

SHEET 3 OF 3

**MAMMOTH AIRPORT CENTER**  
**PARCEL MAP NO. 36-160**

FOR CONDOMINIUM PURPOSES

**IN THE UNINCORPORATED TERRITORY OF MONO COUNTY, CALIFORNIA**

BEING A SUBDIVISION OF LOTS 23 AND 24 OF TRACT NO. 36-159 PER MAP RECORDED IN BOOK 10, PAGE 79 OF TRACT MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AS MERGED PER LOT MERGER NOTICE 06-402 RECORDED AS INSTRUMENT NO. 2006009073 IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY. LOCATED IN THE NE 1/4 OF SE 1/4 OF SECTION 3, T.4S., R.28E., MOUNT DIABLO BASE AND MERIDIAN  
2.24± ACRES GROSS

**NOTES:**

THE INFORMATION SHOWN ON THIS SHEET IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST.

Uniformly Applied Development Standards and Policies:

1. Future development shall meet the requirements of the Mono County General Plan.
2. The project, as well as future development, shall comply with Fire-Safe Regulations (Mono County General Plan, Land Use Element, Section VI, Land Development Regulations, Chapter 22) pertaining to emergency access, signing and building numbering, emergency water supplies and vegetation modification.
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).
4. 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).
5. Dogs belonging to individuals involved in construction activities shall be prohibited in the project area during construction phases or under the owner's complete control at all times.
6. During all phases of construction, erosion-control measures shall be applied to disturbed areas and shall include the use of Best Management Practices such as placement of fiber blankets, fiber rolls, filter fencing, or similar methods. Removed topsoil shall be stockpiled and replaced over disturbed areas at, or prior to, the completion of construction. Revegetation of disturbed areas shall occur as soon as practical following construction and the use of stabilization material or landscaping shall be required to reduce impacts related to erosion. Use of native seed and/or native plants grown from seeds or seedlings obtained from local native stock is encouraged. Revegetated areas shall be irrigated as necessary to establish the plants.
7. Grading permits shall be required as specified in Mono County Code Section 13.08.030, et seq. Activities requiring a grading permit include, but are not limited to, land clearing and grading activities that clear more than 10,000 square feet, result in cuts greater than 4 feet or fill greater than 3 feet, or involve more than 200 cubic yards of cut or fill. Construction resulting in the alteration of a drainage course also requires a grading permit.
8. Drainage and erosion-control plans shall be required of construction involving more than 5,000 square feet of pad area disturbed. Plans will be developed by the individual project applicant with review and concurrence by the Mono County Department of Public Works, Community Development Department / Building Division, and applicable federal and/or state agencies.
9. When used, Liquefied Petroleum Gas (LPG) shall be installed according to all applicable codes and Mono County Code 15.04.056.
10. CC&Rs for the project shall include reference to and copy of CC&Rs of Sierra Business Park and shall be provided to all future owners and cross-referenced to map conditions recorded by the County by notation on a supplemental sheet of the parcel map. In case of conflict, Sierra Business Park CC&Rs shall have precedence over project CC&Rs.
11. Domestic animals shall be restrained at all times, either through the use of leashes or private fenced areas. No animals shall be allowed to be free roaming. Horses and other grazing animals shall be penned or tethered.
12. Future development shall conform to the approved building design, colors, building materials, landscaping, impervious coverage and fencing. All improvements shall receive prior approval from Mono County and shall be in conformance with the approved map and the Sierra Business Park Specific Plan. Roofing materials shall be non-reflective and shall be in a natural color and/or muted tones (e.g., tan, brown, dark green, or similar colors).
13. The maximum allowable daily sewage waste discharge of each parcel is limited to 250 gal./0.5 ac./day, as further defined and described in the Sierra Business Park CC&R's. The maximum allowable discharge from Parcel 1 as a whole is 1,120 gal./day.
14. The deed to each lot created herein shall contain a prohibition against the dumping of any industrial or hazardous waste into the onsite septic system and onsite drainage system, as further defined and described in the Sierra Business Park CC&R's.
15. The 50-foot Perimeter Maintenance Zone Easement shall have no allowable uses by any owner, as further defined and described in the Sierra Business Park CC&R's.

