

# FINAL TRACT MAP NO. 37-46 WHITE MOUNTAIN ESTATES PHASE 1 & 2

SHEET 9 OF 12

A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE  
SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 33 EAST,  
MOUNT DIABLO MERIDIAN, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF MONO,  
STATE OF CALIFORNIA.  
SUPPLEMENTAL SHEET

THE INFORMATION ON SUPPLEMENTAL SHEETS 9 THROUGH 12 IS PROVIDED AS MANDATED BY THE BOARD OF SUPERVISORS IN THE WHITE MOUNTAIN ESTATES SPECIFIC PLAN PROGRAMS AND STANDARDS AND THE TENTATIVE TRACT MAP 37-46/WHITE MOUNTAIN ESTATES CONDITIONS OF APPROVAL.

FUTURE RESIDENTIAL DEVELOPMENT SHALL MEET THE REQUIREMENTS OF THE MONO COUNTY GENERAL PLAN AND MONO COUNTY CODE.

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).

SUBDIVISION IMPROVEMENTS AND FUTURE RESIDENTIAL DEVELOPMENT SHALL COMPLY WITH FIRE-SAFE REGULATIONS (MONO COUNTY GENERAL PLAN, LAND USE ELEMENT, SECTION VI, LAND DEVELOPMENT REGULATIONS, CHAPTER 22), INCLUDING EMERGENCY ACCESS, EMERGENCY WATER SUPPLIES, SIGNING AND BUILDING NUMBERING, AND VEGETATION MODIFICATION.

THE APPLICANT AND/OR ITS CONTRACTOR SHALL STOP WORK AND NOTIFY THE MONO COUNTY COMMUNITY DEVELOPMENT DEPARTMENT/PLANNING DIVISION OF THE 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 COUNTY 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 SECTION 7050.5, PUBLIC RESOURCES CODE SECTION 5097.98, AND CEQA GUIDELINES SECTION 15064.5 (d) SHALL BE CONSULTED FOR THE PROPER PROCEDURE TO FOLLOW.

- 2A. CONSTRUCTION ACTIVITIES SHALL TAKE PLACE ONLY DURING DAYLIGHT HOURS OR PER MONO COUNTY CODE 13.08.290, WHICHEVER IS MORE RESTRICTIVE.
- 2B. NOISE LEVELS SHALL BE IN CONFORMITY WITH MONO COUNTY NOISE STANDARDS. CONSTRUCTION EQUIPMENT SHALL BE ADEQUATELY MUFFLED.
- 2C. HOMEOWNERS' DOGS SHALL BE RESTRAINED BY LEASHES OR CONTAINED WITHIN FENCED AREAS OR YARDS.
- 2D. DOGS BELONGING TO CONSTRUCTION WORKERS SHALL BE PROHIBITED IN THE PROJECT AREA DURING CONSTRUCTION OR BE UNDER OWNER'S COMPLETE CONTROL AT ALL TIMES.
- 2E. VEGETATION REMOVAL SHOULD BE LIMITED TO DISTURBANCE NECESSARY FOR CONSTRUCTION OF RESIDENCES, ACCESSORY BUILDINGS, DRIVEWAYS, WALKWAYS, CORRALS, AND LANDSCAPING.
- 2F. HOMEOWNERS SHALL PROVIDE EROSION CONTROL MEASURES FOR DISTURBED AREAS DURING AND FOLLOWING CONSTRUCTION. TOPSOIL SHALL BE STOCKPILED AT THE CONSTRUCTION SITE AND REDISTRIBUTED OVER DISTURBED AREAS AS SOON AS PRACTICAL FOLLOWING COMPLETION OF CONSTRUCTION.
- 2G. CONTROL OF DUST DURING ANY CONSTRUCTION AND/OR LAND CLEARING ACTIVITIES SHALL BE REQUIRED USING WATERING, MULCHING, OR OTHER EROSION CONTROL METHODS AS NECESSARY.
- 2H. HOMEOWNERS SHALL AIM, SHIELD AND DIRECT EXTERIOR LIGHTING DOWNWARD TO REDUCE GLARE.
- 2I. FUTURE DEVELOPMENT PROJECTS SHALL COMPLY WITH THE VISUAL RESOURCES REQUIREMENTS OF THE WHITE MOUNTAIN ESTATES SPECIFIC PLAN.
3. PURSUANT TO SECTION 66424.6(a) OF THE SUBDIVISION MAP ACT, WHEN A SUBDIVIDER DIVIDES ONLY A PORTION OF A PARCEL OF LAND, THE UNDIVIDED PORTION MAY BE DESIGNATED AS A "REMAINDER" PARCEL SO LONG AS THAT PORTION IS NOT DIVIDED FOR THE PURPOSE OF SALE, LEASE, OR FINANCING IMMEDIATELY OR IN THE FUTURE. THE DESIGNATED REMAINDER MAY BE SUBSEQUENTLY SOLD AT A LATER DATE, BUT THE OWNER MUST FILE A REQUEST FOR A CERTIFICATE OF COMPLIANCE OR CONDITIONAL CERTIFICATE OF COMPLIANCE WITH THE MONO COUNTY DEPARTMENT OF PUBLIC WORKS PRIOR TO THE SALE (66424.6(d)).
9. ALL NEW RESIDENTIAL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 21, "FLOOD PLAIN REGULATIONS," OF THE LAND USE ELEMENT OF THE MONO COUNTY GENERAL PLAN.

#### PUBLIC SERVICES:

1. THE DEVELOPER SHALL PROVIDE THE DEPARTMENT OF PUBLIC WORKS WITH A "WILL SERVE" LETTER FROM THE CHALFANT VALLEY FIRE PROTECTION DEPARTMENT INDICATING APPROVAL OF FIRE PROTECTION AND SUPPRESSION COMPONENTS OF THE PROPOSED PROJECT DESIGN AND THAT THE DEPARTMENT WILL PROVIDE SERVICE TO THE PROPOSED PARCELS. THE PROJECT SHALL COMPLY WITH THE FOLLOWING MINIMUM REQUIREMENTS IN ORDER TO INCREASE FIRE SAFETY:
  - \* ALL BUILDINGS AND ADJOINING LOTS SHALL BE A MINIMUM OF 30 FEET APART. FOR LOTS 1-8 THE REAR YARD SETBACK SHALL BE 30 FEET. FOR LOT 25, THE WESTERN SIDE YARD SETBACK SHALL BE 30'. FOR ALL OTHER LOTS LESS THAN ONE ACRE IN SIZE THE SIDE AND REAR YARD SETBACKS SHALL BE 15'.
  - NOTE: THE REAR YARD SETBACKS MAY BE REDUCED FOR LOTS 1-8 AND THE WESTERN SIDE YARD SETBACK MAY BE REDUCED FOR LOT 25, IF THE EXISTING BUILDINGS ADJOINING THE LOTS WITHIN THE EXISTING SUBDIVISION HAVE AT LEAST 15' SETBACK FROM THE APPLICABLE REAR OR SIDE PROPERTY LINES. IF A PROPERTY WITHIN THE EXISTING SUBDIVISION THAT ADJOINS LOTS 1-8 OR 35 IS VACANT, THE APPLICABLE REAR OR SIDE YARD SETBACK SHALL BE 30'.
  - \* EACH HOUSE/PARCEL SHALL HAVE A STANDARDIZED PROPANE SHUTOFF BOX.
  - \* THE PROPANE TANKS FOR THE PROJECT SHALL BE LOCATED ON THE LOT DESIGNATED FOR UTILITY USES.
  - \* THE FACILITIES FOR THE PROPANE TANKS SHALL INCLUDE A CONTAINMENT FACILITY AND AUTOMATIC SHUTOFF VALVES.
  - \* THE PROJECT SHALL HAVE ILLUMINATED HOUSE NUMBERS ON EACH RESIDENCE.
  - \* THE FIRE DISTRICT SHALL REVIEW THE HYDRANT PLAN PRIOR TO APPROVAL OF THE FINAL TRACT MAP.
  - \* A HYDRANT SHALL BE INSTALLED BY THE WATER TANKS.FIRE MITIGATION FEES SHALL BE COLLECTED AS PART OF THE BUILDING PERMIT APPLICATION PROCESS. PRIOR TO ACCEPTANCE OF SUBDIVISION IMPROVEMENTS BY THE DEPARTMENT OF PUBLIC WORKS, THE DEVELOPER SHALL FURNISH DOCUMENTATION FROM THE DISTRICT INDICATING THAT IMPROVEMENTS SATISFACTORILY MEET DISTRICT REQUIREMENTS.
2. CONSISTENT WITH RECREATION OBJECTIVES IDENTIFIED FOR THE TRI-VALLEY AREA IN THE LAND USE ELEMENT, THE DEVELOPER SHALL CONTRIBUTE IMPROVEMENTS AND/OR IN-LIEU FEES FOR THE CHALFANT COMMUNITY PARK OR AN ALTERNATE LOCATION AGREED UPON BY THE DEVELOPER AND DEPARTMENT OF PUBLIC WORKS. THE COST FOR RECREATION IMPROVEMENTS AND/OR IN-LIEU FEES SHALL BE NOT LESS THAN \$40,000. ANY IMPROVEMENTS TO THE CHALFANT COMMUNITY PARK SHALL BE APPROVED BY THE DEPARTMENT OF PUBLIC WORKS AND SHALL BE COMPLETED CONCURRENT WITH SUBDIVISION IMPROVEMENTS.
3. THE DEVELOPER SHALL CONTRIBUTE MITIGATION FEES TO THE COUNTY FOR PROJECT IMPACTS TO EMERGENCY MEDICAL FACILITIES, SCHOOL FACILITIES, AND LAW ENFORCEMENT SERVICES IN CHALFANT.

#### GEOLOGY AND SOILS

4. GRADING PERMITS SHALL BE REQUIRED AS SPECIFIED IN THE 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, RESULTS IN CUTS GREATER THAN 4 FEET OR FILL GREATER THAN 3 FEET, OR MORE THAN 200 CUBIC YARDS OF CUT OR FILL. CONSTRUCTION RESULTING IN THE ALTERATION OF A DRAINAGE COURSE ALSO REQUIRES A GRADING PERMIT.
5. DRAINAGE AND EROSION-CONTROL PLANS SHALL BE REQUIRED OF 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 CONSTRUCTION ON ANY ONE PARCEL THAT CUMULATIVELY EXCEEDS 10,000 SQUARE FEET. IF PLANS ARE REQUIRED, 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.
6. BUILDING ENVELOPES AND DRIVEWAYS SHALL BE ESTABLISHED ON THE FINAL PHASED TRACT MAPS FOR ALL LOTS ADJACENT TO DRAINAGE CHANNELS, ALL LOTS AFFECTED BY ALQUIST-PRIOLO FAULT HAZARDS, AND ALL LOTS ON WHICH SECONDARY UNITS MAY BE ALLOWED (FOR EACH PARTICULAR PHASE). THE LAND USE PLAN SHALL INDICATE LOTS WHERE SECONDARY UNITS MAY BE ALLOWED. ON LOTS LARGER THAN ONE ACRE IN SIZE, WHERE LARGE ANIMALS SUCH AS HORSES ARE ALLOWED, ANIMAL CONFINEMENT AREAS SHALL ALSO BE ESTABLISHED ON THE FINAL TRACT MAP IN ORDER TO REDUCE SITE DISTURBANCE, PROTECT VEGETATION, AND TO ENSURE THAT THERE IS SUFFICIENT AREA FOR THE LEACH FIELD, REPLACEMENT FIELD, AND ANIMAL AREAS. BUILDING ENVELOPES FOR EACH RESIDENTIAL PARCEL SHALL BE LOCATED TO AVOID DEVELOPMENT ON RIDGELINES OR RIDGETOPS, WHEN FEASIBLE, AND TO MINIMIZE CUT AND FILL.
7. DURING ALL PHASES OF CONSTRUCTION, EROSION-CONTROL MEASURES SHALL BE APPLIED TO DISTURBED AREAS AND SHALL INCLUDE BEST MANAGEMENT PRACTICES SUCH AS PLACEMENT OF FIBER BLANKETS, FIBER ROLLS, FIBER FENCING, OR SIMILAR MATERIALS. REMOVED TOPSOIL SHALL BE STOCKPILED AND REPLACED OVER DISTURBED AREAS AT, OR PRIOR TO, THE COMPLETION OF CONSTRUCTION. REDISTRIBUTION OF TOPSOIL AND 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 PLANTS.
8. TO PREVENT WIND EROSION AND PUBLIC NUISANCE CREATED BY DUST, PROPERTY OWNERS SHALL REFRAIN FROM CLEARING NATIVE VEGETATION EXCEPT AS NECESSARY FOR IMPENDING SAME-YEAR CONSTRUCTION. IN ADDITION, LAND DISTURBANCE (GRADING, CUT AND FILL) FOR ROAD CONSTRUCTION, INFRASTRUCTURE INSTALLATION, AND BUILDING CONSTRUCTION SHALL BE LIMITED TO AREAS IDENTIFIED ON THE FINAL TRACT MAP FOR ROADS, UTILITIES, BUILDING ENVELOPES AND DRIVEWAYS.
9. ALL DISTURBED SOIL SURFACES RESULTING FROM CONSTRUCTION OF IMPROVEMENTS SHALL BE STABILIZED WITHIN ONE YEAR OF COMPLETION OF SUBDIVISION IMPROVEMENTS. ALL EXPOSED SURFACES SHALL BE STABILIZED PRIOR TO THE ONSET OF WINTER WEATHER IF SUCH WORK IS TO BE COMPLETED THE FOLLOWING YEAR.
10. FOR ALL PHASES OF THE 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 OTHER APPROVED METHODS, E.G.:
  - \* ALL MATERIALS EXCAVATED OR GRADED SHALL BE SUFFICIENTLY WATERED TO PREVENT EXCESSIVE AMOUNTS OF DUST. WATERING SHALL OCCUR AT LEAST TWICE DAILY WITH COMPLETE COVERAGE.
  - \* SPEED LIMITS ON THE CONSTRUCTION SITE SHALL BE REDUCED TO MINIMIZE DUST AND WINDBORNE EROSION.
  - \* INITIATION OF REVEGETATION EFFORTS SHOULD COMMENCE AS SOON AS PRACTICAL AFTER CONSTRUCTION.
  - \* ALL CLEARING, GRADING, EARTH MOVING, OR EXCAVATION ACTIVITIES SHALL CEASE DURING PERIODS OF HIGH WINDS (I.E. GREATER THAN 25 MILES PER HOUR AVERAGED OVER ONE HOUR).
  - \* ADJOINING STREETS SHALL BE WASHED OR SWEEPED CLEAN OF TRACKED-OUT VEHICLE.
  - \* ALL MATERIAL TRANSPORTED ON-SITE OR OFF-SITE SHALL BE SUFFICIENTLY WATERED AND SECURELY COVERED TO PREVENT EXCESSIVE AMOUNTS OF DUST.
  - \* ALL TRUCKS HAULING EXCAVATED OR GRADED MATERIAL OFF-SITE SHALL COMPLY WITH STATE VEHICLE CODE SECTION 23114, WHICH CONTAINS REQUIREMENTS FOR COVERING LOADS SO MATERIALS DO NOT BLOW OR FALL FROM A TRUCK.
11. 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 SHALL BE APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT IN THE PROJECT.
14. LAND USES ON LOT D SHALL BE LIMITED TO NON-MOTORIZED PASSIVE RECREATIONAL ACTIVITIES (E.G. HIKING, BIRDWATCHING, WILDLIFE VIEWING, HORSEBACK RIDING) AND SIGNS SHALL BE POSTED AT ENTRANCES TO THE PARCEL REITERATING THE PROHIBITION ON MOTORIZED VEHICLES.
15. ANY ADDITIONAL DENSITY ON THE REMAINDER PARCEL BEYOND THE SINGLE FAMILY RESIDENTIAL UNIT WITH ONE CONNECTION TO THE COMMUNITY WATER SUPPLY SYSTEM SHALL REQUIRE REGULATORY APPROVAL THROUGH THE SPECIFIC PLAN PROCESS WITH ASSOCIATED CEQA DOCUMENTS. ANY POTENTIAL IMPACTS TO THE SPRING OR SURROUNDING RIPARIAN HABITAT AREAS IDENTIFIED IN THE CEQA DOCUMENTS SHALL BE AVOIDED OR FULLY MITIGATED.
16. IF VEGETATION CLEARING IS REQUIRED DURING THE AVIAN BREEDING SEASON, A QUALIFIED BIOLOGIST, PAID FOR BY THE DEVELOPER, SHALL SURVEY THE AREA AFFECTED AND IF ACTIVE NESTS ARE LOCATED, A PROTECTIVE BUFFER OF 100 FEET SHALL BE ESTABLISHED AROUND THE NESTS TO BE AVOIDED UNTIL THE YOUNG HAVE FLEDGED.
17. 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.
18. 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.
19. DURING CONSTRUCTION, PROJECT BOUNDARIES SHALL BE CLEARLY DELINEATED IN ORDER TO AVOID DISTURBANCES TO SURROUNDING OFF-SITE VEGETATION AND SOILS.

TRACT MAP BOOK 11, PAGE 6H.