

Exhibit A to Planning Commission Resolution R20-02

June Lake Highlands Specific Plan Amendment #2

**** Policy 1-D. Transient rental (less than 30 days) is permitted within the June Highlands subject to permitting consistent with Mono County General Plan Land Use Element.**

June Lake and the County of Mono as a whole. Additionally, existing development in the June Lake Loop does not appear to meet modern resort standards, primarily due to the age of structures and lack of integrated amenities. Although the June Lake Highlands project will not offer solutions to every resort development opportunity, it is intended to provide a quality residential area complete with on-site amenities for both permanent and transient occupancy. Objectives and development policies are outlined below:

Land Use Objectives and Policies

Objective 1.

Provide a mix of quality residential uses with an integrated design format to serve the needs of both local and transient users.

Policy 1-A.

Designate 11.8± acre single family area as **SFR** - Single-Family Residential and designate the 9.4± acre condominium area as **MFR-M** - Multi-Family Residential, Moderate.

Policy 1-B.

~~Designate the project site as **S-F-R** - Single-Family Residential (11.8± acres) and **M-F-R** - Multiple Family Residential (9.4± acres) per Chapters 19.08 and 19.09 of the Mono County Code. Parking requirements will be adjusted as discussed in the Project Description (enforced through CC&Rs).~~

Policy 1-C.

Allow up to 39 single family lots of 7,500 square feet minimum each. With a use permit and/or tentative tract map, allow up to 114 units in a phased condominium development (subject to meeting density bonus requirements) or other combination of single family, duplex or triplex units, depending on demand.

**** Insert Policy 1-D.**

Objective 2.

Create an alpine style development which complements the surrounding high mountain environment.

Policy 2-A.

Provide a development which reflects mountain home architecture with environmentally sensitive design features and amenities.

Policy 2-B.

Utilize colors, textures and design amenities that blend with the surrounding environment.

Policy 2-C.

Screen condominium/multifamily parking areas, utilities and other unsightly accessory uses from view. Provide a high ratio of garage parking; design parking areas to be on the interior of the condominium/multifamily units rather than along street frontages.

Policy 2-D.

Place all utilities underground.

Exhibit A to Planning Commission Resolution R20-02

Modification of Tract Map 34-24 to Add Condition #36



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RESOLUTION NO. R01-26
A RESOLUTION OF THE BOARD OF SUPERVISORS,
COUNTY OF MONO, STATE OF CALIFORNIA

**CERTIFYING THE JUNE LAKE HIGHLANDS SPECIFIC PLAN FINAL EIR WITH A
MITIGATION MONITORING PLAN AND ADOPTING FINDINGS RELATED
THERETO, APPROVING THE JUNE LAKE HIGHLANDS SPECIFIC PLAN AND
AMENDING THE MONO COUNTY GENERAL PLAN ACCORDINGLY (GPA #01-01),
APPROVING TENTATIVE TRACT MAP (#34-24) AND ADOPTING A STATEMENT OF
OVERRIDING CONSIDERATIONS**

WHEREAS, the overall objective of the June Lake Highlands project (including the June Lake Specific Plan and associated Tentative Tract Map #34-24) is to provide a suitable location for mixed residential use development; and

WHEREAS, the June Lake Highlands project would allow for development of 39 single-family lots and up to 114 multi-family units on a total of 21.2± acres; and,

WHEREAS, the June Lake Highlands Specific Plan contains land use goals, policies and standards for development of the property; and

WHEREAS, the June Lake Highlands Specific Plan and Final Environmental Impact Report were prepared simultaneously to incorporate environmental mitigation measures into the project to assist in designing the project around potential environmental constraints; and

WHEREAS, the June Lake Highlands Final EIR has been prepared and reviewed in compliance with CEQA; and

WHEREAS, the Board of Supervisors hereby certifies the Final EIR and adopts the June Lake Highlands Mitigation Monitoring Plan finding that:

1. In compliance with CEQA Guidelines Section 15090 (a):
 - a. The Final Environmental Impact Report (FEIR) has been completed in compliance with CEQA;
 - b. The Final EIR has been presented to the Board of Supervisors (the decision-making body and the lead agency) and the Board has reviewed and considered the information contained in the Final EIR prior to approving the project; and
2. The Final EIR reflects the lead agency's independent judgment and analysis. Based upon evidence in the Final EIR, several potentially significant impacts have been reduced to less-than-significant levels through mitigation measures; four impact issues are considered significant and unavoidable even with mitigation. Mitigation measures

1 have been included to reduce these impacts to the lowest feasible levels. Findings
2 have been prepared for each of the potentially significant effects and for the
3 unavoidable environmental effects of the project (see Exhibit A).

4 **WHEREAS**, the Board of Supervisors, in consideration of evidence and testimony
5 presented at the public hearing in accordance with County Code Section 19.41.110, hereby
6 adopts the following findings with respect to the proposed Specific Plan:

- 7 1. The project is being proposed in response to demand for residential uses in the June
8 Lake area.
- 9 2. The overall project goal to provide quality, environmentally sensitive permanent and
10 resort housing in proximity to the community of June Lake.
- 11 3. The Mono County General Plan and the June Lake Area Plan indicate the need for a
12 mix of residential uses in the June Lake area for both permanent and transient
13 occupancy residential units.
- 14 4. Both the Mono County General Plan and the June Lake Area Plan designate the
15 project site as Specific Plan (SP).
- 16 5. Land Use Objectives and Policies of the Specific Plan designate 11.8 acres of the site
17 as Single Family Residential (SFR) and 9.4 acres as Multi-Family Residential,
18 Moderate (MFR-M). These designations will allow 39 single-family lots and up to
19 114 multi-family units, providing for a mix of residential units as envisioned in the
20 General Plan and June Lake Area Plan.
- 21 6. Goals, Objectives and Policies in the Specific Plan and Mitigation Measures identified
22 in the Final EIR address development of the project and impacts to the environment.
- 23 7. Public services and infrastructure are or will be made available for the proposed
24 development. The project will provide all necessary infrastructure on site (e.g., roads,
25 drainage, water and sewage systems). Public Service Mitigation Measure C-4
26 requires a "will-serve" letter from the June Lake Public Utilities District.
- 27 8. The development has been designed to be as compatible as possible with the
28 surrounding natural environment and character of the area. Design features have been
29 included in the Specific Plan addressing architecture, parking, circulation,
30 landscaping, signing and lighting. Mitigation measures have been included to reduce
impacts to less-than-significant levels or to the lowest feasible levels.
9. To ensure an adequate supply of locally available affordable housing, the Specific Plan
and mitigation measures provide employee housing and affordable housing in
accordance with the June Lake Area Plan.
10. General Plan policies require applicants to demonstrate the availability of adequate
fire protection by providing a Fire Protection Plan and project approvals to include a
finding that adequate fire protection is available (Safety Element, Goal II, Objective B,
Action 1.2). The project will provide adequate fire flows and Public Service
Mitigation Measure C-4 requires a "will-serve" letter from the June Lake Fire
Protection District.

WHEREAS, the Board of Supervisors, in consideration of evidence and testimony
presented at the public hearing and in accordance with County Code Title 17, adopts the
following findings regarding the Tentative Tract Map #34-24:


- 1 1. The Tentative Tract Map complies with the provisions of California Environmental
- 2 Quality Act (CEQA); an Environmental Impact Report has been prepared for the
- 3 project.
- 4 2. The Tentative Tract Map meets the general provisions of Chapter 17.04 of the County
- 5 Code.
- 6 3. The Tentative Tract Map is consistent with the General Plan Land Use Element and
- 7 June Lake Area Plan.
- 8 4. Conditions of approval have been applied to the Tentative Tract Map as attached to
- 9 the Board of Supervisors Staff Report for the June Lake Highlands project.


10 **NOW THEREFORE, BE IT RESOLVED** that the Mono County Board of Supervisors
 11 hereby takes the following actions:

- 12 A. Certify the June Lake Highlands Final EIR with a Mitigation Monitoring Plan and
- 13 adopt the Findings set forth in Exhibit A attached hereto and incorporated herein by
- 14 this reference.
- 15 B. Adopt the June Lake Highlands Specific Plan and amend the General Plan accordingly
- 16 (GPA #01-01).
- 17 C. Approve Tentative Tract Map #34-24 with conditions set forth in Exhibit B attached
- 18 hereto and incorporated herein by this reference.
- 19 D. Adopt the Statement of Overriding Considerations set forth in Exhibit C attached
- 20 hereto and incorporated herein by this reference.

21 **PASSED AND ADOPTED THIS** 13th day March 2001, by the following vote of the
 22 Mono County Board of Supervisors:

23 AYES : Supervisors Cecil, Hunt and Pipersky.
 24 NOES : None.
 25 ABSENT : Supervisors Farnetti and Ronci.
 26 ABSTAIN : None.

27 
 28 Byng Hunt, Chairman
 29 Mono County Board of Supervisors

30 ATTEST:
 31 
 32 Roberta Reed
 33 Deputy Clerk of the Board

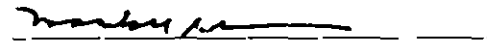
APPROVED AS TO FORM:
 34 
 35 Marshall Rudolph, County Counsel

EXHIBIT A

ENVIRONMENTAL IMPACT FINDINGS REQUIRED BY CEQA GUIDELINES SECTION 15091 JUNE LAKE HIGHLANDS SPECIFIC PLAN FINAL ENVIRONMENTAL IMPACT REPORT

PART I: FINDINGS RELATIVE TO POTENTIALLY SIGNIFICANT ENVIRONMENTAL EFFECTS

MITIGATABLE SIGNIFICANT ENVIRONMENTAL EFFECTS

LAND USE

1. POTENTIALLY SIGNIFICANT EFFECT: The project could result in structures that do not blend with the natural terrain if the standard zoning ordinance height restriction is applied.

STATEMENT OF FACTS: The standard height of an average of 35' would allow tall building elevations on sloping lots. If a maximum building height of 35' were imposed, the structures would blend better with the natural terrain. Mitigation Measure A-1 would allow no part of any structure to exceed 35' above the natural terrain.

FINDING: Changes or alterations have been required in, or incorporated into the project which reduce this potential impact to a level that is less than significant.

PUBLIC SERVICE IMPACTS

1. POTENTIALLY SIGNIFICANT EFFECT: The project could result in deterioration of law enforcement services due to potential growth induced by the project.

STATEMENT OF FACTS: The Mono County sheriff indicates that the project will have potential impacts on law enforcement services; it is possible that new personnel and/or equipment may be needed with buildout of the project. Mitigation Measure C-1 requires the proponent to participate on a fair-share basis for the provision of additional law enforcement facilities in the vicinity.

FINDING: Changes or alterations have been required in, or incorporated into, the project which reduce this potential impact to a level that is less than significant.

2. POTENTIALLY SIGNIFICANT EFFECT: The project will require substantial improvements to the June Lake PUD water system.

STATEMENT OF FACTS: The June Lake Water System Master Plan requires the installation of tanks, pumps and line extensions for service to the general area of the project. Mitigation Measure C-2 would require the installation of these improvements, either through assessment district or developer funding. Mitigation Measure C-4 requires a "will-serve" letter from the June Lake PUD prior to approval of the project.

FINDING: Changes or alterations have been required in, or incorporated into, the project which reduce this potential impact to a level that is less than significant.

GEOLOGY, SEISMICITY AND SOILS

1. POTENTIALLY SIGNIFICANT EFFECT: The project site and general vicinity are subject to potentially large earthquakes.

STATEMENT OF FACTS: Moderate to severe seismic ground shaking could result from displacement of several active or potentially active regional faults, including the fault near the project site. Mitigation involves structural enhancements to buildings and utilities to withstand vertical and horizontal accelerations. Boulders on the natural slope face should be considered in lot design review to prevent earthquake-induced displacement and rolling. Mitigation Measures D-1 and D-2 address these concerns.

FINDING: Changes or alterations have been required in, or incorporated into, the project which reduce this potential impact to a level that is less than significant.

2. POTENTIALLY SIGNIFICANT EFFECT: Seismic-induced settlement could affect structures placed on the project site; natural conditions are not suitable for structures.

STATEMENT OF FACTS: Topsoil and slopewash on the site are not suitable for structural support unless removed and recompacted. Some areas of fill on the site are not suitable for structural support. Also, the old borrow site on the property will need to be filled and compacted. Slope stability should be reviewed in individual lot design. Mitigation Measures D-3, D-4 and D-5 address these concerns.

FINDING: Changes or alterations have been required in, or incorporated into, the project which reduce this potential impact to a level that is less than significant.

3. POTENTIALLY SIGNIFICANT EFFECT: Earthwork operations on the site could cause soil erosion and potential for siltation to reach Gulf Lake.

STATEMENT OF FACTS: During earthwork activities, soil erosion potential will be present during rainy weather or heavy winds. Impacts could include disruption to the local environment with dust, mud and siltation. Mitigation Measures D-5 and D-6 address these concerns.

FINDING: Changes or alterations have been required in, or incorporated into, the project which reduce this potential impact to a level that is less than significant.

NOISE

1. POTENTIALLY SIGNIFICANT EFFECT: Construction activities could cause short-term noise impacts, particularly on the adjacent Interlaken development.

STATEMENT OF FACTS: Adverse noise impacts from construction noise may arise during construction of the multi-family area directly adjacent to the existing Interlaken condominiums. Mitigation Measures I-1 and I-2 address this concern.

FINDING: Changes or alterations have been required in, or incorporated into, the project which reduce this potential impact to a level that is less than significant.

2. POTENTIALLY SIGNIFICANT EFFECT: Long-term noise will increase from occupancy of the site by residents of the project.

STATEMENT OF FACTS: Noise impacts will be present from private vehicles, delivery vehicles, snow removal equipment, refuse pickup, lawn mowers, etc. Effects of these noise sources on the Interlaken project will come primarily from the adjacent proposed multi-family area. Outdoor activity will contribute to "people" noise. Significant effects can be avoided with designs that place outdoor activity areas away from exterior property lines or shielded by structures or berms. Mitigation Measures I-1 and I-3 address these concerns.

FINDING: Changes or alterations have been required in, or incorporated into, the project which reduce this potential impact to a level that is less than significant.

AIR QUALITY

1. POTENTIALLY SIGNIFICANT EFFECT: Short-term air quality may be adversely impacted during construction activities that generate the potential for dust and wind erosion.

STATEMENT OF FACTS: The project will utilize the best available dust control measures. Measure J-1, J-4 and J-5 address this concern.

FINDING: Changes or alterations have been required in, or incorporated into, the project which reduce this potential impact to a level that is less than significant.

2. POTENTIALLY SIGNIFICANT EFFECT: Emissions from dust created by application of road cinders and wood-burning appliances could result from the project.

STATEMENT OF FACTS: The emissions would be well below relevant thresholds. Land uses within the project will use appliances that meet current emission reduction standards as specified by the Great Basin APCD. Mitigation Measures J-2, J-3 and J-4 address these issues.

FINDING: Changes or alterations have been required in, or incorporated into, the project which reduce this potential impact to a level that is less than significant.

WATER RESOURCES

1. POTENTIALLY SIGNIFICANT EFFECT: Impacts from pollutant loading and sediment transport to Gull Lake are a concern.

STATEMENT OF FACTS: The project could contribute to degradation to receiving waters from construction earthwork activities and/or long-term occupancy of the site. The project will be regulated by the State Water Resources Control Board; an NPDES permit will be required as well as an SWPPP. Mitigation Measures K-1, K-2, K-3 and K-4 address these concerns.

FINDING: Changes or alterations have been required in, or incorporated into, the project which reduce this potential impact to a level that is less than significant

2. POTENTIALLY SIGNIFICANT EFFECT: Drainage from the project may adversely affect off-site drainage facilities.

STATEMENT OF FACTS: Drainage from the project will be designed to avoid or minimize impacts to adjacent drainage facilities, such as found in the Interlaken project. Mitigation Measures K-5 and K-6 address these concerns.

FINDING: Changes or alterations have been required in, or incorporated into, the project which reduce this potential impact to a level that is less than significant.

UNAVOIDABLE SIGNIFICANT ENVIRONMENTAL EFFECTS

WILDLIFE

1. POTENTIALLY SIGNIFICANT EFFECT: Due to the impacts of the project from human intrusion, alteration of wildlife habitat, construction impacts, and direct mortality impacts on wildlife, potentially significant impacts will be present which cannot be mitigated to less-than-significant levels.

STATEMENT OF FACTS: Although there are no federal or state-listed rare, threatened or endangered wildlife species known to be present on the site, the project area provides high-quality habitat for mule deer and marginally suitable habitat for the western white-tailed hare and mountain quail. In addition, the site provides breeding, nesting and foraging for a variety of birds and mammals. Mitigation Measures E-1 through E-17 will lessen potential impacts, but not to a less-than-significant level.

FINDING: Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR to the extent feasible. Additional mitigation or project alternatives with less environmental impact are infeasible due to specific economic, engineering and other factors (see Part II of these Findings).

VISUAL RESOURCES

1. **SIGNIFICANT EFFECT:** The project is anticipated to have significant unavoidable visual impacts resulting from development activities on the site.

STATEMENT OF FACTS: The project will create significant alteration in the visual quality of the area from many viewpoints. A number of policies and design features have been incorporated into the Specific Plan to avoid potential visual impacts and to mitigate potential impacts to a less-than-significant level; however, the project will still result in significant visual impacts. Mitigation Measures F-1 through F-10, and policies and design features in the Specific Plan, will lessen potential impacts, but not to a less-than-significant level.

FINDING: Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR to the extent feasible. Additional mitigation or project alternatives with less environmental impact are infeasible due to specific economic, engineering and other factors (see Part II of these Findings).

CIRCULATION

1. **SIGNIFICANT EFFECT:** The project is anticipated to have significant unavoidable circulation impacts resulting from development of the site.

STATEMENT OF FACTS: Due to the restricted right-of-way and awkward access route to and from the site via Leonard Avenue, the project will result in significant impacts which are unavoidable. Mitigation Measures H-1 through H-4 will lessen potential impacts, but not to a less-than-significant level.

FINDING: Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR to the extent feasible. Additional mitigation or project alternatives with less environmental impact are infeasible due to specific economic, engineering and other factors (see Part II of these Findings).

TRAFFIC NOISE

1. **SIGNIFICANT EFFECT:** Traffic noise generated along the Leonard Avenue access will be significant and unavoidable.

STATEMENT OF FACTS: The project will create significant impacts along the Leonard Avenue access to and from the site. Due to proximity of residential uses along Leonard Avenue, Bruce Street, and Knoll Avenue, the project will result in significant impacts which are unavoidable. Mitigation Measures H-1 through H-4 will lessen potential impacts, but not to a less-than-significant level.

FINDING: Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR to the extent feasible. Additional mitigation or project alternatives with less environmental impact are infeasible due to specific economic, engineering and other factors (see Part II of these Findings).

PART II: FINDINGS RELATIVE TO ALTERNATIVES

The Lead Agency finds that the project alternatives identified in the Final EIR are infeasible due to specific economic, social, or other considerations, and that the alternatives identified in the Final EIR, except the "no project" alternative, would have similar or greater environmental impacts than the proposed project.

The Lead Agency finds that Alternative 1, the No Project Alternative, which is the least environmentally damaging scenario, is infeasible due to social and economic considerations. This alternative would not allow subdivision on the project site and would not meet the project's objective: "to provide an environmentally sensitive mix of permanent and resort housing units in proximity to the community of June Lake. The development will offer a mix of single-family homes and condominiums in a specific plan area."

The Lead Agency finds that Alternative 2, Alternative Site - Rodeo Grounds, is infeasible due to social, economic and legal considerations. This project site could meet the objectives of the project but is not available to the proponents due to ownership constraints.

The Lead Agency finds that Alternative 3, All Single Family Alternative, is infeasible due to social and economic considerations. The project could meet only partial objectives of the project sponsor; a mix of permanent and resort housing would not be achieved.

Exhibit B

Conditions of Approval June Lake Highlands Tentative Tract Map 34-24

1. All new development shall be in accordance with the Project Description, Land Use Objectives and Policies of the June Lake Highlands Specific Plan.
2. All Specific Plan Goals, Objectives, & Policies and Mitigation Monitoring Plan as identified in the June Lake Highlands Specific Plan are tentative tract map conditions.
3. The project applicant shall inform future owners and developers of the project mitigation measures, as a means of reducing or eliminating impacts to less-than-significant levels, as contained in the June Lake Highlands Specific Plan (Goals, Objectives and Policies, and Mitigation Monitoring Plan) and CC&Rs.
4. Prior to approval of the final tract map, the project proponent shall provide the County with a "will serve" letter from the June Lake PUD, indicating that the district has the capability to serve the proposed development for both water and sewer.
5. Prior to approval of the final tract map, the project proponent shall provide the County with a "will serve" letter from the June Lake Fire Protection District, indicating capability to serve the proposed development.
6. All utilities (electricity, water, sewer, telephone, LPG, cable TV, etc.) shall be installed underground. All service connections shall be placed such that public roadways will not have to be cut up for service connections to future residences.
7. Construction shall be limited to daylight hours in accordance with Mono County Code Chapter 10.16 (Noise Regulation) in order to minimize impacts to nocturnal resident wildlife species, such as mule deer.
8. Noise levels during construction shall be kept to a minimum by equipping all onsite equipment with noise attenuation devices and by compliance with all requirements of Mono County Code Chapter 10.16 (Noise Regulation).
9. 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.
10. Dogs belonging to individuals involved in construction activities shall be prohibited in the project area during construction phases.
11. Dust generated during construction shall be controlled through watering or other acceptable measures.
12. All wood burning appliances 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).

13. The project proponent 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 that identifies acceptable site mitigation measures is filed with the County Planning Department. Road construction/grading plans shall include such notice.
14. A CSA-Zone of Benefit district shall be created by the developer along newly constructed public roads in order to pay for road maintenance and snow removal. The CSA-Zone of Benefit shall be formed prior to approval of the final tract map for the initial phase.
17. Drainage easement(s) shall be offered to the public for the drainage swale(s) shown on the tentative maps and/or grading plan.
18. A letter of clearance and/or waste discharge requirements from Lahontan Regional Water Quality Board shall be obtained, if necessary.
19. All road grading and earthwork activities must be conducted in accordance with an approved road construction plan and/or grading plan.
20. Construction material (rock, debris, etc.) that is not utilized as road fill material shall be removed to a designated dump or other approved site.
21. 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.
22. A slope stability and lot development plan shall be prepared and be reviewed by a geologist or geotechnical engineer for all single-family lots. Boulders on the natural slope face shall be considered in review to prevent earthquake-induced displacement and rolling. The report and recommendations shall be approved by the Public Works Department.
23. A comprehensive erosion and sediment transport control plan shall be submitted to the Mono County Public Works Department prior to issuance of the grading permit(s).
24. An air quality permit shall be obtained from the Great Basin Unified Air Pollution Control District, if required.
25. The developer shall provide necessary easements for existing and proposed utility service within the subdivision.
26. The project shall comply with the Fire-safe Regulations (Mono County General Plan, Land Use Element, Land Development Regulations Chapter 22) pertaining to emergency access; signing and building numbering; emergency water supplies; and vegetation modification.
27. The project proponent shall assist with improvements to the June Lake Ballfield such as parking lot paving, restrooms, additional landscaping, erosion control, irrigation, etc. A not-to-exceed cost for these improvements shall be negotiated between the County and the developers prior to any subsequent development approval.

28. The project proponent shall provide an access path to the June Lake Ballfield from the single family and condominium areas (e.g., between lots 37 and 38). Maintenance of the path shall be provided in the CC&Rs.
29. The project proponent is encouraged to provide bulk propane storage with distribution lines in the single-family portion of the project instead of individual propane tanks for each lot.
30. 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 approval of 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 or other provisions shall be included.
31. The applicant shall provide off-site street improvements or in-lieu fees (e.g., widening, overlay, intersection improvements) for specified segments of Leonard Avenue, Bruce Street and Knoll Avenue as directed by the Public Works Director. A not-to-exceed cost for these improvements shall be negotiated between the County and the developer prior to any subsequent development approval.
32. 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.
33. The project's CC&Rs shall establish an *Architectural Design Review Committee* which shall be responsible for establishing and enforcing design guidelines used in construction on the project lots.
34. Landscaping shall be used to minimize potential visual impacts resulting from development. At the time of building construction on each single family lot or condominium parcel, 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 required number of Jeffrey and lodgepole pine trees shall be required and maintained as a condition of the CC&Rs. In addition to the above tree planting requirements, additional trees (Jeffrey and/or lodgepole pine) shall be planted in accordance with Attachment A (proponent concept tree planting plan modified to include additional trees in the vicinity of the June Lake Ballfield) A subsequent detailed landscape plan shall be submitted to the Planning Commission for approval and included in the final map subdivision improvement plans. The Landscaping Plan shall be subject to the Mono County Code requirements for landscaping plans.
35. The project proponent shall revegetate disturbed areas resulting from roadway construction and infrastructure installation. A Landscaping and Revegetation Plan shall be required as a component of the street improvement plans for each subdivision phase. The Landscaping Plan shall be subject to the Mono County Code requirements for landscaping plans.

Modification

36. Transient rental (less than 30 days) shall be permitted according to the June Lake Highlands Specific Plan Land Use Objectives and Policies, Policy 1-D.

Exhibit C

STATEMENT OF OVERRIDING CONSIDERATIONS JUNE LAKE HIGHLANDS SPECIFIC PLAN FEIR

Mono County's economy is supported primarily by tourism and outdoor recreation with limited areas suitable for housing opportunities. Only about 6% of the land area in Mono County is private land and much of that is constrained for development by economic, environmental and other considerations. The June Lake Highlands project would expand the range and opportunity for housing in accordance with the Mono County General Plan and June Lake Area Plan. In addition, the project would enhance the local economy providing additional job opportunities. The Mono County Board of Supervisors finds that the level of development provided under the June Lake Highlands Specific Plan would significantly benefit Mono County's housing supply and economy and would thereby outweigh significant unavoidable impacts associated with the project.

The June Lake Highlands project is located in proximity to the village of June Lake in an area suitable for housing and serviceable by public services. The project site is located adjacent to existing development, accessible by the new North Shore Drive access road and next to the June Lake Ballfield. The project incorporates design features to reduce environmental impacts and mitigation measures have been incorporated into the Specific Plan Final EIR to reduce impacts to their lowest feasible levels.

The development of the June Lake Highlands would create additional jobs in central Mono County. It would generate additional revenues for the County, particularly in the form of property taxes and also from transient occupancy taxes collected from overnight visitors. Based upon these considerations, the Mono County Board of Supervisors finds that the potential benefits derived from the June Lake Highlands project outweigh the project's significant unavoidable impacts and that a Statement of Overriding Considerations is warranted.

Exhibit A to Planning Commission Resolution R20-02

Modification of Tract Map 34-26 Amending Condition # 44 specifying that short-term rental (rental less than 30 days) is permitted in compliance with the June Lake Highlands Specific Plan Policy 1-D

**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:

CONDITION OF APPROVAL.....

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

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.~~ Transient 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:

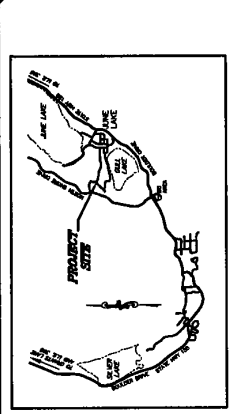
1. Improvements to the Leonard Avenue roadway, which shall extend west from Bruce Street through to its termination (approximately 0.53 miles). Improvements shall meet the standards and specifications as may be established by the Public Works Director. Consistent with said standards and specifications, 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.

THE HIGHLANDS AT JUNE LAKE - PHASE 2
 TENTATIVE TRACT NO. 34 -
 BEING A RE-SUBDIVISION OF THE REMAINDER OF
 TRACT 34-24 OF MAP BOOK 10 PAGE 64
 IN THE COUNTY OF MONO, STATE OF CALIFORNIA



DATE	04/29/04
SCALE	1" = 50'
SHEET	643
PROJECT	THE HIGHLANDS AT JUNE LAKE - PHASE 2
DATE	04/29/04
SCALE	1" = 50'
SHEET	643
PROJECT	THE HIGHLANDS AT JUNE LAKE - PHASE 2



THE HIGHLANDS AT JUNE LAKE - PHASE 2

- INDEX TO SHEETS**
- SHEET 1 - TENTATIVE TRACT MAP
 - SHEET 2 - CONCEPTUAL SITE GRADING AND DRAINAGE
 - SHEET 3 - CONCEPTUAL SITE GRADING AND DRAINAGE
 - SHEET 4 - CONCEPTUAL SITE SEWER AND WATER
 - SHEET 5 - CONCEPTUAL SITE SEWER AND WATER

RECORD OWNER:
 THE HIGHLANDS AT JUNE LAKE, LLC
 JUNE LAKE HIGHLANDS, LLC
 VAN NUYS, CA 91405
 818-785-2159

PREPARED BY:
 TRAD/ACHLES ASSOCIATES
 PO BOX 1570
 VAN NUYS, CA 91405
 781-304-7058

ASSessor'S PARCEL NO. 14-110-29
 LOT 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

LEGAL DESCRIPTION:
 EXCEPT A STRIP OF LAND 60 FEET IN WIDTH AS GRANTED TO COUNTY OF MONO BY DEED RECORDED DECEMBER 14, 1957 IN BOOK 404 PAGE 72 OF OFFICIAL RECORDS.
 THE TRACT LOCATIONS ARE NOT INDICATED AS BEING RECORD.

1. 1/4 30' STRIP EASEMENT FOR UTILITY PURPOSES CROSSING EXISTING FACILITIES TO CENTRAL TELEPHONE COMPANY PER 94/77 O.R.

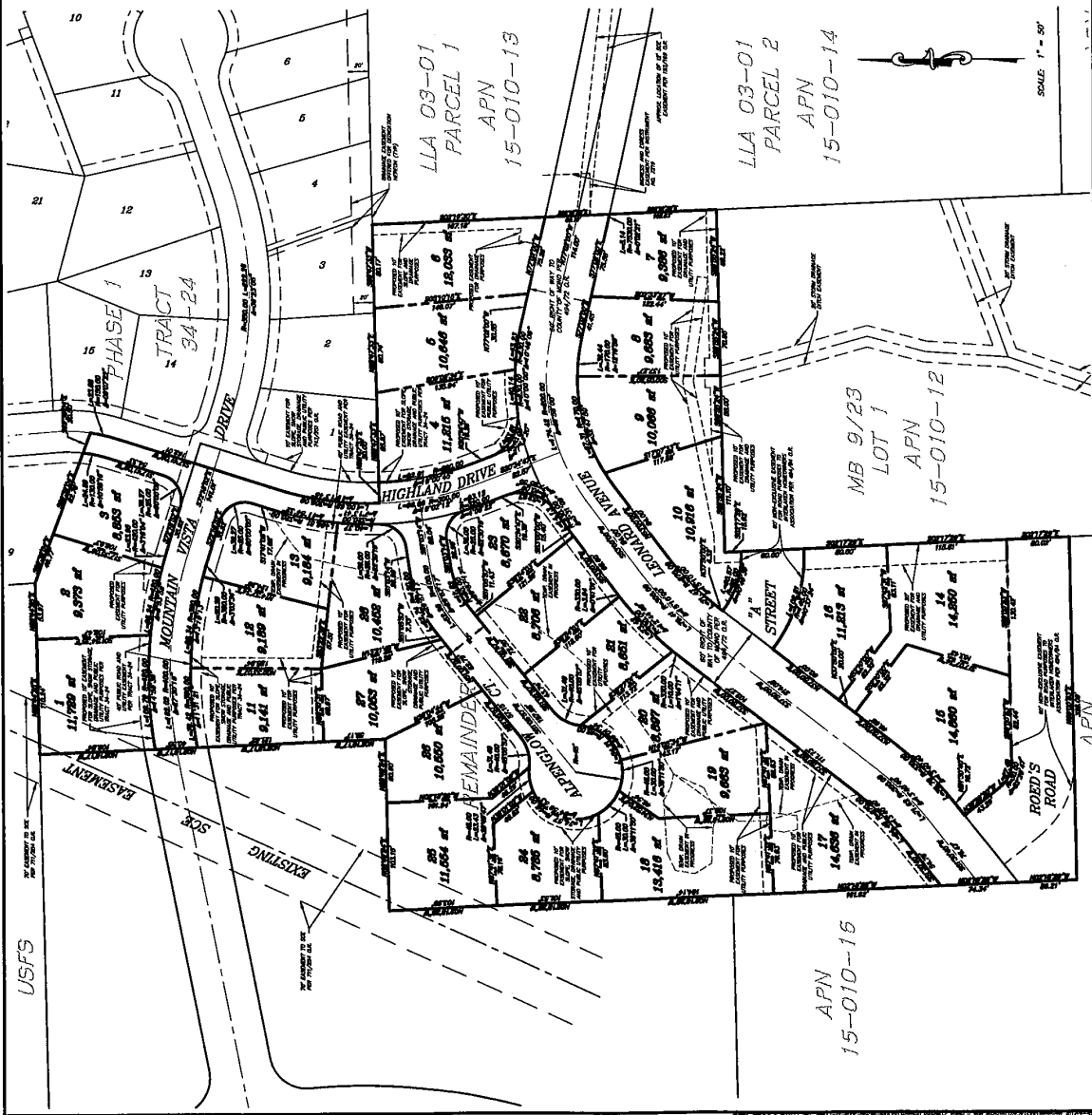
1. 30' STRIP EASEMENT FOR UTILITY PURPOSES CROSSING EXISTING FACILITIES TO JUNE LAKE PUBLIC UTILITY DISTRICT PER 94/77 O.R.

1. 30' STRIP EASEMENT OVER THE ENTIRE PROPERTY FOR CABLE.

1. 30' STRIP EASEMENT TO MONO COUNTY TELEVISION CORPORATION PER 94/77 O.R.

1. 30' STRIP OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES OF AMERICA RECEIVED PER 49/49 O.R.

AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY AND SOUTHERN CALIFORNIA EDISON COMPANY FOR ALL FRONT LOT LINES ALSO WITHIN 4' OF ALL SIDE LOT LINES, AS SHOWN IN MAP BOOK 10 PAGE 64, AND THE REST 1/4' OF THE SOUTH 1/4' OF LOT 1 OF SAID TRACT.



June Lake Highlands / Larson
 January 4, 2005
 Exhibit A to Planning Commission Resolution R20-02
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