

TENTATIVE PARCEL MAP 18-001 / BAUER

CONDITIONS OF APPROVAL & MONITORING PROGRAM

FORMAT:

CONDITION OF APPROVAL.....

- a. SCHEDULE OF COMPLIANCE.....
 - b. RESPONSIBLE MONITORING AGENCY or DEPARTMENT.....
 - c. IMPLEMENTING PARTY
 - d. TYPE OF MEASURE: DESIGN, ONGOING, CUMULATIVE
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UNIFORMLY APPLIED DEVELOPMENT STANDARDS AND POLICIES

1. Future residential development shall meet the requirements of the Mono County General Plan.
 - a. Requires monitoring over a period of time; usually linked to future development associated with approved residential construction. Must be satisfied prior to issuance of a building permit and/or certificate of occupancy.
 - b. Community Development Department / Building and Planning divisions
 - c. Applicant / Property Owner
 - d. Design / Ongoing
2. The project, as well as future development, shall comply with Fire-Safe Regulations (Mono County General Plan, Land Use Element, Section VI, Land Development Regulations, Chapter 22) pertaining to emergency access, signing and building numbering, emergency water supplies and vegetation modification.
 - a. Requires monitoring over a period of time; usually linked to future development associated with approved residential construction. Must be satisfied prior to issuance of a building permit and/or certificate of occupancy.
 - b. Community Development Department / Building Division
 - c. Applicant / Property Owner
 - d. Design / Ongoing
3. All wood-burning devices installed in the project shall be Phase II EPA certified, in conformance with the Mono County General Plan (Conservation / Open Space Element, Public Health and Safety Policies, Action 23.A.6.a.).
 - a. Requires monitoring over a period of time; usually linked to future development associated with approved residential construction. Must be satisfied prior to issuance of a building permit and/or certificate of occupancy.
 - b. Community Development Department / Building Division
 - c. Applicant / Property Owner
 - d. Design / Ongoing
4. The applicant and/or his contractor shall stop work and notify the County and local Native American tribal contacts if archaeological evidence and/or human remains or unmarked cemeteries are encountered during ground-disturbing activities. No disturbance of such a site shall be permitted until such time as the applicant hires a certified archaeologist and an archaeological survey that identifies acceptable site mitigation measures is filed with the county Planning Division. Native American monitors shall be on site during the archaeological survey to ensure the proper identification and care of cultural resources. The disposition of any recovered artifacts shall be made in consultation with local tribal contacts. In the event of the accidental discovery of human remains, Health and Safety Code §7050.5, Public Resources Code §5097.98, and CEQA Guidelines §15064.5 (d) shall be consulted for the proper procedure to follow.
 - a. As construction occurs

- b. CDD/Building Division
 - c. Applicant/Contractor
 - d. Design and ongoing
5. Construction shall be limited to daylight hours (or per Mono County Code 13.08.290, whichever is more restrictive) in accordance with Mono County Code Chapter 10.16 (Noise Regulation) in order to minimize impacts to nocturnal resident wildlife species.
 - a. Requires monitoring over a period of time; usually linked to future development associated with approved residential construction.
 - b. Community Development Department / Building and Planning divisions
 - c. Applicant / Property Owner
 - d. Design / Ongoing
 6. Noise levels during construction shall be kept to a minimum by equipping all on-site equipment with noise-attenuation devices and by compliance with all requirements of Mono County Code Chapter 10.16 (Noise Regulation).
 - a. Requires monitoring over a period of time; usually linked to future development associated with approved residential construction.
 - b. Community Development Department / Building and Planning divisions
 - c. Applicant / Property Owner
 - d. Design / Ongoing
 7. Dogs belonging to individuals involved in construction activities shall be prohibited in the project area during construction phases or under the owner's complete control at all times.
 - a. Requires monitoring over a period of time; usually linked to future development associated with approved residential construction.
 - b. Community Development Department / Building and Planning divisions
 - c. Applicant / Property Owner
 - d. Design / Ongoing
 8. During all phases of construction, erosion-control measures shall be applied to disturbed areas and shall include the use of Best Management Practices such as placement of fiber blankets, fiber rolls, filter fencing, or similar methods. Removed topsoil shall be stockpiled and replaced over disturbed areas at, or prior to, the completion of construction. Revegetation of disturbed areas shall occur as soon as practical following construction and the use of stabilization material or landscaping shall be required to reduce impacts related to erosion. Use of native seed and/or native plants grown from seeds or seedlings obtained from local native stock is encouraged. Revegetated areas shall be irrigated as necessary to establish the plants.
 - a. Requires monitoring over a period of time; usually linked to future development associated with approved residential construction.
 - b. Community Development Department / Building and Planning divisions
 - c. Applicant / Property Owner
 - d. Design / Ongoing
 9. To prevent wind erosion and public nuisance created by dust, property owners shall refrain from clearing native vegetation except as necessary for impending or same-year construction.
 - a. Requires monitoring over a period of time; usually linked to future development associated with approved residential construction.
 - b. Community Development Department / Building and Planning divisions
 - c. Applicant / Property Owner
 - d. Design / Ongoing
 10. For all phases of subdivision and parcel development, controls shall be instituted to reduce the impact of dust. Such controls are to include watering and mulching of disturbed areas or by other approved methods. Initiation of revegetation efforts should commence as soon as practical after construction.
 - a. Requires monitoring over a period of time; usually linked to future development associated with approved residential construction.

- b. Community Development Department / Building and Planning divisions
 - c. Applicant / Property Owner
 - d. Design / Ongoing
11. Grading permits shall be required as specified in Mono County Code Section 13.08.030, et seq. Activities requiring a grading permit include, but are not limited to, land clearing and grading activities that clear more than 10,000 square feet, result in cuts greater than 4 feet or fill greater than 3 feet, or involve more than 200 cubic yards of cut or fill. Construction resulting in the alteration of a drainage course also requires a grading permit.
- a. Requires monitoring over a period of time; usually linked to future development associated with approval of grading, driveway and/or road improvements, and residential construction.
 - b. Department of Public Works
 - c. Applicant / Property Owner
 - d. Design / Ongoing
12. Drainage and erosion-control plans shall be required of residential construction and any permits required by Lahontan involving more than 5,000 square feet of pad area disturbed, including secondary or accessory structures on any one parcel, at any one time. Drainage and erosion-control plans shall also be required for construction on any one parcel that cumulatively exceeds 10,000 square feet. If plans are required, plans will be developed by the individual project applicant with review and concurrence by the Mono County Department of Public Works, Community Development Department / Building Division, and applicable federal and/or state agencies.
- a. Requires monitoring over a period of time; usually linked to future development associated with approval of grading, driveway and/or road improvements, and residential construction.
 - b. Department of Public Works, Community Development Department / Building Division, and applicable federal and/or state agencies
 - c. Applicant / Property Owner
 - d. Design / Ongoing
13. When used, Liquefied Petroleum Gas (LPG) shall be installed according to all applicable codes and Mono County Code 15.04.056.
- a. Requires monitoring over a period of time; usually linked to future development associated with approved residential construction. Must be satisfied prior to issuance of a building permit and/or certificate of occupancy.
 - b. Community Development Department / Building Division
 - c. Applicant / Property Owner
 - d. Design / Ongoing

DEVELOPMENT MEASURES

14. The developer shall inform future owners and developers of project development measures as a means of reducing or eliminating development impacts to less-than-significant levels. These minimum development standards shall be cross-referenced to map conditions recorded concurrently with the Final Map, but shall also be included in project CC&Rs, if CC&Rs are required.
 - A. Construction activities shall take place only during daylight hours or per Mono County Code 13.08.290, whichever is more restrictive.
 - B. Noise levels shall be in conformity with Mono County Noise Standards. Construction equipment shall be adequately muffled.
 - C. Homeowners' dogs shall be restrained by leashes or contained within fenced areas or yards.
 - D. Dogs belonging to construction workers shall be prohibited in the project area during construction or be under the owner's complete control at all times.
 - E. Vegetation removal should be limited to disturbance necessary for construction of residences, accessory buildings, driveways, walkways, corrals, and landscaping.
 - F. Homeowners shall provide erosion-control measures for disturbed areas during and following construction. Topsoil shall be stockpiled at the construction site and redistributed over disturbed areas as soon as practical following completion of construction.
 - G. Control of dust during any construction and/or land-clearing activities shall be required using watering, mulching, or other erosion-control methods as necessary.
 - H. Homeowners shall aim, shield and direct lighting downward to reduce glare.
 - I. Future development projects shall comply with the Visual Resources requirements of the Mono County General Plan, Conservation and Open Space Element.
 - a. Developer's notification must be satisfied prior to final approval of the parcel map. Property owner compliance requires monitoring over a period of time; usually linked to future development.
 - b. Department of Public Works and Community Development Department / Planning Division
 - c. Applicant / Property Owner
 - d. Design / Ongoing
15. Domestic animals shall be restrained at all times, either through the use of leashes or private fenced areas. No animals shall be allowed to be free roaming. Horses and other grazing animals shall be penned or tethered.
 - a. Requires monitoring over a period of time; usually linked to future development.
 - b. Community Development Department / Planning Division
 - c. Applicant / Property Owner
 - d. Ongoing
16. Future residential development should not dominate the natural environment and should complement existing rural character. The siting of a project and the scale, design, color and building materials for structures and fences shall harmonize with existing development in the area, the surrounding natural environment, and on-site topography. The following design guidelines are encouraged for all development:
 - A. Building areas for each lot shall be selected to reflect sensitivity to on-site topography and potential visual obstructions.
 - B. Roofing materials shall be non-reflective and shall be in a natural color and/or muted tones (e.g., tan, brown, dark green, or similar colors).
 - C. Bright colors or reflective materials shall not be used for any component of any structure.
 - D. Siding materials shall have a natural appearance compatible with the surrounding environment. The use of indigenous rock shall be encouraged.
 - E. Siding materials shall be stained, painted or otherwise finished in muted earth tones in order to blend into the surrounding environment.
 - F. Colors and materials for fences shall be muted and shall blend with the surrounding natural environment.
 - a. Requires monitoring over a period of time. Associated with approved residential construction.
 - b. Community Development Department / Building and Planning divisions
 - c. Applicant / Property Owner

- d. Design / Ongoing
17. Exterior lighting on new construction shall be designed and maintained to minimize the effects of lighting on the surrounding environment and is required to meet the requirements of Chapter 23 Dark Sky Regulations.
- a. Requires monitoring over a period of time; usually linked to future development associated with approved residential construction.
 - b. Community Development Department / Building and Planning divisions
 - c. Applicant / Property Owner
 - d. Design / Ongoing

FINAL MAP CONDITIONS

18. The developer shall inform future owners of development standards and development measures as a means of reducing or eliminating impacts to less-than-significant levels. At a minimum, Conditions of Approval 1–17, or as otherwise required by the County, shall be cross-referenced to map conditions recorded by the County as a separate instrument. If project CC&Rs are developed or required, Conditions of Approval 1–17 shall be reiterated therein.
- a. Must be satisfied prior to final approval of the parcel map.
 - b. Department of Public Works
 - c. Applicant
 - d. Design
19. Project requires a “will serve” letter from the June Lake Public Utilities District for both water and sewer services.
- a. Must be satisfied prior to recording of Final Map.
 - b. Department of Public Works
 - c. Applicant
 - d. Design
20. The project proponents shall provide the Mono County Department of Public Works with a "will serve" letter from the June Lake Fire Protection District indicating approval of the project and that the Fire District will provide service to the proposed parcels.
- a. Must be satisfied prior to recording of Final Map.
 - b. Department of Public Works
 - c. Applicant
 - d. Design
21. All utilities (electricity, telephone, digital communications, etc.) shall be extended to the new parcel in compliance with the Chapter 11 Utilities of the Mono County General Plan.
- a. Utility extension to each parcel must be satisfied prior to final approval of the parcel map. Future utility installation requires monitoring over a period of time; usually linked to future development associated with approved residential construction.
 - b. Department of Public Works and Community Development Department / Planning Division
 - c. Applicant / Property Owner
 - d. Design / Ongoing
22. Improvements, such as utility extensions, grading and drainage plans, shall be constructed in accordance with improvement plans prepared by a civil engineer licensed in the State of California and approved by the Department of Public Works.
- a. Must be satisfied prior to final approval of the parcel map.
 - b. Department of Public Works
 - c. Applicant / Property Owner
 - d. Design / Ongoing

23. All disturbed soil surfaces resulting from construction of improvements shall be stabilized by revegetation with native plant species or by other approved methods within one year of completion of subdivision improvements. All exposed surfaces shall be stabilized prior to the onset of winter weather if such work is to be completed the following year.
 - a. Must be made part of the improvement plans prepared for the project and/or a grading permit condition.
 - b. Department of Public Works
 - c. Applicant
 - d. Design

24. Construction material (rock, debris, etc.) that is not utilized as fill material in the construction of improvements shall be removed to a permitted disposal site or other site approved by the Department of Public Works. All material proposed for fill shall be approved by a geotechnical engineer prior to placement in the project.
 - a. Must be made part of the improvement plans prepared for the project and/or a grading permit condition.
 - b. Department of Public Works
 - c. Applicant
 - d. Design

25. The developer shall provide a soils report to, or request a soils report waiver from, the Department of Public Works. Any such report or request for waiver, acceptable to the Director of Public Works, shall comply with the provisions of Mono County Code Section 17.36.090.
 - a. Must be satisfied prior to final approval of the parcel map.
 - b. Department of Public Works
 - c. Applicant
 - d. Design

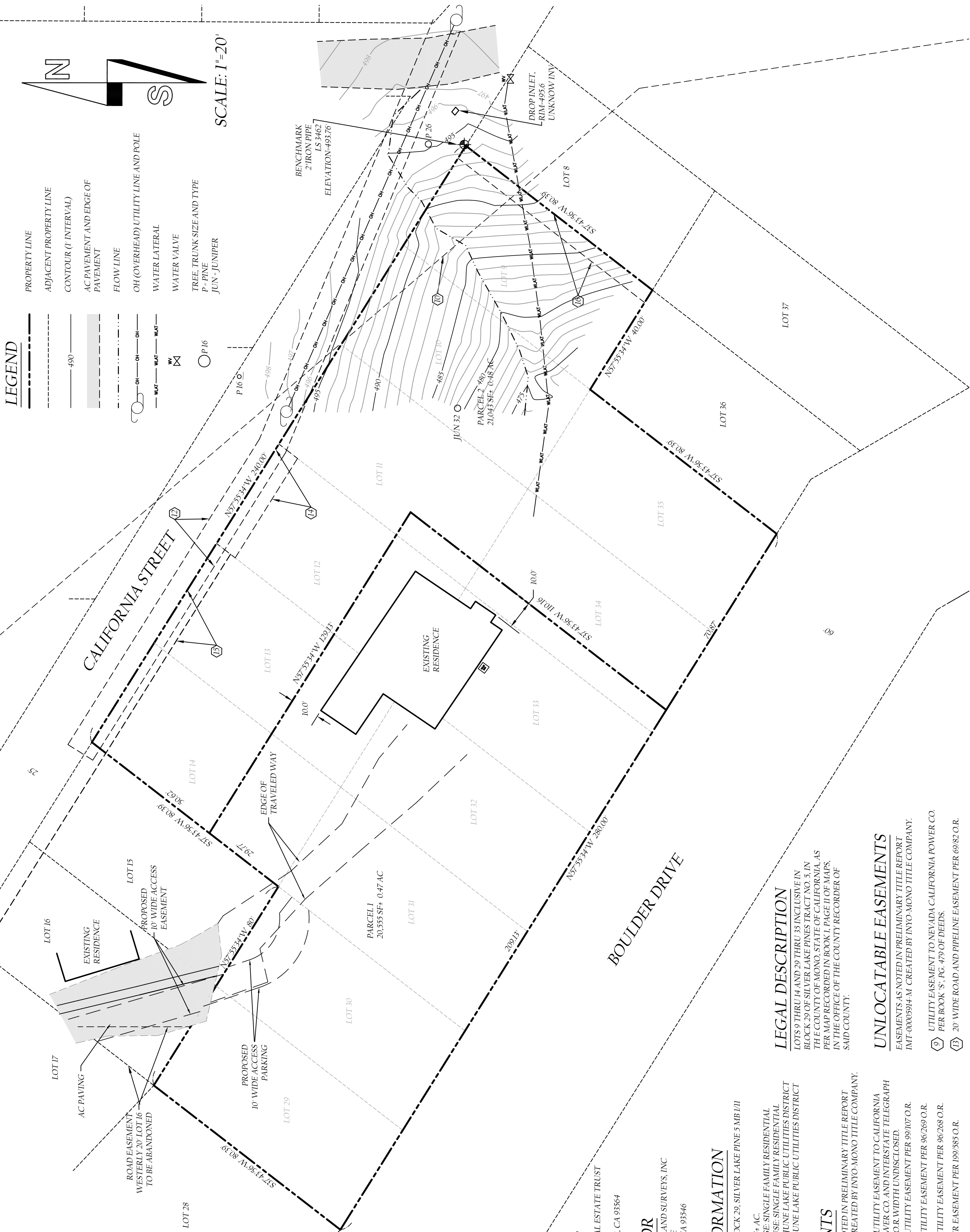
LOTS 9-14, 29-35, BLOCK 29, SILVER LAKE PINES 5

TENTATIVE PARCEL MAP

LANGE AND DARCY BAUER

Eastern Sierra Land Surveys, Inc.
19 Shanna Circle Crowley Lake, CA 93546

DATE	12/01/17
SCALE	1"=20'
DRAWN	GB
JOB NO.	17-013
DWG.	17-013 TENT. MAP
SHEET	1
OF	1 SHEETS



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CONTOUR (1 INTERVAL)
- AC PAVEMENT AND EDGE OF PAVEMENT
- FLOW LINE
- OH (OVERHEAD) UTILITY LINE AND POLE
- WATER LATERAL
- WATER VALVE
- TREE, TRUNK SIZE AND TYPE
P - PINE
JUN - JUNIPER

OWNERS
DARCY BAUER REAL ESTATE TRUST
PO BOX 1252
MAMMOTH LAKES, CA 93564
(760) 599-3274

SURVEYOR
EASTERN SIERRA LAND SURVEYS, INC.
19 SHANNA CIRCLE
CROWLEY LAKE, CA 93546
(760) 935-4920

SITE INFORMATION
LOTS 9-14, 29-35, BLOCK 29, SILVER LAKE PINE 5 MB / III
APN 016-143-045
41,599+ SQ. FT., 0.95+ AC.
EXISTING LAND USE: SINGLE FAMILY RESIDENTIAL
PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
WATER SERVICE: JUNE LAKE PUBLIC UTILITIES DISTRICT
SEWER SERVICE: JUNE LAKE PUBLIC UTILITIES DISTRICT

EASEMENTS
EASEMENTS AS NOTED IN PRELIMINARY TITLE REPORT
IMT-00005914-M CREATED BY INYO-MONO TITLE COMPANY.

- 10 CENTERLINE UTILITY EASEMENT TO CALIFORNIA ELECTRIC POWER CO. AND INTERSTATE TELEGRAPH CO. PER 21/000 O.R. WIDTH UNDISCLOSED.
- 12 10' WIDE SCE UTILITY EASEMENT PER 99/107 O.R.
- 14 8' WIDE SCE UTILITY EASEMENT PER 96/269 O.R.
- 15 6' WIDE SCE UTILITY EASEMENT PER 96/268 O.R.
- 16 5' WIDE SEWER EASEMENT PER 199/585 O.R.

LEGAL DESCRIPTION

LOTS 9 THRU 14 AND 29 THRU 35 INCLUSIVE IN BLOCK 29 OF SILVER LAKE PINES TRACT NO. 5, IN THE COUNTY OF MONO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK I, PAGE II OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

UNLOCATABLE EASEMENTS

- EASEMENTS AS NOTED IN PRELIMINARY TITLE REPORT
IMT-00005914-M CREATED BY INYO-MONO TITLE COMPANY.
- 9 UTILITY EASEMENT TO NEVADA CALIFORNIA POWER CO. PER BOOK 'S', PG. 479 OF DEEDS.
 - 13 20' WIDE ROAD AND PIPELINE EASEMENT PER 69/82 O.R.