

PINE CREEK VILLAGE
ROVANA, INYO COUNTY, CA

PROJECT DESCRIPTION

- **Phase 1: Create 92 lots from existing village.**
 - Current zoning: R-3 Multiple Residential**
 - Proposed zoning: Planned Unit Development (PUD)**
 - Phase 1A: 70 lots with existing houses & land for sale. Houses to be sold at below-market prices. Lot sizes range from 6,000 SF to 13,800 SF.
 - Phase 1B: Removal or renovation of 15 existing houses. Removal of the gymnasium. Create 7 new lots. Total of 22 lots with all utilities (some with houses, some without) for sale at current market price. Lot sizes range from 5,900 SF to 13,200 SF.
 - Phase 1 improvements include:
 - Sewage Disposal: Replacement of all sewer mains and sewer laterals to property lines. All lots will be served by existing Waste Water Treatment Plant, which may require modification/retrofit for removal of excessive nitrates.
 - Water System: Construct a new storage tank for fire protection. Two existing wells produce sufficient water for domestic supply requirements of entire project. Construct additional water main to create looped system. Place new water mains in every other street. Install new hydrants. Reconnect to existing laterals.
 - Village Roads: Improve all internal (private) roads to 20' width with AC curb on downhill side to direct and control surface drainage. Build one new road (Kansas St.) to serve Lots 90-92.
 - Vanadium Ranch Road: Deteriorating portion of road on BLM land to be vacated, blocked to traffic and rehabilitated with direction and assistance from BLM. Vanadium Ranch Road within project boundary, from Virginia St. to Montana St., will be a private road. Right-of-Way vacation for the portion to be abandoned.
 - Drainage: Install storm drain inlets, pipe, outlets and dissipators at south end of village streets. Discharge drainage to historical outlets on BLM land. Temporary construction permit required from BLM for construction of new outlet dissipators. Construct drainage runoff and erosion controls on south side of Pine Creek Road at intersections with Village streets.
 - Dry Utilities: Overhead electric/cable/telephone will remain except for empty lots, where they will be undergrounded to the property line. Existing underground propane gas distribution system served by centralized 30,000 gallon tank will remain. Gas tank to be relocated to Lot B. Shut-off valves for streets to be located and valve boxes with lids to be installed.

- **Phase 5: Create three 40-acre lots**
 - Current Zoning: OS-40**
 - Proposed Zoning: OS-40 with variance for 2 residences per parcel**
 - For-sale parcels.
 - Lots 2 and 3 will have leases for existing residences, and will allow for one additional residence on each. Lot 1 will be zoned as OS-40: one residence and one “granny-unit”.

- **ALL PHASES: CSD, CC&Rs and HOAs**
 - Create a Community Services District (CSD) for the entire project.
 - CSD allows for enforcement of CC&Rs.
 - CSD will include Fire Protection for entire project.
 - CSD will maintain private roads, drainage and parks.
 - Create separate CC&Rs for each phase of the Project
 - CC&Rs can be made part of Conditions of Approval so they can be enforceable by the County.
 - Each phase has a different zoning and character, so they will require separate CC&Rs
 - All CC&Rs will include provisions for control of dogs to mitigate effects on the Round Valley deer herd.
 - Create Home Owner Associations (HOA)s –combined and separate
 - Create a Master HOA for all phases connected to the water and sewer systems

PROJECT GOALS

- Improve existing housing.
- Create a mix of new housing including ownership and rental.
- Houses are maintained through pride of ownership.
- Create a long-term community in Rovana rather than transient rental occupancy.
- Create new duplex townhomes: infill between existing village and former trailer park, density shall be within County limits.
- Sell homes with land at below-market prices.
- 95% of development complies with the General Plan and Zoning. Land to be re-zoned is in character with surrounding areas.
- Maintain existing and create new open space areas for playing fields, tennis courts and parks.

COUNTY PLANNING APPROVALS REQUIRED

- General Plan Amendment
- Rezoning
- Vacation of Rights-of-Way
- Tentative Map
- Conditional Use Permit (Condominium duplexes)
- Creation of Community Services District (LAFCo)
- Final Map

OTHER AGENCY APPROVALS REQUIRED

- Pump test for Well "C" – Inyo County Environmental Health
- Waste Discharge Permit – Lahontan RWQCB
- Storm Water Pollution Prevention Plan (SWPPP) – Lahontan
- Improvement Plans – Inyo County Public Works
- Secondary Source Permit – Great Basin Unified Air Pollution Control District
- Temporary Construction Permit for drainage – BLM