

UNIFORMLY APPLIED DEVELOPMENT STANDARDS AND POLICIES

1. FUTURE RESIDENTIAL DEVELOPMENT SHALL BE REQUIRED TO 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 PROJECT, 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, FUTURE RESIDENTIAL CONSTRUCTION/DEVELOPMENT SHALL REQUIRE THE CONTRACTOR/OWNER TO 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. CONSTRUCTION SHALL BE LIMITED TO DAYLIGHT HOURS (OR PER MONO COUNTY CODE 13.08.290, WHICHEVER IS MORE RESTRICTIVE) IN ACCORDANCE WITH MONO COUNTY CODE CHAPTER 10.16 (NOISE REGULATION) IN ORDER TO MINIMIZE IMPACTS TO NOCTURNAL RESIDENT WILDLIFE SPECIES.
 - a. REQUIRES MONITORING OVER A PERIOD OF TIME, USUALLY LINKED TO FUTURE DEVELOPMENT ASSOCIATED WITH APPROVAL OF RESIDENTIAL CONSTRUCTION.
 - b. COMMUNITY DEVELOPMENT DEPARTMENT/BUILDING AND PLANNING DIVISIONS
 - c. APPLICANT/PROPERTY OWNER
 - d. DESIGN/ONGOING
6. DOGS BELONGING TO INDIVIDUALS INVOLVED IN CONSTRUCTION ACTIVITIES SHALL BE PROHIBITED IN THE PROJECT AREA DURING CONSTRUCTION PHASES OR UNDER THE OWNER'S COMPLETE CONTROL AT ALL TIMES.
 - a. REQUIRES MONITORING OVER A PERIOD OF TIME, USUALLY LINKED TO FUTURE DEVELOPMENT ASSOCIATED WITH APPROVED RESIDENTIAL CONSTRUCTION.
 - b. COMMUNITY DEVELOPMENT DEPARTMENT/BUILDING AND PLANNING DIVISIONS
 - c. APPLICANT
 - d. DESIGN/ONGOING
7. 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
8. EROSION-CONTROL MEASURES ON DISTURBED AREAS SHALL INCLUDE THE USE OF BEST MANAGEMENT PRACTICES SUCH AS PLACEMENT OF FIBER BLANKETS AND FIBER ROLLS, 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
9. 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

10. 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.
 - 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. 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
12. 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
13. 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 10,000 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
14. LIQUEFIED PETROLEUM GAS (LPG) WHEN USED SHALL BE INSTALLED ACCORDING TO ALL APPLICABLE CODES AND MONO COUNTY CODE 15.04.056.
 - 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

DEVELOPMENT MITIGATION MEASURES

15. 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. THE MINIMUM DEVELOPMENT STANDARDS AND/OR REQUIREMENTS ARE:
 - 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 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 THE VISUAL RESOURCES REQUIREMENTS OF THE MONO COUNTY GENERAL PLAN, CONSERVATION AND OPEN SPACE ELEMENT.
1. MUST BE SATISFIED PRIOR TO ISSUANCE OF A BUILDING PERMIT. REQUIRES MONITORING OVER A PERIOD OF TIME, USUALLY LINKED TO FUTURE DEVELOPMENT.
2. PUBLIC WORKS, COMMUNITY DEVELOPMENT DEPARTMENT/PLANNING DIVISION
3. APPLICANT
4. DESIGN/ONGOING

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 AND OTHER GRAZING ANIMALS SHALL BE PENNED OR TETHERED.
 - 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
 - d. DESIGN/ONGOING
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 TONES (E.G., TAN, BROWN, DARK GREEN, OR SIMILAR COLORS).
 - c. BRIGHT COLORS OR REFLECTIVE MATERIALS SHALL NOT BE USED FOR ANY COMPONENT OF ANY STRUCTURE.
 - d. SIDING MATERIALS SHALL HAVE A NATURAL APPEARANCE COMPATIBLE WITH THE SURROUNDING ENVIRONMENT. THE USE OF INDIGENOUS ROCK SHALL BE ENCOURAGED.
 - e. SIDING MATERIALS SHALL BE STAINED, PAINTED OR OTHERWISE FINISHED IN MUTED EARTH TONES IN ORDER TO BLEND INTO THE SURROUNDING ENVIRONMENT.
 - f. COLORS AND MATERIALS FOR FENCES SHALL BE MUTED AND SHALL BLEND WITH THE SURROUNDING NATURAL ENVIRONMENT.

1. GENERALLY ASSOCIATED WITH FUTURE RESIDENTIAL. REQUIRES MONITORING OVER A PERIOD OF TIME.
 2. COMMUNITY DEVELOPMENT DEPARTMENT/PLANNING DIVISION
 3. APPLICANT
 4. DESIGN
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.
 - a. GENERALLY ASSOCIATED WITH FUTURE DEVELOPMENT BUT MAY OCCUR ANYTIME 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

19. ORNAMENTAL 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 ALSO 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.
1. REQUIRES MONITORING OVER A PERIOD OF TIME, USUALLY LINKED TO FUTURE DEVELOPMENT ASSOCIATED WITH APPROVAL OF RESIDENTIAL CONSTRUCTION.
2. COMMUNITY DEVELOPMENT DEPARTMENT/BUILDING AND PLANNING DIVISIONS
3. APPLICANT
- DESIGN/ONGOING

ADDITIONAL INFORMATION SHEET

PARCEL MAP NO. 37-184

IN THE UNINCORPORATED TERRITORY OF MONO COUNTY

BEING A SUBDIVISION OF PARCEL 1 OF PARCEL MAP NO. 37-10, LOCATED IN SECTION 31, T. 4 S., R. 30 E., MDM IN THE COUNTY OF MONO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 9, OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.