

ADDITIONAL INFORMATION SHEET

PURSUANT TO SECTION 66434.2 OF THE SUBDIVISION MAP ACT, THIS MAP SHEET IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY, DESCRIBING CONDITIONS AS OF THE DATE OF FILING, AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST. THE ADDITIONAL INFORMATION SHOWN ON THIS MAP SHEET MAY BE DERIVED FROM PUBLIC RECORDS OR REPORTS AND DOES NOT IMPLY THE CORRECTNESS OR SUFFICIENCY OF THOSE RECORDS OR REPORTS BY THE PREPARER OF THIS SHEET.

UNIFORMLY APPLIED DEVELOPMENT STANDARDS AND POLICIES:

PRESENT AND FUTURE OWNERS AND DEVELOPERS OF THE LOTS CREATED BY THIS PARCEL MAP ARE TO COMPLY WITH THE PROJECT MITIGATION MEASURES, AS A MEANS OF REDUCING OR ELIMINATING IMPACTS TO LESS-THAN-SIGNIFICANT LEVELS. CONDITIONS OF APPROVAL AND MITIGATION MEASURES INCLUDE, BUT ARE NOT LIMITED TO, AS FOLLOWS:

1. FUTURE RESIDENTIAL DEVELOPMENT SHALL MEET THE REQUIREMENTS OF THE MONO COUNTY GENERAL PLAN AND MONO COUNTY CODE.
2. 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).
3. SUBDIVISION IMPROVEMENTS AND FUTURE RESIDENTIAL DEVELOPMENT SHALL COMPLY WITH FIRE SAFE REGULATIONS (MONO COUNTY GENERAL, LAND USE ELEMENT, SECTION VI, LAND DEVELOPMENT REGULATIONS, CHAPTER 22), INCLUDING EMERGENCY ACCESS, EMERGENCY WATER SUPPLIES, SIGNING AND BUILDING NUMBERING, AND VEGETATION MODIFICATION.
4. THE APPLICANT AND/OR ITS CONTRACTOR SHALL STOP WORK AND NOTIFY THE PLANNING DIVISION OF THE MONO COUNTY COMMUNITY DEVELOPMENT DEPARTMENT AND LOCAL NATIVE AMERICAN TRIBAL CONTACTS IF ARCHAEOLOGICAL EVIDENCE AND/OR HUMAN REMAINS OR UNMARKED CEMETERIES ARE ENCOUNTERED DURING GROUND-DISTURBING ACTIVITIES. NO DISTURBANCE OF SUCH A SITE SHALL BE PERMITTED UNTIL THE APPLICANT HAS HIRED A CERTIFIED ARCHAEOLOGIST AND AN ARCHAEOLOGICAL SURVEY THAT IDENTIFIES ACCEPTABLE SITE MITIGATION MEASURES IS FILED WITH THE PLANNING DIVISION. NATIVE AMERICAN MONITORS SHALL BE ON SITE DURING THE ARCHAEOLOGICAL SURVEY TO ENSURE THE PROPER IDENTIFICATION AND CARE OF CULTURAL RESOURCES. THE DISPOSITION OF ANY RECOVERED ARTIFACTS SHALL BE MADE IN CONSULTATION WITH LOCAL TRIBAL CONTACTS. IN THE EVENT OF THE ACCIDENTAL DISCOVERY OF HUMAN REMAINS, HEALTH AND SAFETY CODE 7050.5, PUBLIC RESOURCES CODE 5097.98, AND CEQA GUIDELINES 15064.5(d) SHALL BE CONSULTED FOR THE PROPER PROCEDURE TO FOLLOW.
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.
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).
7. 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.
8. FOR ALL PHASES OF SUBDIVISION AND PARCEL DEVELOPMENT, STORM WATER 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, OR SIMILAR MATERIALS OR EQUIVALENT 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.
9. DRAINAGE AND EROSION-CONTROL PLANS SHALL BE REQUIRED FOR 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 BE REQUIRED FOR CONSTRUCTION ON ANY ONE PARCEL THAT CUMULATIVELY EXCEEDS 10,000 SQUARE FEET. IF PLANS ARE REQUIRED THEY SHALL BE DEVELOPED BY THE INDIVIDUAL PROJECT APPLICANT WITH REVIEW AND APPROVAL BY THE MONO COUNTY DEPARTMENT OF PUBLIC WORKS, COMMUNITY DEVELOPMENT DEPARTMENT/BUILDING DIVISION, AND APPLICABLE FEDERAL AND/OR STATE AGENCIES.
10. FOR ALL PHASES OF SUBDIVISION AND PARCEL DEVELOPMENT, CONTROLS SHALL BE INSTITUTED TO PREVENT WIND EROSION AND PUBLIC NUISANCE CREATED BY DUST. SUCH CONTROLS ARE TO INCLUDE WATERING AND MULCHING OF DISTURBED AREAS OR BY OTHER APPROVED METHODS. CLEARING OF NATIVE VEGETATION SHALL BE LIMITED TO AREAS NECESSARY FOR IMPENDING OR SAME-YEAR CONSTRUCTION.

UNIFORMLY APPLIED DEVELOPMENT STANDARDS AND POLICIES CONTINUED:

11. FOR ALL PHASES OF SUBDIVISION AND PARCEL DEVELOPMENT, CONSTRUCTION MATERIAL (ROCK, DEBRIS, ETC.) THAT IS NOT UTILIZED AS FILL MATERIAL IN THE CONSTRUCTION OF IMPROVEMENTS SHALL BE REMOVED TO A PERMITTED DISPOSAL SITE OR OTHER SITE APPROVED BY THE DEPARTMENT OF PUBLIC WORKS. ALL MATERIAL PROPOSED FOR FILL UNDER STRUCTURES SHALL BE APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT IN THE PROJECT.
12. FOR ALL PHASES OF SUBDIVISION AND PARCEL DEVELOPMENT, 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 OR THE ALTERATION OF A DRAINAGE COURSE.
13. THE DEVELOPER SHALL EXTEND ALL APPLICABLE UTILITIES (ELECTRICITY, TELEPHONE, PROPANE, CABLE TV, ETC.) TO THE PROPERTY LINE OF EACH PARCEL. ALL NEW ON-SITE UTILITY EXTENSIONS SHALL BE INSTALLED UNDERGROUND.
14. WHEN USED, LIQUEFIED PETROLEUM GAS (LPG) SHALL BE INSTALLED ACCORDING TO ALL APPLICABLE CODES AND MONO COUNTY CODE 15.04.130 AND 15.04.131.
15. UNLESS PROVIDED BY A LOCAL UTILITY, WATER SHALL BE SUPPLIED BY INDIVIDUAL WELLS ON EACH LOT AT THE TIME OF FUTURE RESIDENTIAL DEVELOPMENT. WATER WELL CONSTRUCTION SHALL CONFORM TO CALIFORNIA WELL STANDARDS BULLETIN 74-90 AND WATER WELL PERMIT REQUIREMENTS, AS ESTABLISHED IN CONFORMANCE WITH APPLICABLE PROVISIONS OF THE MONO COUNTY CODE. WELL PERMITS SHALL BE OBTAINED FROM MONO COUNTY ENVIRONMENTAL HEALTH PRIOR TO ANY ON-SITE WATER DEVELOPMENT.
16. A MINIMUM 100-FOOT HORIZONTAL SETBACK SHALL BE PROVIDED FROM ANY LIVESTOCK FACILITY (CORRALS, ETC.) AND ANIMAL OR FOWL ENCLOSURE TO ANY WELL.
17. DOMESTIC ANIMALS SHALL BE RESTRAINED AT ALL TIMES, EITHER THROUGH THE USE OF LEASHES OF PRIVATE FENCED AREAS. NO ANIMALS SHALL BE ALLOWED TO BE FREE ROAMING. HORSES AND OTHER GRAZING ANIMALS SHALL BE PENNED OR TETHERED.
18. LANDSCAPING SHALL BE USED TO MINIMIZE POTENTIAL VISUAL IMPACTS RESULTING FROM DEVELOPMENT. THE FOLLOWING LANDSCAPING GUIDELINES ARE ENCOURAGED FOR 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).
19. PROJECT MUST COMPLY WITH MONO COUNTY HOUSING MITIGATION ORDINANCE. SUCH COMPLIANCE CAN BE ACHIEVED BY PAYING A MITIGATION FEE OF \$28,362 OR BY DEED-RESTRICTING ON OF THE NEWLY CREATED LOTS FOR A SECONDARY UNIT.
20. CONDITIONS OF APPROVAL 1-19 AND 33, OR AS OTHERWISE REQUIRED BY THE COUNTY, SHALL BE CROSS-REFERENCED TO MAP CONDITIONS RECORDED BY THE COUNTY BY NOTATION ON THE MAP. IF PROJECT CC&RS ARE DEVELOPED, ALL UNIFORMLY-APPLIED DEVELOPMENT STANDARDS AND POLICIES AND CONDITIONS OF APPROVAL ASSOCIATED WITH FUTURE DEVELOPMENT SHALL BE REITERATED THEREIN.
33. THE ADMITTANCE OR EXCLUSION OF ANY LOTS CREATED BY THIS SUBDIVISION INTO FALLS CREEK HOMEOWNERS ASSOCIATION SHALL BE GOVERNED BY THE EXISTING CC&RS OF THE FALLS CREEK HOMEOWNERS ASSOCIATION. CONSEQUENTLY, NEITHER THE APPROVAL OF THIS SUBDIVISION NOR THE CREATION OF ANY LOT OR LOTS PURSUANT TO THAT APPROVAL SHALL, BY THOSE ACTS ALONE, CONFER ANY RIGHTS TO THE OWNERS OF THOSE LOTS OF THE RECREATION PRIVILEGES AND OTHER ENTITLEMENTS ENJOYED BY MEMBERS OF THE ASSOCIATION.

**TRACT MAP NO. 10-002A
PHASE 1**

IN THE UNINCORPORATED TERRITORY OF MONO COUNTY

BEING A SUBDIVISION OF LOT LINE ADJUSTMENT PARCEL 2 OF LOT LINE ADJUSTMENT 95-05 PER CERTIFICATE OF COMPLIANCE RECORDED IN BOOK 731 PAGE 72 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF MONO, STATE OF CALIFORNIA, ALSO BEING LOCATED IN SECTION 11, TOWNSHIP 3 SOUTH, RANGE 32 EAST, M.D.B. & M.

127.40± ACRES



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