments: Valvolene drum (empty), may have originated up-slope at SCE power plant.

**LANDOWNER INTERVIEW:** Please discuss the following with the landowner noting responses.

- a. Please identify all known historical and current uses of the property (e.g., agricultural, manufacturing, undeveloped land, etc.). Identify all known owners/operators. Include dates/time periods as appropriate.

Sheep grazing, fish rearing, homestead, dairy on Mattly. Recreation - hunting, fishing, etc.

- b. Are there any storage drums on the property? If so, indicate:

- Are they empty? - yes
- What is/was in the drums? - valvolene oil on Mattly.
- Any evidence of leaking? - unknown
- Will the drums need to be removed? - unknown
- Describe the area around the drums - small man-made basin with old pipes.

yes, empty pond

- c. Are there any transformers (pole-mounted or pad-mounted) located on the property? If so, indicate:

- The types of the devices and who owns them.
- Are they labeled as containing PCBs or being PCB free? installed after
- Is there any evidence of leaking or damage? no 1979

Residential transformers in subdivision

- d. Are there (or were there) any above or below ground storage tanks on the property?

None known.

- e. Are there any ditches, pits, ponds, lagoons, clarifiers, oil/water separators, surface impoundments, or sumps on the property? If so, describe how are they used and what they contain.

Ponds for fish rearing and sedimentation.  
Ditches and raceways for

- f. Does the property contain any septic tanks or fields?

None.

- g. Have there ever been any oil or gas wells or other mining activities on the property?

None known.

- h. Has fill ever been brought on the property? If so, indicate where it was placed and when and where it came from.

Unknown.

- i. Have any chemicals been used on the property? (Consider "chemicals" to mean industrial materials and such products as cleaning compounds, lubricating agents, greases, oils, heating fluids, gasoline, pesticides, herbicides, fertilizers, metals.) If so, indicate the types of chemicals, how they were used, and where and how they were stored.

Pesticides for noxious weeds

- j. Has the property ever contained any areas used to dispose of waste? (e.g., burning, discharge to water body, dump, land farming, landfill, recycled, settling ponds, surface impoundment, etc.).

Some historic dumping near homestead + dairy foundation.

k. Have any previous environmental assessments/tests/samplings/impact statements been conducted for the property?

*Conway Ranch Specific Plan + FEIR*

l. Have any government officials ever investigated, cited, or been involved with any violations of any environmental law at this property or on property in the immediate vicinity?

*No.*

m. Does this property or any property within one-half mile appear on any list of "problem" sites that is maintained by any environmental agency?

*No.*

n. Any further information we should have about the property or land use history?

*No.*

**4. LAND USE HISTORY, FEATURES & DEVELOPMENT:** Check and comment as appropriate.

**CURRENT LAND USES AND FEATURES**

- Residential
- Agricultural
- Gravel/Mining

- Commercial *fish rearing*
- Dump/Landfill
- Woods

- Industrial
- Wetland
- Other

Comments:

**STRUCTURES AND IMPROVEMENTS**

- Wells
- Septic
- Underground Tanks
- Landfills

- Transformers
- Sumps
- Drums *as noted*
- Surface tanks

- Ponds - *settlement, fish rearing*
- Basins
- Pipelines - *water rearing*
- Other:

Comments:

**PREVIOUS LAND USES**

- Residential
- Agricultural
- Gravel/Mining

- Commercial
- Dump/Landfill
- Timbering

- Industrial
- Other

Comments:

ADJACENT LAND USES (ONE MILE RADIUS)

- |  |  |   |
|--|--|---|
| <input checked="" type="checkbox"/> Residential <i>Subdivision</i>                           | <input type="checkbox"/> Commercial    | <input checked="" type="checkbox"/> Industrial - <i>SEE Power Plant</i> |
| <input checked="" type="checkbox"/> Agricultural <i>Public lands</i>                         | <input type="checkbox"/> Dump/Landfill | <input type="checkbox"/> Other  |
| <input checked="" type="checkbox"/> Gravel/Mining <i>Bodie Hills/<br/>Rattlesnake Canyon</i> | <input type="checkbox"/> Timbering     |   |
- Comments:

5. SUMMARY

After conducting a field inspection and/or record search of the subject property:

There is no apparent contamination potential.

OR

Contamination potential exists and additional investigation is needed.

Further Comments (as needed): *Items of possible concern identified are primarily related to historic uses and no longer appear to be of significant concern.*

Signature: *Aron Johnson*  
Checklist Preparer

*10/1/2014*  
Date

**DEVELOPMENT STANDARDS**

**CHAPTER 23 – DARK SKY REGULATIONS**

**Sections:**

<b>23.010</b>	<b>Purpose</b>
<b>23.020</b>	<b>Definitions</b>
<b>23.030</b>	<b>Applicability</b>
<b>23.040</b>	<b>Exemptions</b>
<b>23.050</b>	<b>General Requirements</b>
<b>23.060</b>	<b>Outdoor Lighting Plans</b>
<b>23.070</b>	<b>Prohibitions</b>
<b>23.080</b>	<b>Signs</b>
<b>23.090</b>	<b>Outdoor Performance, Sport and Recreation Facilities</b>
<b>23.100</b>	<b>Energy Conservation Measures</b>
<b>23.110</b>	<b>Violations and Penalties</b>
<b>23.120</b>	<b>Repeals</b>
<b>23.130</b>	<b>Figures and Diagrams</b>

**23.010 Purpose.**

- A. The purpose of this chapter is to provide rules and regulations for outdoor lighting within Mono County except north of Mountain Gate in order to accomplish the following:
  - 1. To promote a safe and pleasant nighttime environment for residents and visitors;
  - 2. To protect and improve safe travel for all modes of transportation;
  - 3. To prevent nuisances caused by unnecessary light intensity, direct glare, and light trespass;
  - 4. To protect the ability to view the night sky by restricting unnecessary upward projection of light;
  - 5. Through new building permits phase out existing non-conforming fixtures that violate this chapter; and
  - 6. To promote lighting practices and systems to conserve energy.
- B. This chapter shall be known and may be cited as the Mono County Outdoor Lighting Ordinance.
- C. The figures incorporated in this chapter or shown on informational sheets produced by the Mono County are provided as guidelines for the public and staff to use in meeting the intent of this chapter. The figures serve only as examples. Mono County does not endorse or discriminate against any manufacturer or company that may be shown, portrayed, or mentioned as examples.

**23.020 Definitions.** Unless specifically defined below, the words and phrases used in this chapter shall be interpreted to give the meaning they have in common usage, and to give this chapter its most reasonable application.

**“Fixture”** means a complete lighting unit including the lamp and parts designed to distribute the light, position and protect the lamp, and connect the lamp to a power source. Also referred to as a “luminaire.”

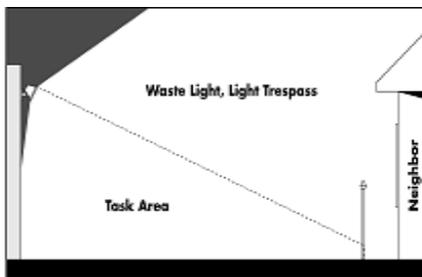
**“Footcandle (fc)”** means a unit of measurement for the total amount of light cast on a surface (illuminance). One footcandle is equivalent to the illuminance produced by a source of one candle at a distance of one foot.

**“Full Cutoff Fixture”** means a lighting fixture designed such that no light, either directly from the bulb or indirectly from the fixture, is emitted at or above a horizontal plane running through the lowest point on the fixture.

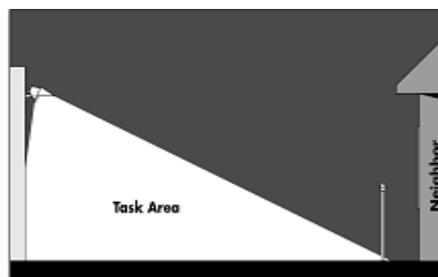
**“Glare”** means direct and unshielded light striking the eye to result in visual discomfort and reduced visual performance.

**“Lamp”** means an artificial light source installed in the socket portion of the fixture, to be distinguished from the whole assembly. Commonly referred to as a “bulb.”

**“Light Pollution”** means any adverse effect of artificial light sources including, but not limited to, discomfort to the eye or diminished vision due to glare, light trespass, uncontrolled up-lighting, uncomfortable distraction to the eye, or any artificial light that diminishes the ability to view the night sky.



Light trespass from uncontrolled source



Controlled source and good aiming prevents light trespass

**“Light Trespass”** means light falling where it is not wanted or needed, generally light from one property that shines onto another property or the public right of way.

**“Lumen”** means the unit used to quantify the amount of light energy produced by a lamp. For example, a 40-watt incandescent lamp produces approximately 400 lumens, while a 35-watt high-pressure sodium lamp produces about 2,300 lumens.

**“Outdoor Lighting Fixture”** means any temporary or permanent lighting fixture that is installed, located, or used in such a manner to provide illumination of objects or activities outside. Outdoor lighting fixtures include all fixtures mounted to the exterior of a structure, poles, bollards, or other freestanding structures, or placed so as to provide direct illumination on any exterior area or activity.

**“Shielding”** means a barrier around a fixture that helps conceal the lamp and control light distribution. A fixture that is “fully shielded” incorporates a solid

barrier, emits no light rays above the horizontal plane and effectively obscures visibility of the lamp. A fixture that is “partially shielded” may allow some light to pass through a semi-translucent barrier, and/or may allow visibility of the lamp from certain perspectives.



**“Temporary Lighting”** means lighting that is intended to be used for a special event for up to seven days.

**23.030 Applicability.**

- A. New Outdoor Lighting. All outdoor lighting fixtures installed after the effective date of this chapter shall conform to the requirements established by this chapter.
- B. Existing Outdoor Lighting. All existing outdoor lighting fixtures installed prior to the effective date of this chapter shall be addressed as follows:
  - 1. To address nuisances caused by improperly installed, unshielded, or misdirected fixtures, it is recommended that all existing outdoor lighting fixtures be adjusted or modified to the extent practical to reduce or eliminate glare, light trespass, and light pollution.
  - 2. All existing outdoor lighting fixtures located on a property that is part of an application for design review approval; a conditional use permit; subdivision approval; or, a building permit for any new structure or exceeding 15% of existing structure value or any addition(s) of gross floor area, seating capacity, or parking spaces (either with a single addition or cumulative additions), shall meet the requirements of this chapter for the entire property. Such applications are required to include an outdoor lighting plan pursuant to section 23.060. Conformity shall occur prior to final inspection, final plat recordation, or business license issuance, when applicable.

**23.040 Exemptions.**

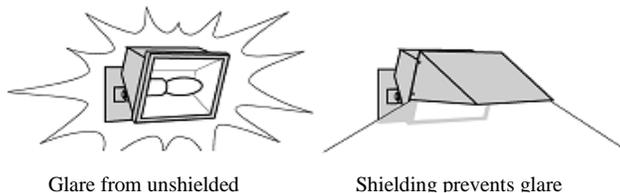
- A. The following are exempt from the provisions of this chapter:
  - 1. Seasonal displays using multiple low-wattage bulbs (approximately 15 lumens or less), provided that they do not constitute a fire hazard, create a nuisance, and are maintained in a safe and attractive condition.
  - 2. Vehicular lights and all temporary emergency lighting needed by the law enforcement and Fire Protection District, or other emergency services.
  - 3. All temporary lighting used for the construction or repair of roadways, utilities, and other public infrastructure.
  - 4. All lighting required by state or federal regulatory agencies.
  - 5. Illuminated address at no more than 15 lumens.
- B. The Community Development Director may authorize minor deviations when proposed outdoor lighting does not conflict with the purposes of this chapter. An application for such a deviation must be made in writing and include an outdoor lighting plan pursuant to sections 23.050 G and 23.060. Temporary lighting for special events shall be reviewed in this manner.

**23.050 General Requirements.**

The following general standards apply to all non-exempt outdoor lighting fixtures:

- A. Nuisance prevention. All outdoor lighting fixtures shall be designed, located, installed, aimed downward or toward structures, retrofitted if necessary, and maintained in order to prevent glare, light trespass, and light pollution.
- B. Maintenance. Fixtures and lighting systems shall be in good working order and maintained in a manner that serves the original design intent of the system.
- C. Lighting Levels. Outdoor lighting installations shall be designed to avoid harsh contrasts in lighting levels between the project site and the adjacent properties. The Mono County Planning Commission may, by resolution, adopt standards for maximum or minimum lighting levels for various land use areas and for public streets, sidewalks, or trails, as developed by the Community Development and Public Works departments.
- D. Lamp Types. Metal halide or high-pressure sodium lamps are preferred for all new commercial and industrial area lighting (parking lot and yard lights) and street lighting installed after the effective date of this chapter due to good color rendering and good energy efficiency. Low-pressure sodium lamps and mercury vapor lamps are not permitted. Low wattage incandescent, LEDs or compact fluorescent lamps are preferred for residential lighting.
- E. Fixture Types. All new outdoor lighting shall use full cutoff luminaires with the light source downcast and fully shielded with no light emitted above the horizontal plane, with the following exceptions:

- 1. Fixtures that have a maximum output of 100 lumens (equivalent to one 10-watt incandescent bulb) or less, regardless of the number of bulbs, may be left unshielded provided the bulb surfaces are obscured from off-site visibility with a semi-translucent or frosted glass that has an opaque top to prevent the light from shining directly up. However, partial or full shielding is preferred to control light output in all situations.
- 2. Fixtures that have a maximum output of 600 lumens (equivalent to one 40-watt incandescent bulb) or less shall be partially or totally shielded using a solid or semi-translucent barrier, provided that the lamp is not visible from off site, no direct glare is produced, and the fixture has an opaque top to keep light from shining directly up; e.g., a low output-style wall pack.



- 3. Floodlights that do not meet the definition of “full cutoff” may be used if permanently directed downward, if no light is projected above the horizontal plane, and if and fitted with external shielding to prevent glare and off-site light trespass. Unshielded floodlights are prohibited.

- F. Accent Lighting. Residential accent lighting shall be limited. LED-type accent lighting is preferred. Commercial accent lighting may be permitted in conjunction with a use permit. Limited architectural features may be illuminated by uplighting, provided that the light is effectively contained by the

structure, the lamps are low intensity to produce a subtle lighting effect, and no glare or light trespass is produced. For statues, public art, or other objects of interest that cannot be illuminated with down-lighting, upward lighting may be used only in the form of one narrow-cone spotlight that confines the illumination to the object of interest.

- G. The provisions of this chapter are not intended to prevent the use of any design, material, or method of installation or operation not specifically prescribed herein, provided that the Community Development Director has approved any such alternative. An alternative proposal may be approved if it provides at least approximate equivalence to the applicable specific requirements of this chapter, or if it is otherwise satisfactory and complies with the intent of this chapter.
- H. Mono County reserves the right to further restrict outdoor lighting including, but not limited to, pole height and level of illumination, when it is deemed in the public interest consistent with the purpose of this chapter.

**23.060 Outdoor Lighting Plans.**

- A. An outdoor lighting plan shall be submitted in conjunction with an application for design review approval; a conditional use permit; subdivision approval; or, a building permit exceeding 15% of existing structure value or any addition(s) of gross floor area, seating capacity, or parking spaces (either with a single addition or cumulative additions). An outdoor lighting plan is required for all new outdoor lighting installations on commercial (includes multi-family residential project of four or more units), industrial, public and institutional properties. The Community Development Director may request outdoor lighting plans from applicants for other types of projects due to project location, size, or proposed use, as necessary. An outdoor lighting plan shall include at least the following:



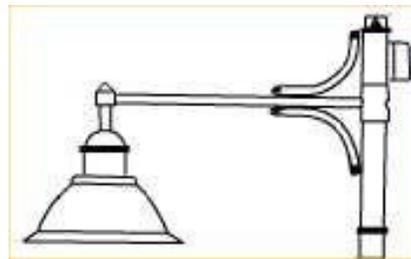
Example of a narrow-cone spotlight

1. Manufacturer specification sheets, cut-sheets, or other manufacturer-provided information for all proposed outdoor lighting fixtures to show fixture diagrams and light output levels;
  2. The proposed location, mounting height, and aiming point of all outdoor lighting fixtures (a site plan is preferred); and
  3. If building elevations are proposed for illumination, drawings for all relevant building elevations showing the fixtures, the portions of the elevations to be illuminated, the illuminance level of the elevations, and the aiming point for any remote light fixture.
- B. If needed to review the proposed outdoor lighting fixture installation, the Community Development Director may require additional information following the initial outdoor lighting plan submittal, including but not limited to a written narrative to demonstrate the objectives of the lighting, Photometric data, Color Rendering Index (CRI) of all lamps and other descriptive information on the fixtures, computer-generated photometric grid showing footcandle readings every 10 feet within the property or site and 10 feet beyond the property lines (an iso-footcandle contour line-style plan may be acceptable), and/or landscaping information to describe potential screening.

C. The Community Development Director may approve, deny, or require modifications to any outdoor lighting plan in order to meet the purpose of this chapter.

**23.070 Prohibitions.**

- A. The installation of any new fixture not in conformance to this chapter is prohibited after the effective date of this chapter.
- B. No outdoor lighting fixtures shall be installed, aimed, or directed to produce light that spills over into neighboring properties or the public right of way. Light trespass is prohibited.
- C. No outdoor lighting fixture may be installed or maintained in such a manner to cause glare visible from off site.
- D. No outdoor lighting fixture may be operated in such a manner as to constitute a hazard or danger to persons, or to safe vehicular travel.
- E. Blinking, flashing, moving, revolving, scintillating, flickering, changing-intensity, and changing-color lights and internally illuminated signs are prohibited.
- F. The installation of new mercury vapor and/or low-pressure sodium lamps is prohibited.
- G. Search lights, laser source lights, or any similar high-intensity light is prohibited except in emergencies by police and fire personnel or at their direction, or for approved temporary lighting under a special event permit issued by the Community Development Director.
- H. Streetlights shall be down directed with complete horizontal shielding of the reflective surface and no higher than 17 feet from the bottom of the shielded fixture surface with a maximum 150-watt lamp. Greater height may be granted by the Community Development Director for safety or adopted minimum highway standards.



Example of shielded streetlight

**23.080 Signs.**

All outdoor lighting for commercial signs installed and maintained pursuant to Chapter 07 shall conform to the provisions of this chapter. Light bulbs or lighting tubes used for sign illumination shall not be readily visible from the vehicular travel lanes, adjacent public rights of way, or adjoining properties. The intensity of sign lighting shall not exceed that necessary to illuminate and make legible a sign from the approved location of view, such as pedestrian walkway, adjacent travel way or closest county street.

**23.090 Outdoor Performance, Sport and Recreation Facilities.**

- 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.

**23.100 Energy Conservation Measures.**

Incorrect installations, poor choice of fixtures, and over-lighting can result in unnecessarily high energy costs. The following recommendations are intended to encourage the efficient use of energy for lighting purposes:

- A. All non-essential outdoor commercial and residential lighting shall be turned off after business hours and/or when not in use. Limited accent lighting and safety lighting as approved by the Community Development Director may remain illuminated after business hours.
- B. Where practical, outdoor lighting installations are encouraged to include timers, dimmers, or photocell controllers that turn lights off during daylight hours to reduce overall energy consumption and eliminate unnecessary lighting.
- C. When selecting new outdoor lighting, the full cost of operation over the life of the fixture(s) should be considered. Substantial annual energy savings may be realized by using quality efficient fixtures.
- D. Indiscriminate and excessive lighting shall be avoided. Light should be directed only to where it is needed with appropriate intensity.

**23.110 Violations and Penalties.**

It shall be unlawful to install or operate any outdoor lighting fixture in violation of this chapter. Any person violating any provisions of this chapter may be subject to the provisions of Mono County Code section 1.04.060. In addition, any outdoor lighting fixture erected or maintained contrary to the provisions of this chapter may be declared to be a public nuisance subject to the procedures set forth in County Code Chapter 07.20. Such remedies are in addition to and may be sought or imposed concurrently with any other remedy provided by law, regulation or ordinance.

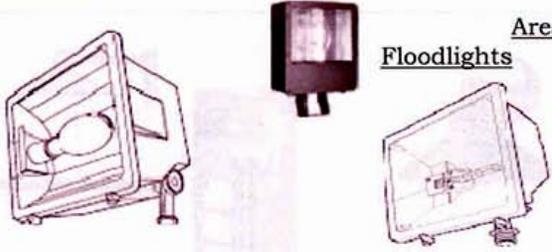
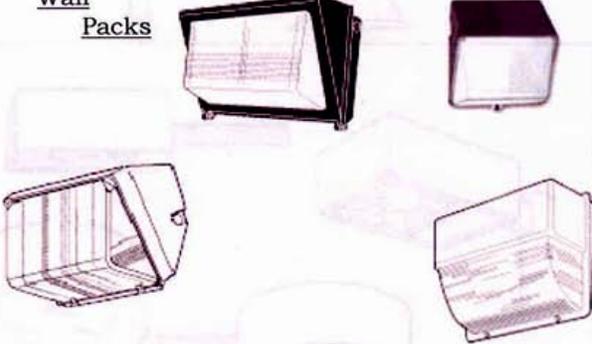
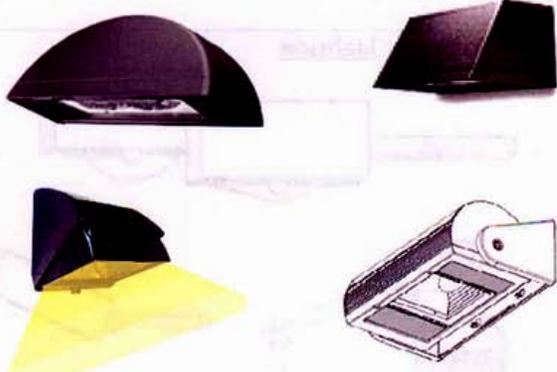
**23.120 Figures and Diagrams.**

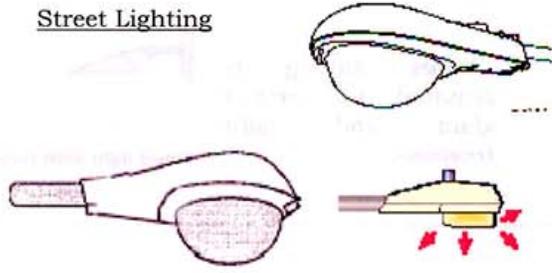
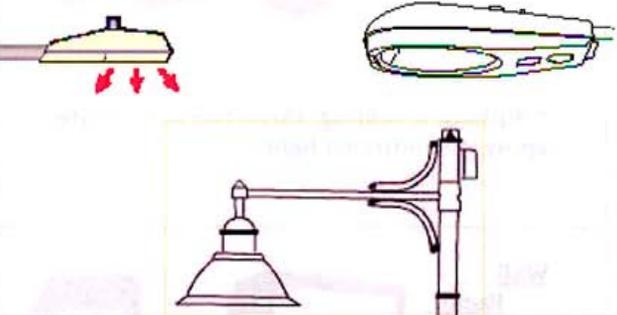
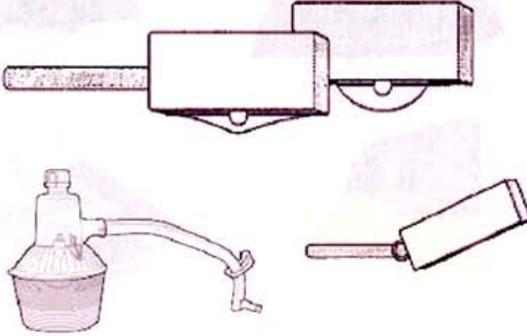
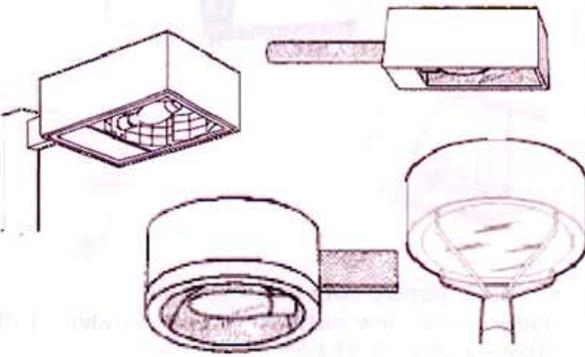
The following figures illustrate examples of acceptable and unacceptable types of outdoor lighting fixtures. Note that even those types of fixtures shown as “acceptable” must be installed and aimed properly to comply with this chapter.

**23.130 Repeals.**

This chapter supersedes and takes precedence over any other code sections that are inconsistent with these regulations.

**FIGURE 14: EXAMPLES OF LIGHTING FIXTURES**

Unacceptable	Acceptable
<p data-bbox="755 296 813 323"><u>Area</u></p> <p data-bbox="625 327 760 354"><u>Floodlights</u></p> 	 <p data-bbox="878 499 1291 590">* Hooded-type floodlights still require proper aiming to prevent glare and light trespass.</p>
<p data-bbox="261 680 386 707"><u>Spotlights</u></p>  <p data-bbox="261 961 764 1020">* Without shielding, these types of fixture spray uncontrolled light.</p>	 <p data-bbox="878 911 1203 1024">* Proper aiming is required to prevent glare and light trespass.</p>  <p data-bbox="1230 1003 1442 1031">Flood light with hood</p>
<p data-bbox="261 1121 386 1180"><u>Wall Packs</u></p>  <p data-bbox="219 1501 813 1585">• Such fixture may be acceptable using only low-output lamps (under 1,000 lumens). See 17.34.050.E.</p>	

Unacceptable	Acceptable
<p data-bbox="332 212 496 239">Unacceptable</p>  <p data-bbox="605 426 732 453"><u>Decorative</u></p>  <p data-bbox="375 653 878 737">* These fixtures may be acceptable if using a low-wattage bulb. See 17.34.050.E.</p>	<p data-bbox="943 212 1073 239">Acceptable</p>  <p data-bbox="1308 453 1479 480"><u>Opaque reflector</u></p> 
<p data-bbox="332 852 513 879"><u>Street Lighting</u></p> 	
<p data-bbox="332 1173 578 1201"><u>Parking Lot Lighting</u></p> 	

## Chapter 13.40 PUBLIC USE OF CONWAY RANCH

### Sections:

13.40.010 Definitions.

13.40.020 Prohibitions.

13.40.030 Signage.

13.40.010 Definitions.

The definitions contained in this section shall govern the construction, meaning, and application of words and phrases used in this chapter:

A. "Conway Ranch" means that certain real property comprising all of the following six parcels, described as follows:

PARCEL 1: The northeast quarter of the southeast quarter and the south half of the southeast quarter of the southeast quarter of the northeast quarter and the south half of the southwest quarter of the southeast quarter of the northeast quarter of Section 1, Township 2 North, Range 25 East MDM, in the County of Mono, State of California, according to the official plat of said land filed in the District Land Office.

PARCEL 2: The south half of the southwest quarter of the southwest quarter of the northwest quarter of Section 6, Township 2 North, Range 26 East MDM, in the County of Mono, State of California, according to the official plat thereof.

PARCEL 3: The south half of the southeast quarter of the southwest quarter of the northwest quarter of Section 6, Township 2 North, Range 26 East MDM, in the County of Mono, State of California, according to the official plat thereof filed in the District Land Office on December 17, 1857.

PARCEL 4: The northwest quarter of the southwest quarter and the southwest quarter of the southwest quarter and the west half of the southwest quarter of the northeast quarter of the southwest quarter and the southwest quarter of the northwest quarter of the northeast quarter of the southwest quarter and the northwest quarter of the southeast quarter of the southwest quarter and the south half of the southeast quarter of the southwest quarter of Section 6, Township 2 North, Range 26 East MDM, in the County of Mono, State of California, according to the official plat thereof.

Except that portion lying within Tract No. 34-13 as per map recorded in Book 9 pages 53 to 53H of maps in the office of the County Recorder of said County.

Also, except that portion conveyed to John R. Frederickson, et ux by deed recorded March 28, 1994 in Book 676 page 476 of official records.

PARCEL 5: Lots A, B, 5 through 14, inclusive, 17 through 21, inclusive, and Lots 24 through 108, inclusive, in Tract No. 34-13, in Book 9, pages 53 to 53H, inclusive, of maps, in the office of the County Recorder of said County.

PARCEL 6: The northwest quarter of the southeast quarter; the southwest quarter of the northeast quarter; the south half of the north half of the northeast quarter; the north half of the southeast quarter of the northeast quarter; the north half of the south half of the southeast quarter of the northeast quarter, all in Section 1, Township 2 North, Range 25 East, MDM, in the County of Mono, State of California, according to the official plat thereof. Except therefrom that portion of said land

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### Chapter 13.40 PUBLIC USE OF CONWAY RANCH

conveyed to the State of California in Deed recorded March 29, 1961 in Book 50 Page 224 of Official Records.

The south half of the northwest quarter of the northwest quarter; the north half of the southwest quarter of the northwest quarter; the north half of the south half of the southwest quarter of the northwest quarter, all in Section 6, Township 2 North, Range 26 East, MDM, in the County of Mono, State of California, according to the official plat thereof.

The south half of the northwest quarter and the north half of the southwest quarter of Section 12, Township 2 North, Range 25 East, MDM, in the County of Mono, State of California, according to the official plat thereof.

The north half of the north half of the northeast quarter of Section 1, Township 2 North, Range 25 East, MDM, in the County of Mono, State of California, according to the official plat thereof. Except therefrom, that portion of said land as conveyed to the State of California in Deed recorded March 29, 1961 in Book 50 Page 224 of Official Records.

The south half of the southeast quarter of Section 36, Township 3 North, Range 25 East, MDM, in the County of Mono, State of California, according to the official plat thereof. Except therefrom, that portion of said land as conveyed to the State of California in Deed recorded March 29, 1961 in Book 50 Page 224 of Official Records.

The southwest quarter of the southwest quarter of Section 31, Township 3 North, Range 26 East, MDM, in the County of Mono, State of California, according to the official plat thereof.

The north half of the northwest quarter of the northwest quarter; the west half of the east half of the northwest quarter; the east half of the west half of the northeast quarter of the southwest quarter; the northwest quarter of the northwest quarter of the northeast quarter of the southwest quarter; the northeast quarter of the southeast quarter of the southwest quarter; all in Section 6, Township 2 North, Range 26 East, MDM, in the County of Mono, according to the official plat thereof.

- B. "County" means the County of Mono, a political subdivision of the State of California.
- C. "Firearm" means a shotgun, rifle, pistol, crossbow, bow and arrow, compressed air gun, pellet gun, BB gun, or revolver from which shot, bullets, arrows, or other missiles are discharged.
- D. "Licensed fish-rearing and fishing area" means that portion of Conway Ranch devoted primarily to the rearing of fish by the county or its authorized agents, employees, contractors, lessees, or licensees, including certain ponds and modified irrigation ditches (raceways), and where the county has also authorized a licensee or other party to engage in certain fishing activities as a form of nonprofit fundraising to benefit the Conway Ranch. The licensed fish-rearing and fishing area is also described as the southwest quarter of the southwest quarter; and the western half of the southeast quarter of the southwest quarter; and the southwest quarter of the southwest quarter of the northwest quarter of the southwest quarter; all in Section 6, Township 2 North, Range 26 East, M.D.B.&M., in the County of Mono, State of California, according to the official plat thereof."
- E. "Night" means the period beginning one hour after sunset and ending one hour before sunrise, local time.
- F. "Vehicle" means a device in, upon or by which, any person or property is or may be propelled, moved, or drawn, including but not limited to an automobile, all terrain vehicle, motorcycle, or bicycle."
- G. "One hundred fifty-yard buffer zone" means that portion of Conway Ranch extending one hundred fifty yards to the north, northeastern, and western boundaries of the licensed fish-rearing and fishing area. The one hundred fifty-yard buffer zone is also described as and

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comprised of the following two areas of Conway Ranch: (1) a buffer area of one hundred fifty yards wide being the westerly four hundred fifty feet of the east half of the southeast quarter of the northeast quarter of the southeast quarter of Section 1, Township 2 North, Range 25 East, M.D.B.&M., in the County of Mono, State of California, according to the official plat thereof; and (2) a buffer area of one hundred fifty yards being the northerly four hundred fifty feet of the north half of the southwest quarter of the northeast quarter of the southeast quarter; along with a buffer area of one hundred fifty yards being the westerly and southerly four hundred fifty feet of the southeast quarter of the southwest quarter of the northwest quarter of the southwest quarter; along with a buffer area of one hundred fifty yards being the southerly four hundred fifty feet of the south half of the southeast quarter of the northwest quarter of the southwest quarter; along with a buffer area of one hundred fifty yards wide being the southerly four hundred fifty feet of the south half of the southwest quarter of the northeast quarter of the southwest quarter; along with a buffer area of one hundred fifty yards being the westerly and southerly four hundred fifty feet of the southwest quarter of the southeast quarter of the northeast quarter of the southwest quarter; along with a buffer area of one hundred fifty yards being the westerly four hundred fifty feet of the western half of the southeast quarter of the southwest quarter all in Section 6, Township 2 North, Range 26 East, M.D.B.&M., in the County of Mono, State of California, according to the official plat thereof.

(Ord. No. 11-05, § 1, 6-7-2011; Ord. No. 12-04, §§ 1—3, 12-11-2012)

**13.40.020 Prohibitions.**

- A. Except as set forth below in subdivision (B), the following activities are unlawful and prohibited on Conway Ranch:
1. Entering or occupying the licensed fish-rearing and fishing area without the express permission of the county or its authorized agents, employees, contractors, lessees, or licensees.
  2. Creating or using a campfire or any other fire.
  3. Shooting, firing, or otherwise discharging a firearm, including but not limited to hunting and target practice, within the licensed fish-rearing and fishing area. Shooting, firing, or otherwise discharging a firearm is also prohibited within a one hundred fifty-yard buffer zone, defined above, around the north, northeastern, and western boundaries of this licensed area.
  4. Removing any form of real or personal property, including but not limited to buildings and fixtures or any portions thereof, fences, wood, plants, or artifacts of any kind.
  5. Defacing or otherwise damaging any real or personal property, including but not limited to buildings and fixtures.
  6. Taunting, vexing, or intentionally worrying any sheep, fish, or other agricultural animals.
  7. Driving or riding a vehicle, as defined (including bicycles), except on existing roads and parking areas. This prohibition does not apply to over-the-snow vehicles.
- B. Exception. The foregoing prohibitions shall not apply to the county or its authorized agents, employees, contractors, lessees, or licensees, nor shall they be construed as preventing any person from entering, occupying, or utilizing Conway Ranch or the licensed fish-rearing and fishing area in accordance with any permission granted to them by the county or by its authorized agents, employees, contractors, lessees, or licensees.

(Ord. No. 11-05, § 1, 6-7-2011; Ord. No. 12-04, § 4, 12-11-2012)

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**13.40.030 Signage.**

The county administrator may authorize and direct the placement of such signage on Conway Ranch as the county administrator deems necessary and proper to provide the public with notice of the regulations imposed by this chapter and the boundaries of the licensed fish-rearing and fishing area.

(Ord. No. 11-05, § 1, 6-7-2011)