

BEING A SUBDIVISION OF PARCEL 4 OF PARCEL MAP NO. 31-33 AS RECORDED IN BOOK 1 OF PARCEL MAPS AT PAGE 91, AND BEING LOCATED IN A PORTION OF THE E 1/2 OF THE NE 1/4 OF SECTION 14, TOWNSHIP 9 NORTH, RANGE 22 EAST, MOUNT DIABLO MERIDIAN, COUNTY OF MONO, STATE OF CALIFORNIA.

SUPPLEMENTAL SHEET 2 OF 2

MITIGATION MEASURES 14-19

14. The project applicant will inform future owners and developers of project mitigation measures, as a means of reducing or eliminating development impacts to less-than-significant levels. These minimum development standards shall be set forth in the project CC&R requirements:

- A. Homeowners' dogs shall be contained within fenced areas or yards.
- B. Dogs belonging to construction workers shall be prohibited in the project area during construction or be under the owner's direct and complete control at all times.
- C. Future homeowners shall aim, shield and direct lighting downward to reduce glare.
- D. Vegetation removal should be limited to disturbance necessary for future home construction, accessory buildings, driveways, walkways, corrals and landscaping.
- E. Noise levels shall be in conformity with Mono County Noise Standards. Construction equipment shall be adequately muffled.
- F. Control of dust during any construction and/or land-clearing activities will require watering as necessary.
- G. Developer will be required to provide erosion-control techniques/measures for disturbed areas not slated for development. In addition, topsoil shall be stockpiled at construction site and redistributed after disturbance.
- H. Construction activities will take place only during daylight hours or per Mono County Code 13.08.290 whichever is more restrictive.
- I. Future development projects shall comply with Visual Resources requirements of the Mono County General Plan, Conservation and Open Space Element.

15. Livestock facilities (corrals, etc.) shall provide a minimum 100 feet horizontal separation setback from any animal or fowl enclosure to and from the proposed well(s).

16. Domestic animals shall be restrained at all times, either through the use of leashes or private fenced areas. No animals shall be allowed to be free roaming. Horses or other grazing animals shall be penned or tethered.

17. Future residential development should not dominate the natural environment, and should complement existing rural character. The siting of a project, scale, design, color and building materials for structures and fences shall harmonize with existing development in the area, the surrounding natural environment, and on-site topography. The following design guidelines are encouraged for all development:

- A. Building areas for each lot will be selected to reflect sensitivity to on-site topography and potential visual obstructions.
- B. Roofing materials shall be non-reflective and shall be in a natural color and/or muted dark tones (e.g., tan, brown, dark green, or similar colors).
- C. Bright colors or reflective materials shall not be used for any component of any structure.

D. Siding materials shall have a natural appearance compatible with the surrounding environment. The use of indigenous rock shall be encouraged.

E. Siding materials shall be stained, painted or otherwise finished in muted earth tones in order to blend into the surrounding environment.

F. Colors and materials for fences shall be muted and shall blend in with the surrounding natural environment.

18. 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.

19. Landscaping shall be used to minimize potential visual impacts resulting from development. The following landscaping guidelines shall apply to all development:

- A. Landscaping shall be used to minimize or reduce potential visual impacts resulting from development.
- B. The following elements shall be shielded using landscaping: well facilities, trash receptacles, propane tanks, and out-building structures. Well-site facilities, trash receptacles and propane tanks may be shielded with fencing and/or berms.
- C. Drought-resistant landscaping (planting, soil preparation and low water use irrigation systems, etc.) shall be required. Drip irrigation systems shall be encouraged.
- D. Use of native indigenous species shall be encouraged.
- E. The use of larger planting stock is encouraged to accelerate the process of visual screening.
- F. Young plants shall be protected from deer and rodents until they are established; e.g., a 5-foot wire fence or vexar tubing has been found to work well to protect seedlings from deer.