

**MONO COUNTY COMMUNITY DEVELOPMENT  
DEPARTMENT  
Planning Division**

**NOTICE OF TENTATIVE TRACT MAP APPROVAL**

**TENTATIVE TRACT MAP #** 34-26

**APPLICANT:** Larson

**ASSESSOR'S PARCEL NUMBER:** 15-010-79

**PROJECT LOCATION:** The property is located along the intersection of Leonard Avenue and Highland Drive in West Village, June Lake.

You are hereby notified that the Mono County Board of Supervisors did on January 4, 2005, hold a public hearing to hear any and all testimony relative to the approval of Tentative Tract Map 34-26 and did approve the map for a period of twenty-four (24) months, subject to the following conditions.

**Please refer to the attached  
Conditions of Approval #1 through 44**

A final map, which includes compliance with the foregoing conditions, may be submitted for final approval prior to its expiration. Failure to file the final map within twenty four (24) months after the above approval will nullify all approvals; except that such time limitation may be extended by the Planning Commission. Written application for such extension must be made to the Executive Secretary to the Planning Commission or Clerk to the Board no later than forty five (45) days prior to expiration of the tentative map. Extensions may be granted for a one-year period, or successive one-year period, not to exceed a total of three (3) additional years.

**DATE OF EXPIRATION:** 01/04/07

**DATED:** January 4, 2005

cc:  Applicant  
 Engineer  
 Assessor's Office  
 Public Works  
 Environmental Health

**TM 34-26**  
**JUNE LAKE HIGHLANDS**  
CONDITIONS OF APPROVAL &  
MITIGATION MONITORING PROGRAM

**FORMAT:**

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**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. Generally associated with future development. Requires monitoring over a period of time. 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
  
2. The subdivision improvements, as well as future development, shall comply with the 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. Generally associated with future development. Requires monitoring over a period of time. 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
  
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, Objective A, Action 6.1).
  - a. Generally associated with future development. Requires monitoring over a period of time.
  - b. Community Development Department/Building Division
  - c. Applicant/Property Owner
  - d. Design
  
4. The project proponent shall stop work and notify appropriate agencies and officials if archaeological evidence is encountered during earthwork activities. Additionally the contractor/owner of future residential construction/development shall stop work and notify appropriate agencies and officials if archaeological evidence is encountered during earthwork activities. No disturbance of an archaeological site shall be permitted until such time as the applicant hires a qualified consultant and an appropriate report is filed with the county Planning Division, which identifies acceptable site mitigation measures.
  - a. Generally associated with future development but may occur anytime construction is in progress. Requires monitoring over a period of time.
  - b. Community Development Department/Planning Division
  - c. Applicant/Property Owner
  - d. Design/Ongoing

5. Dogs belonging to individuals involved in construction activities shall be prohibited in the project area during construction phases.
  - 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
  - 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 approval of residential construction.
  - b. Community Development Department/Building and Planning divisions
  - c. Applicant/Property Owner
  - d. Design/Ongoing
7. Erosion-control measures on disturbed areas shall include the use of Best Management Practices such as placement of fiber blankets and roll, filter fencing or similar erosion-control materials. Removed topsoil shall be stockpiled and replaced over disturbed areas. Disturbed areas shall be revegetated with a native seed mix and/or native plants. For all phases of subdivision and future parcel development, exposed soil surfaces shall be stabilized and/or revegetated as soon as possible to reduce impacts related to erosion.
  - a. Requires monitoring over a period of time, usually linked to future development associated with approval of residential construction.
  - b. Community Development Department/Building and Planning divisions
  - c. Applicant/Property Owner
  - d. Design/Ongoing
8. Revegetation of disturbed areas shall occur as soon as possible following construction and shall require the use of stabilization material or landscaping. Use of native seeds, 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 approval of 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, the property owners shall refrain from clearing native vegetation except as necessary for impending or same-year construction. Dust generated during construction shall be controlled through watering or other acceptable measures
  - a. Requires monitoring over a period of time, usually linked to future development associated with approval of 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 approval of 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/grading activities that will clear more than 10,000 square feet or require any cuts greater than 4 feet or fill greater than 3 feet. Construction requiring more than 200 cubic yards of cut or fill will also require 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 future residential construction 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 future residential construction on any one parcel that cumulatively exceeds 20,000 square feet. If plans are required, plans will be developed with the individual project applicant, Mono County Planning Division, and Mono County Department of Public Works.
- a. Requires monitoring over a period of time, usually linked to future development.
  - b. Community Development Department/Planning Division and applicable federal and/or state agency
  - c. Applicant/Property Owner
  - d. Design/Ongoing
13. Liquefied Petroleum Gas (LPG) when used shall be installed according to all applicable codes and Mono County Code 15.04.056. The project proponent shall provide bulk propane. Minor adjustments to tentative tract map lot lines may be made to satisfy required fire code setbacks. A landscaping plan for screening of propane tank(s) shall be submitted to Community Development Department for approval.
- a. Generally associated with future development. Requires monitoring over a period of time. 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
14. Exterior/outdoor lighting on individual lots shall be designed and maintained to minimize the effects of lighting on the surrounding environment. Exterior lighting shall be limited to that necessary for health and safety purposes; high-intensity outdoor lighting shall be avoided or adequately shielded. All lighting must be designed to confine light rays to the premises of each individual lot. In no event shall a lighting device be placed or directed so as to permit light to fall upon a public street, adjacent lot, or adjacent land area.
- a. Generally associated with future development but may occur any time construction and/or road grading is in progress. Requires monitoring over a period of time.
  - b. Community Development Department/Planning Division
  - c. Applicant

d. Design

**Specific Subdivision Map Conditions and Development Mitigation Measures**

15. All new development shall be in accordance with the Project Description, Land Use Objectives and Policies of the June Lake Highlands Specific Plan as follows (note: policy descriptions are excerpts of actual policy – see Specific Plan for full wording):
- a. Policy 1-A: Designate 11.8 acres as SFR; designate 9.4 acres as MFR-M (no longer applies; whole project area is allowable by Specific Plan as SFR – SFR requirements of the General Plan apply to this phase as well as first phase).
  - b. Policy 1-B: Designate the project as S-F-R and M-F-R (no longer applies since Zoning and General Plan were combined).
  - c. Policy 1-C: All single-family lots are to be 7,500 sf minimum.
  - d. Policy 2-A: Development to reflect mountain home architecture/environmentally sensitive design.
  - e. Policy 2-B: Utilize colors, textures, amenities that blend with environment (see official materials – color palette).
  - f. Policy 2-C: Screen the condominium/multifamily parking area from view (no longer applies).
  - g. Policy 2-D: Place all utilities underground (see condition below).
  - h. Policy 2-E: All single-family and multi-family architecture subject to Design Review (“multi-family” no longer applies).
  - i. Policy 3-A: Install water/sewer systems consistent with June Lake PUD requirements.
  - j. Policy 3-B: Coordinate solid waste service with local provider. Screen on-site containers.
  - k. Policy 3-C: Provide on-site condominium management and affordable housing (“condominium management” no longer applies – see condition below).
  - l. Policy 3-D: Provide snow removal for the condominium streets and parking areas (no longer applies).
  - m. Policy 4-A: Provide on-site recreational facilities in each phase of the condominium area (no longer applies).
  - n. Policy 4-B: Allow single-family lot owners to join the condominium HOA for access to recreational facilities (no longer applies).
  - o. Policy 4-C: Assist with June Lake Ballfield improvements such as parking lot paving, restrooms, etc., to be negotiated with County (this has been completed).
  - p. Policy 4-D: Provide an access path to the June Lake Ballfield with maintenance by CC&Rs (a pathway from phase one of the development has been provided; another pathway is to be provided in this phase – see condition below).
  - q. Policy 5-A: Institute a “dark skies” policy – outdoor lighting must be shielded/directed downward (see standard condition above).
  - r. Policy 5-B: Erect construction barriers on project perimeters to prevent damage to off-site habitat.
  - s. Policy 5-C: Avoid tree removal – replace trees removed per replacement schedule in the Specific Plan.
  - t. Policy 6-A: Ensure affordable employee housing (one affordable unit was provide during phase one; provision for a second unit is proposed with this phase – see condition below).
  - u. Policy 6-B: Utilize alpine architectural style.
  - v. Policy 7-A: Construct new streets to County standards (see condition below).
  - w. Policy 7-B: Provide interior streets that interconnect the condominium area (no longer applies).

- x. Policy 7-C: Provide off-site street improvements or in-lieu fees for Leonard Avenue, Bruce and Knoll; negotiate not-to-exceed cost (Leonard to be improved during this phase).
- y. Policy 7-D: Provide a Zone of Benefit for street maintenance (see condition below).
- z. Policy 7-E: Provide a fair share of funding for trails and bike paths; negotiate not-to-exceed cost (fee has been established for first phase; additional fee to be required for this phase – see condition below).
- aa. Policy 8-A: Design connections, pathways, to surrounding open space (access pathway to be provided in this phase – see condition below).
- bb. Policy 8-B: Utilize condominium open space areas to enhance the visual quality of the project (no longer applies).
- cc. Policy 9-A: Incorporate latest building codes regarding seismic safety.
- dd. Policy 9-B: Avoid construction on faults and unstable geologic features.
- ee. Policy 10-A: Minimize construction noise by specifying times of operation of construction noise (see standard condition above).
- ff. Policy 10-B: Utilize smart design in placement of condominium outdoor recreation areas to minimize outdoor noise generated from the site (no longer applies).
- gg. Policy 10-C: Design condos to shield noise from interior parking and noise producing features (no longer applies).
- hh. Policy 11-A: Preserve natural vegetation - replace trees per Specific Plan replacement schedule.
- ii. Policy 11-B: Minimize flattening and grading for house construction – blend with natural terrain.
- jj. Policy 11-C: Exposed soils to be revegetated with natural vegetation and specific seed mix; significant number of trees to be planted (1 tree/1000 sf –see condition below).
  - a. At time of subdivision final map and generally associated with future development. Requires monitoring over a period of time. Must be satisfied prior final map recording, issuance of a building permit and/or certificate of occupancy.
  - b. Community Development Department-Building and Planning divisions and Department of Public Works
  - c. Applicant/Property Owner
  - d. Design

16. All Specific Plan Mitigation Measures identified in the June Lake Highlands Specific Plan are tentative tract map conditions as follows (see Specific Plan EIR for full wording):

- a. Mitigation Measure A-1: No part of any structure may exceed 35' above natural grade; reflected in CC&Rs (CC&Rs were recorded by applicant with wrong drawing! This condition supercedes CC&Rs).
- b. Mitigation Measure A-2: Buyers to be advised of presence of June Lake Ballfield and associated potential for large recreational events.
- c. Mitigation Measure B-1: Provision of affordable housing; 2 perpetually affordable units somewhere in the June Lake Loop (one has been provided; one is to be provided with this project – see condition below).
- d. Mitigation Measure C-1: Applicant shall provide fair share of additional law enforcement facilities (fee has been paid for first 39 units; fee to be same per unit for this phase –see condition below).
- e. Mitigation Measure C-2: Assessment District to be formed or water system improvements per June Lake PUD requirements (has been completed).
- f. Mitigation Measure C-3: Plans to be reviewed by the June Lake Fire District - review by June Lake PUD and Fire District; “will serve” letters required.

- g. Mitigation Measure C-4: "Will-serve" letters from June Lake Fire District and PUD must be provided to County.
- h. Mitigation Measure C-5: Water conserving fixtures/xeriscape required.
- i. Mitigation Measure D-1: Structural enhancements for buildings and utilities to be consistent with UBC for Seismic Risk Zone IV.
- j. Mitigation Measure D-2: Rolling boulder potential to be considered in lot design to prevent earthquake-induced displacement.
- k. Mitigation Measure D-3: Slope stability and lot development plans to be reviewed by geologist or geo-engineer for all single-family lots.
- l. Mitigation Measure D-4: Structural/earthwork specifications to be employed in project design/compaction.
- m. Mitigation Measure D-5: Grading Guidelines in Appendix B of DEIR and Mono County PW requirements to be followed for all grading.
- n. Mitigation Measure D-6: Comprehensive erosion and sediment transport plan required prior to grading permit issuance.
- o. Mitigation Measure E-1: Dogs to be contained in private fenced yards or enclosed in a building.
- p. Mitigation Measure E-2: Mono County leash laws to be reiterated in the CC&Rs.
- q. Mitigation Measure E-3: Dogs prohibited in area during construction (see standard condition above).
- r. Mitigation Measure E-4: Night lighting restricted in number, duration, intensity; shielded light fixtures; not visible off-site (see standard condition above).
- s. Mitigation Measure E-5: Access to work areas to utilize existing dirt roads; avoid unnecessary disturbance to vegetation outside project area.
- t. Mitigation Measure E-6: Revegetation to utilize native plants and conducted immediately following construction.
- u. Mitigation Measure E-7: Deter spread of weeds/ cover stockpiled topsoil/revegetate immediately.
- v. Mitigation Measure E-8: Use techniques to reduce pads and drives.
- w. Mitigation Measure E-9: Establish setbacks between private fenced areas and property lines for ease of deer and wildlife movement through the project.
- x. Mitigation Measure E-10: Open space management and restrictions to be specified in CC&Rs.
- y. Mitigation Measure E-11: No tall, solid fences shall be constructed along adjoining back yards; pet enclosures excepted if in keeping with CC&Rs.
- z. Mitigation Measure E-12: Construction activities to be scheduled only during daytime hours to reduce wildlife disturbance.
- aa. Mitigation Measure E-13: Dust to be controlled (see standard condition above).
- bb. Mitigation Measure E-14: Noise levels during construction to be minimized (see standard condition above).
- cc. Mitigation Measure E-15: Open ditches/trenches to be covered/barricaded during night.
- dd. Mitigation Measure E-16: Refueling/repair of equipment to occur in disturbed areas away from sensitive habitat.
- ee. Mitigation Measure E-17: Reduced speed limits to 25 mph should be imposed on roads leading to and from the development to reduce wildlife-vehicle collisions.
- ff. Mitigation Measure F-1: Design buildings, parking, site grading to blend with natural terrain; no building height greater than 35' above "natural grade" (natural grade defined).
- gg. Mitigation Measure F-2: Building finishes, color palette to be detailed in CC&Rs. CC&Rs to be approved by Planning Department in consultation with Design Review Committee (see Chapter 9 of Land Use Element of the General Plan).
- hh. Mitigation Measure F-3: Housing and accessory structures to utilize alpine architectural style and reviewed by Design Review Committee.

- ii. Mitigation Measure F-4: Cut and fill slopes to be contoured, tops and toes to be tapered/rounded.
- ii. Mitigation Measure F-5: House and condominium grading to blend with natural terrain.
- jj. Mitigation Measure F-6: Building sites and graded areas to be immediately re-vegetated to blend with native landscaped areas; native plants to be utilized.
- kk. Mitigation Measure F-7: 300 Jeffrey / lodgepole pine trees to be planted on perimeter of project (deleted- replaced by Tentative Map Condition 34 of phase 1).
- ll. Mitigation Measure F-8: Native trees required at 1/1000 sf of lot area; maintenance via CC&Rs (see condition below).
- mm. Mitigation Measure F-9: Removal of existing trees to be avoided; replacement in accordance with Policy 5-C.
- nn. Mitigation Measure F-10: Roof and ground mounted mechanical equipment to be screened from view.
- oo. Mitigation Measure F-11: Exterior lighting must be concealed; light rays confined to the premises; high intensity lighting to be avoided/shielded (see standard condition above).
- pp. Mitigation Measures G-1: If cultural evidence discovered, mitigation plan required (see standard condition above).
- qq. Mitigation Measure G-2: If Native American burial sites discovered, Health and Safety Code section 7050.5 to be followed.
- rr. Mitigation Measure H-1: Consideration shall be given to revising Leonard Avenue as a one-way street or back-to-back cul-de-sac (not required – Leonard to be repaved at this stage).
- ss. Mitigation Measure H-2: Per Public Works Director, applicant to reconstruct and pave Leonard Avenue to current structural standards; extent and cost to be negotiated during tentative map considerations (to be done at this stage).
- tt. Mitigation Measure H-3: Zone of Benefit to be established for street maintenance.
- uu. Mitigation Measure I-1: For noise mitigation, construction limited to daylight hours (see standard condition above).
- xx. Mitigation Measure I-2: Heavy equipment and other construction equipment to be properly muffled.
- yy. Mitigation Measure I-3: Condos next to Interlaken to have outdoor activity areas located away from Interlaken or shielded by structures (no longer applies).
- zz. Mitigation Measure I-4: Consideration shall be given to revising Leonard Avenue as a one-way street or back-to-back cul-de-sac (same as H-1 – not required).
- aaa. Mitigation Measure J-1: Air quality – comprehensive erosion and sediment control plan required (same as D-6).
- bbb. Mitigation Measure J-2: Only high efficiency heating systems allowed. No units developed with wood burning appliances as primary heating source.
- ccc. Mitigation Measure J-3: Any wood burning appliances must be EPA Phase II certified.
- ddd. Mitigation Measure J-4: Air quality – revegetation of graded sites (same as F-6).
- eee. Mitigation Measure J-5: Permit to Operate from GBUAPCD required.
- fff. Mitigation Measure K-1: Water resources – comprehensive erosion-control plan required (same as D-6 and J-1).
- ggg. Mitigation Measure K-2: SWPPP required/submitted to Public Works for comment.
- hhh. Mitigation Measure K-3: Natural vegetation to be preserved to reduce impervious surface runoff.
- iii. Mitigation Measure K-4: Impervious surfaces to be regularly swept and cleaned.





d. Design

21. The subdivider shall construct improved roads within the subdivision in accordance with the County Road Improvement Standards section for a Typical Section Residential (Plate No. 8 Typical Section Residential – Mono County Road Improvement Standards, 1981). All road improvement costs, including design, plans and specifications, permitting, testing, inspections, and any related reports shall be the responsibility of the subdivider. Engineered plans, specifications and cost estimates shall be submitted to the Department of Public Works for review and approval. The roads shall be constructed prior to recording of the final map or security shall be provided and a subdivision agreement executed with the County to guarantee construction.
  - a. Must be satisfied prior to recording of final map or bonded for.
  - b. Department of Public Works
  - c. Applicant
  - d. Design
22. A CSA-Zone of Benefit district shall be created by the developer along newly constructed public roads in order to pay for snow removal and maintenance of streets and drainage facilities. The CSA-Zone of Benefit shall be formed prior to approval of the final tract map.
  - a. Must be satisfied prior to final map
  - b. Department of Public Works
  - c. Applicant/Property Owner
  - d. Design
23. All drainage and storm water from this subdivision and the previous 39-unit subdivision (June Lake Highlands TM 34-24) shall be considered in drainage easements and facilities. Design of these facilities shall strictly limit deposit of silt and other deleterious materials into Gull Lake. This shall include modifications or improvements to downstream facilities if needed.
  - a. Must be satisfied prior to final map
  - b. Department of Public Works
  - c. Applicant/Property Owner
  - d. Design
24. If a drainage basin installation is pursued across from the ballfield, the developer will prepare all environmental review documents, obtain appropriate permits and other approvals, pay all related fees, and furnish surety necessary for the project. Plans and specification shall be approved by Public Works prior to initiating construction.
  - a. Must be satisfied prior to final map
  - b. Department of Public Works
  - c. Applicant/Property Owner
  - d. Design
25. A letter of clearance and/or waste discharge requirements from Lahontan Regional Water Quality Control Board shall be obtained, if necessary.
  - a. Must be satisfied prior to final map
  - b. Department of Public Works
  - c. Applicant/Property Owner
  - d. Design
26. All road grading and earthwork activities must be conducted in accordance with an approved road construction plan and/or grading plan.
  - a. Must be satisfied prior to final map
  - b. Department of Public Works

- c. Applicant/Property Owner
  - d. Design
27. Construction material (rock, debris, etc.) that is not utilized as road fill material shall be removed to a designated dump or other approved site.
    - a. Generally associated with construction of the subdivision
    - b. Department of Public Works
    - c. Applicant/Property Owner
    - d. Design
  28. The applicant will be required to submit a soils report or process a soils report waiver. Any such report or waiver shall be reviewed and approved by the Director of Public Works, according to the provisions of Mono County Code (MCC) Section 17.36.090.
    - a. Must be satisfied prior to final map
    - b. Department of Public Works
    - c. Applicant/Property Owner
    - d. Design
  29. A comprehensive erosion and sediment transport control plan shall be submitted to the Department of Public Works prior to issuance of the grading permit(s).
    - a. Must be satisfied prior to issuance of grading permit(s)
    - b. Department of Public Works
    - c. Applicant/Property Owner
    - d. Design
  30. An air quality permit shall be obtained from the Great Basin Unified Air Pollution Control District, if required.
    - a. Must be satisfied prior to final map
    - b. Department of Public Works
    - c. Applicant/Property Owner
    - d. Design
  31. The developer shall provide necessary easements for existing and proposed utility service within the subdivision.
    - a. Must be satisfied prior to sale of lots
    - b. Department of Public Works
    - c. Applicant/Property Owner
    - d. Design
  32. The project proponent shall confer with local postal authorities for installation requirements for cluster mailboxes. The applicant shall provide a letter from the postal authorities stating their satisfaction with road names and box locations in the development, or a release from the necessity of providing cluster mailboxes. If clustering or special locations are specified, easements, concrete bases, paved turnouts, and other provisions shall be included.
    - a. Must be satisfied prior to recording of the final map.
    - b. Department of Public Works
    - c. Applicant
    - d. Design
  33. The applicant shall prepare a Stormwater Pollution Prevention Plan and submit a Notice of Intent to comply with provisions of the State Water Resources Control Board's Stormwater NPDES Permit for construction activities. As part of compliance with the

- NPDES Stormwater Permit, the project shall comply with the North Lahontan Basin Project Guidelines for Erosion Control.
- a. Must be satisfied prior to recording of final map.
  - b. Department of Public Works
  - c. Applicant
  - d. Design
34. The project proponent shall provide a 5' wide, compacted decomposed granite access path to the June Lake Ballfield from the single-family subdivision between lots 17, 18 and 19. Maintenance of the path shall be provided in the CC&Rs. (Note: the developer does not agree with this condition.)
- a. Must be satisfied prior to recording of final map.
  - b. Department of Public Works
  - c. Applicant
  - d. Design
35. A ten (10')-foot wide snow storage/utility easement shall be dedicated along all street frontages. This would apply to all 40-foot-wide rights of way, Mountain Vista, Highland and Alpenglow. It does not apply to the 60-foot-wide rights of way, Leonard, Roed's Road and "A" Street.
- a. Must be satisfied prior to recording of final map.
  - b. Department of Public Works
  - c. Applicant
  - d. Design
36. Lots 20, 21, 22 and 23 are double-frontage lots; they shall have vehicular access only to Alpenglow Lane; developer shall waive all rights to vehicular access along Leonard Avenue at each of these lots.
- a. Must be satisfied prior to recording of final map.
  - b. Department of Public Works
  - c. Applicant
  - d. Design
37. Landscaping shall be used to minimize potential visual impacts resulting from development. At the time of building construction on each single-family lot, Jeffrey and lodgepole pine trees (5-gallon minimum) in equal numbers shall be planted on each project lot/parcel at a rate of one tree per 1,000 square feet of lot area (excludes public street area). Other types of trees may be planted but the number of Jeffrey and lodgepole pine trees shall be requirements.
- a. Generally associated with future development. Requires monitoring over a period of time. 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
38. The applicant shall share in the estimated cost of providing additional Sheriff's Department services for the area (estimated cost: \$485/unit x 28 = \$13,580). A deposit of \$13,580 shall be made to the Sheriff's Department for this purpose.
- a. Prior to approval of final map
  - b. Department of Public Works
  - c. Applicant
  - d. Design

39. The applicant shall pay \$60,000 to the June Lake housing trust fund.
  - a. Prior to approval of final map
  - b. Community Development Department/Building and Planning divisions
  - c. Applicant
  - d. Design
  
40. All infrastructure (roads, utilities, sewer and water) and associated landscaping and revegetation shall be available or in the process of being constructed prior to recording of the final map or bonded for with a subdivision agreement.
  - a. Must be satisfied prior to recording of final map or bonded for.
  - b. Department of Public Works
  - c. Applicant
  - d. Design
  
41. The applicant shall provide off-site street improvements as indicated in the attached "Exhibit A".
  - a. Must be satisfied prior to recording of final map.
  - b. Department of Public Works
  - c. Applicant
  - d. Design
  
42. This subdivision shall establish CC&Rs same as and/or integrated with CC&Rs of the previous 39- unit subdivision (June Lake Highlands TM 34-24).
  - a. Must be satisfied prior to recording of final map.
  - b. Department of Public Works
  - c. Applicant
  - d. Design
  
43. The applicant shall share in the estimated cost of providing a trail plan for the June Lake area. A deposit of \$1,311 shall be made to Mono County for this purpose.
  - a. Prior to approval of final map
  - b. Department of Public Works
  - c. Applicant
  - d. Design
  
44. Lots 4-10 and 14-16 may allow duplex development. ~~No transient rental (less than 30 days) shall be permitted.~~ Short-term rental (less than 30 days) shall be permitted according to the June Lake Highlands Specific Plan Land Use Objectives and Policies, Policy 1-D.
  - a. Prior to approval of final map
  - b. Department of Public Works
  - c. Applicant
  - d. Design

**EXHIBIT "A"**

**AGREEMENT BETWEEN  
THE COUNTY OF MONO AND  
THE HIGHLANDS AT JUNE LAKE, LLC**

**SCOPE OF WORK FOR  
OFF-SITE IMPROVEMENTS TO LEONARD AVENUE:**

At Subdivider's expense, Subdivider shall furnish, construct, and/or install off-site improvements associated with Phase II of the Subdivision, as defined by the Specific Plan, including all labor, supervision, permitting, inspection, equipment, materials, supplies, travel, delivery, taxes, and all other items necessary to perform the work required, as follows:

1. Improvements to the Leonard Avenue roadway, which shall extend west from Bruce Street through to its termination (approximately 0.53 miles). Improvements shall meet the standards and specifications as may be established by the Public Works Director. Consistent with said standards and specifications, engineered plans and specifications shall be prepared by the Subdivider and submitted for approval by the Public Works Director prior to commencing work. These improvements shall generally include, but not be limited to, the following:
  - Grinding of existing asphalt concrete pavement, followed by placing, leveling, and compaction of resulting grindings as base material;
  - Overlay with a minimum thickness of three (3) inches of roller-compacted hot-mix asphalt concrete pavement, followed by a fog seal. The minimum pavement width shall be two 10-foot travel lanes, as measured from the centerline, in sections where County right of way is twenty-five (25) feet. Where the County right of way exceeds twenty-five (25) feet, the County may require each travel lane to be a minimum pavement width of twelve (12) feet;
  - Placement, grading, and compaction of shoulders on each side of the paved section. Said shoulders shall be a minimum constructed width of two to three feet;
  - Grading and/or improvement of drainage facilities adjacent to roadway, as may be deemed necessary;
  - Construction of two turnout areas where deemed appropriate by the County.
2. All work shall be completed in accordance with Mono County Standards, plans and specifications approved by the Public Works Director or his authorized representative, and general standards of care for the construction industry.
3. Off-site improvements specified in this Attachment shall be completed by Subdivider within four (4) years from the date of this Agreement, or prior to recordation of the final map for Phase II of the Subdivision, whichever occurs first, unless otherwise agreed upon by the Parties in writing, in accordance with section twenty-four (24) of this Agreement.
4. Off-site improvements may be subject to environmental review, approval, and/or modification by Inyo National Forest staff or other public agencies or utilities having jurisdiction or authority over the project or the property. Any modification required by said agencies to the aforementioned improvements shall be required of the Subdivider as though a part of this Agreement.

Improvements furnished, constructed, and/or installed as a result of this Agreement shall be considered to satisfy Condition No. 31 specified in the Conditions of Approval for Tract Map No. 34-24.

