

**TENTATIVE [PARCEL OR TRACT] MAP [NUMBER] / [NAME]**  
**UNIFORMLY-APPLIED DEVELOPMENT STANDARDS AND POLICIES**  
**AND CONDITIONS OF APPROVAL**

**FORMAT:**

CONDITION OF APPROVAL.....

- a. SCHEDULE OF COMPLIANCE.....
  - b. RESPONSIBLE MONITORING AGENCY or DEPARTMENT.....
  - c. IMPLEMENTING PARTY
  - d. TYPE OF MEASURE: DESIGN, ONGOING, CUMULATIVE
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**UNIFORMLY-APPLIED DEVELOPMENT STANDARDS AND POLICIES**

1. Future residential development shall meet requirements of the Mono County General Plan and Mono County Code.
  - a. Requires monitoring over a period of time; usually linked to future development associated with approved residential construction. Must be satisfied prior to issuance of a building permit or certificate of occupancy.
  - b. Community Development Department / Building and Planning divisions
  - c. Applicant / Property Owner
  - d. Design / Ongoing
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).
  - a. Requires monitoring over a period of time; usually linked to future development associated with approved residential construction. Must be satisfied prior to issuance of a building permit or certificate of occupancy.
  - b. Community Development Department / Building Division
  - c. Applicant / Property Owner
  - d. Design / Ongoing
3. 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.
  - a. Requirements must be incorporated into construction plans for subdivision improvements, which must be satisfied prior to final approval of the map. Future lot construction requires monitoring over a period of time, usually associated with approved residential construction.
  - b. Community Development Department / Building Division
  - c. Applicant / Property Owner
  - d. Design / Ongoing
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.

- a. Requirements must be incorporated into construction plans for subdivision improvements, which must be satisfied prior to final approval of the map. Future lot construction requires monitoring over a period of time, usually associated with approved residential construction.
  - 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. Requirements must be incorporated into construction plans for subdivision improvements, which must be satisfied prior to final approval of the map. Future lot construction requires monitoring over a period of time, usually associated with approved residential construction.
  - b. Community Development Department / Building and Planning divisions
  - c. Applicant / Property Owner
  - d. Design / Ongoing
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).
  - a. Requirements must be incorporated into construction plans for subdivision improvements, which must be satisfied prior to final approval of the map. Future lot construction requires monitoring over a period of time, usually associated with approved residential construction.
  - b. Community Development Department / Building and Planning divisions
  - c. Applicant / Property Owner
  - d. Design / Ongoing
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.
  - a. Requirements must be incorporated into construction plans for subdivision improvements, which must be satisfied prior to final approval of the map. Future lot construction requires monitoring over a period of time, usually associated with approved residential construction.
  - b. Community Development Department / Building and Planning divisions
  - c. Applicant / Property Owner
  - d. Design / Ongoing
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.
  - a. Requirements must be incorporated into construction plans for subdivision improvements, which must be satisfied prior to final approval of the map. Future lot construction requires monitoring over a period of time, usually associated with approved residential construction.
  - b. Department of Public Works and Community Development Department / Building Division
  - c. Applicant / Property Owner
  - d. Design / Ongoing
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 also 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 Department of Public Works, Community Development Department / Building Division, and applicable federal and/or state agencies.
- a. Requirements must be incorporated into construction plans for subdivision improvements, which must be satisfied prior to final approval of the map. Future lot construction requires monitoring over a period of time, usually associated with approved residential construction.
  - b. Department of Public Works, Community Development Department / Building Division, and applicable federal and/or state agencies
  - c. Applicant / Property Owner
  - d. Design / Ongoing
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.
- a. Requirements must be incorporated into construction plans for subdivision improvements, which must be satisfied prior to final approval of the map. Future lot construction requires monitoring over a period of time, usually associated with approved residential lot construction.
  - b. Department of Public Works and Community Development Department / Building Division
  - c. Applicant / Property Owner
  - d. Design / Ongoing
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.
- a. Requirements must be incorporated into construction plans for subdivision improvements, which must be satisfied prior to final approval of the map. Future lot construction requires monitoring over a period of time, usually associated with approved residential lot construction.
  - b. Department of Public Works and Community Development Department / Building Division
  - c. Applicant / Property Owner
  - d. Design / Ongoing
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, involve more than 200 cubic yards of cut or fill, or the alteration of a drainage course.
- a. Requirements must be incorporated into construction plans for subdivision improvements, which must be satisfied prior to final approval of the parcel map. Future construction requires monitoring over a period of time, usually associated with approved residential lot construction.
  - b. Department of Public Works
  - c. Applicant / Property Owner
  - d. Design / Ongoing
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.
- a. Requirements for utility extension must be incorporated into construction plans for subdivision improvements, which must be satisfied prior to final approval of the map. Future lot construction requires monitoring over a period of time, usually associated with approved residential construction, which must be satisfied prior to issuance of a building permit or certificate of occupancy.
  - b. Department of Public Works and Community Development Department / Building Division
  - c. Applicant / Property Owner
  - d. Design / Ongoing

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.
  - a. Requires monitoring over a period of time; usually linked to future development associated with approved residential construction. Must be satisfied prior to issuance of a building permit or certificate of occupancy.
  - b. Community Development Department / Building Division
  - c. Applicant / Property Owner
  - d. Design / Ongoing
  
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.
  - a. Requires monitoring over a period of time; usually linked to future development associated with approved residential construction. Must be satisfied prior to issuance of a building permit or certificate of occupancy.
  - b. Mono County Environmental Health
  - c. Applicant / Property Owner
  - d. Design / Ongoing
  
16. A minimum 100-foot horizontal setback shall be provided from any livestock facility (corrals, etc.) and animal or fowl enclosure to any well.
  - a. Requires monitoring over a period of time; usually linked to future development associated with approved residential construction.
  - b. Mono County Environmental Health
  - c. Applicant / Property Owner
  - d. Design / Ongoing
  
17. 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 approved residential construction.
  - b. Community Development Department / Planning Division
  - c. Applicant / Property Owner
  - d. Ongoing
  
18. Future residential development should not dominate the natural environment and should complement existing rural character. The siting of a project and the 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. Selected building areas on each lot shall be sensitive to 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 is 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.
    - 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 / Property Owner

- d. Design / Ongoing
19. Exterior/outdoor lighting on individual lots shall be designed and maintained to minimize the effects of lighting on the surrounding environment in compliance with Chapter 23 of the Mono County General Plan, Land Use Element. Exterior lighting shall be limited to that necessary for health and safety purposes.
- 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 / Property Owner
  - d. Design / Ongoing
20. 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).
- 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

***(Project-specific Standards – select and modify as appropriate or refer to Specific Plan conditions if applicable)***

21. Further subdivision by parcel map, commonly known as quartering, is prohibited under the Subdivision Map Act (Government Code §66499.31). Further subdivision of any of the parcels created by this map will only be allowed through the tract map process. This limitation shall be noted on the map.
- a. Notation must be satisfied prior to final approval of the map. Future compliance requires monitoring over a period of time; usually linked to future development.
  - b. Department of Public Works and Community Development Department / Planning Division
  - c. Applicant / Property Owner
  - d. Design / Ongoing
22. Per §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 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 parcel may be subsequently sold at a later date, but the owner must process a certificate of compliance or conditional certificate of compliance through the County prior to the sale (§66424.6(d)). This requirement shall be noted on the map.
- a. Notation must be satisfied prior to final approval of the map. Future compliance requires monitoring over a period of time; usually linked to future development.
  - b. Department of Public Works and Community Development Department / Planning Division
  - c. Applicant / Property Owner
  - d. Design / Ongoing

23. The remainder parcel is a result of clustering parcels [A] through [Z] (totaling [X] acres) and is intended to preserve wildlife habitat. Future divisions of the remainder parcel shall be based upon a 40-acre parcel size per the Mono County General Plan, Countywide Land Use Policies, Objective A, Action 1.1, which directs that subdivision and new residential development outside existing community areas should be limited to an overall density of one unit per 40 acres. This requirement shall be noted on the map.
- Notation must be satisfied prior to final approval of the map. Future compliance requires monitoring over a period of time; usually linked to future development.
  - Department of Public Works and Community Development Department / Planning Division
  - Applicant / Property Owner
  - Design / Ongoing
24. All phases of subdivision and parcel development shall comply with Mono County Flood Plain Regulations (Mono County General Plan, Land Use Element, Section VI Land Development Regulations, Chapter 21).
- Requirements must be incorporated into construction plans for subdivision improvements, which must be satisfied prior to final approval of the map. Future lot construction requires monitoring over a period of time; usually associated with approved residential construction, which must be satisfied prior to issuance of a building permit or certificate of occupancy.
  - Department of Public Works and Community Development Department / Building Division
  - Applicant / Property Owner
  - Design / Ongoing
25. Building envelopes for each lot and the base flood elevation applicable to each building envelope shall be indicated on a supplemental sheet of the map. If project CC&Rs are prepared, the above requirements shall be reiterated therein. All phases of subdivision and parcel development shall comply with the recommendations contained in the Base Flood Elevation Study prepared for the project, including:
- Homes shall be constructed such that finished floor elevations are above the base flood elevations indicated in the Base Flood Elevation Study for the project.
  - Homes shall be built to fully conform to Mono County Flood Plain Regulations for homes in flood areas, including, but not limited to, the installation of required ventilation in crawl spaces.
  - Lot grading shall be kept to a minimum (i.e., that necessary for driveways and the building pad) so as not to significantly obstruct the flow of storm waters. Driveways and roads shall be constructed essentially at grade and shall not be constructed to obstruct flood flows.
  - Homes for the [INSERT DESCRIPTION] lots shall be built generally toward the road, to minimize the potential effect on upstream properties. Lots [X-Y] shall require either further specific study or very specific building envelopes to minimize the potential effect on upstream properties.
  - Constructing homes in a row perpendicular to the flood flow path shall be minimized as much as practicable.
  - Homes shall be built to minimize channeling away from the overflow weir created at [INSERT] Road.
  - Building pads shall be protected against erosion, particularly around the corners.
- Requires monitoring over a period of time; usually associated with approved residential construction. Must be satisfied prior to issuance of a building permit or certificate of occupancy.
  - Department of Public Works and Community Development Department / Building Division
  - Applicant / Property Owner
  - Design / Ongoing
26. Storm water runoff shall be retained on-site. The applicant and/or developer shall develop site-specific storm water management facilities to address on-site drainage. If clearing exceeds one acre, the property owner must comply with the Lahontan Regional Water Quality Control Board requirements for a storm water pollution prevention plan (SWPPP).
- Requirements must be incorporated into construction plans for subdivision improvements, which must be satisfied prior to final approval of the map. Future lot construction requires monitoring over a period of time, usually associated with approved residential construction.
  - Department of Public Works and Community Development Department / Building Division
  - Applicant / Property Owner
  - Design / Ongoing



27. Each lot shall have a [X]-foot-wide undisturbed setback area from all property lines to preserve wildlife movement and habitat. With the exception of lot driveways, no structures, corrals, fences(?), wells, sewage disposal systems, or other site disturbance shall occur within the delineated setback area. The corners of each resulting building envelope shall be set in the field and delineated on the map. Prior to any site grading or construction activity, areas to remain undisturbed shall be protected with temporary construction fencing to prevent unintentional disturbance in protected areas.
- Establishment of building envelope limits on the ground and delineation on the map must be satisfied prior to final approval of the map. Future lot development requires monitoring over a period of time, usually linked to future development associated with approved residential construction.
  - Department of Public Works and Community Development Department / Building Division
  - Applicant / Property Owner
  - Design / Ongoing
28. The property has been identified by the Mono County MEA, Figure 20, Deer Herd Use Areas as being in an intensive deer herd use area. The [X]-foot setback from each property boundary and the [X]-acre minimum lot size provides for wildlife movement through the area. Future residential development shall be encouraged to use fence designs that allow movement of wildlife through the site (no tall, solid fences; e.g., brick walls, wrought iron, woven wire or chain link fences. Barbed-wire fences should be eliminated and according to U.S. Forest Service guidelines, wire fences should consist of three single-strand wires placed 20", 30" and 42" from the ground with the bottom wire a smooth strand). For this area of winter range, outdoor construction activities should not occur from December 1 through March 30. The map shall include a note stating such.
- Notation on the map must be satisfied prior to final approval of the map. Future lot development requires monitoring over a period of time, usually linked to future development associated with approved residential construction.
  - Department of Public Works and Community Development Department / Building Division
  - Applicant / Property Owner
  - Design / Ongoing
29. Since the [INSERT] Fault crosses the property, the developer shall have a fault investigation report prepared by a California-licensed geotechnical engineer or certified engineering geologist. The map shall include a note that a fault investigation report has been prepared and is available from the County. The map shall delineate the boundaries of the Alquist-Priolo Earthquake Fault Zone and note that residential development is not permitted within [X] feet on either side of the fault trace. However, unoccupied structures such as barns, sheds, and detached garages may be constructed within this area.
- Report preparation, fault zone delineation, and notation must be satisfied prior to final approval of the map. Future lot construction requires monitoring over a period of time, usually associated with approved residential construction. Setbacks must be satisfied prior to issuance of a building permit.
  - Department of Public Works and Community Development Department / Building Division
  - Applicant / Property Owner
  - Design / Ongoing
30. Potentially visually offensive uses resulting from the commercial development, such as propane tanks, solid waste dumpsters, etc., shall be adequately screened through the use of landscaping, fencing, contour grading, or other appropriate measures approved by the Community Development Department, Planning Division. Landscaping on the commercial lot shall occur as shown on the final Landscape Plan adopted for the project (Specific Plan Design Standard DS-XX).
- Requires monitoring over a period of time; usually linked to future development associated with approved commercial construction.
  - Community Development Department / Building and Planning divisions
  - Applicant / Property Owner
  - Design / Ongoing

31. To minimize potential visual impacts resulting from development, building heights shall be limited to [X] feet.
- Requires monitoring over a period of time; usually linked to future development associated with approved residential construction. Must be satisfied prior to issuance of a building permit.
  - Community Development Department / Building and Planning divisions
  - Applicant / Property Owner
  - Design / Ongoing
32. Parcels [X] and [Y] shall be limited to a maximum sewage disposal of 500 gallons per acre per day. Lot [X] shall be limited to a maximum addition of 250 gallons per day, as it has an existing residence allowed to generate 250 gallons per day. This requirement shall be stated on the map. If project CC&Rs are prepared, this requirement shall be reiterated therein.
- Notation on the map and in project CC&Rs must be satisfied prior to final approval of the map. Compliance requires monitoring over a period of time; usually linked to future development associated with approved residential construction, which must be satisfied prior to issuance of a building permit or certificate of occupancy.
  - Environmental Health and Department of Public Works
  - Applicant
  - Design
33. Water-conserving fixtures shall be installed in all development on-site, including all residential and commercial structures and irrigation systems. If project CC&Rs are prepared, this requirement shall be reiterated therein.
- Requires monitoring over a period of time; usually linked to future development associated with approved residential construction. Must be satisfied prior to issuance of a building permit or certificate of occupancy.
  - Community Development Department / Building Division
  - Applicant / Property Owner
  - Design / Ongoing
34. One monument sign, designed and installed in compliance with the Mono County Sign Ordinance (Mono County General Plan, Land Use Element, Section VI Land Development Regulations, Chapter 7), shall be allowed at the entrance to the subdivision. No other signs are allowed for the residential development other than house number signs required by the Mono County Fire Safe Regulations (Mono County General Plan, Land Use Element, Section VI, Land Development Regulations, Chapter 22) (INSERT PROJECT NAME Specific Plan Design Standard DS-XX).
- Requires monitoring over a period of time; usually linked to future development associated with approved residential construction.
  - Community Development Department / Building and Planning divisions
  - Applicant / Property Owner
  - Design / Ongoing
35. Signs for the commercial development shall comply with the requirements of the Mono County Sign Ordinance, (Mono County General Plan, Land Use Element, Section VI Land Development Regulations, Chapter 7) (INSERT PROJECT NAME Specific Plan Design Standard DS-XX).
- Requires monitoring over a period of time; usually linked to future development associated with approved commercial construction.
  - Community Development Department / Building and Planning divisions
  - Applicant / Property Owner
  - Design / Ongoing

*[option for development in the Antelope Valley, in lieu of condition #13:]*

36. The developer shall extend all applicable utilities (electricity, telephone, propane, cable TV, etc.) to the property line of each parcel. Where electrical and telephone services do not currently exist within **one-half mile** of the proposed parcels, the applicant may propose alternative systems where future property owners will be responsible for providing their own telephone systems and alternative energy sources. Costs associated with



acquiring those alternative energy sources will be the responsibility of future property owners. If alternative systems are proposed, the developer shall inform future owners that utilities do not exist on-site by notation on a supplemental sheet of the parcel map. All new on-site utility extensions shall be installed underground.

- a. Notation must be satisfied prior to final approval of the parcel map. Alternative systems require monitoring over a period of time; usually linked to future development associated with approved residential construction.
- b. Department of Public Works, Community Development Department / Building and Planning divisions
- c. Applicant
- d. Design

*[requirement by Chalfant Valley FPD for development in their service area:]*

37. The project shall comply with the following requirements to improve fire protection safety:

- A. Each residence shall have and maintain illuminated house numbers.
- B. The minimum space between buildings shall be 30 feet.
- C. A 20-foot-wide non-combustible zone shall be established and maintained along the entire western boundary of the project.
- D. Each parcel shall have a standardized propane shutoff box.
- E. Facilities for the project's propane tank farm shall include a containment facility and an automatic shutoff valve.
- F. Emergency access easements constructed with hardened surfaces meeting Fire Safe Regulations (Mono County General Plan, Land Use Element, Section VI, Land Development Regulations, Chapter 22) shall be established and maintained from the ends of the cul-de-sacs to the subdivision boundary. Access maintenance shall be included in the zone of benefit created for the subdivision.
- G. The developer shall submit a hydrant placement plan to the local Fire Protection District for review and approval.
  - a. Requirements for items E, F, and G must be incorporated into construction plans for subdivision improvements, which must be satisfied prior to final approval of the map. Compliance with items A-D requires monitoring over a period of time, usually associated with approved residential construction, which must be satisfied prior to issuance of a building permit or certificate of occupancy.
  - b. Department of Public Works and Community Development Department / Building Division
  - c. Applicant / Property Owner
  - d. Design / Ongoing

38. Future property owners shall be advised of the effects of equine-related weed dispersal and encouraged to use certified weed-free feed by including a note on the map stating such. If project CC&Rs are prepared, this information shall be included therein. The homeowners' association shall maintain a list of local sources for weed free feed (INSERT PROJECT NAME Specific Plan Conservation Standard CS-XX).

- a. Notification on the map and in project CC&Rs must be satisfied prior to final approval of the map. Future notification requires monitoring over a period of time; usually linked to future development.
- b. Department of Public Works and Community Development Department / Planning Division
- c. Applicant / Property Owner
- d. Design / Ongoing

#### **UNIFORMLY-APPLIED FINAL MAP CONDITIONS**

39. Conditions of Approval 1-[NUMBER], 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.

- a. Must be satisfied prior to final approval of the map.
- b. Department of Public Works
- c. Applicant
- d. Design

40. The developer shall provide a soils report and site development geotechnical recommendations to, or request a soils report waiver from, the Department of Public Works. Any such report or request for waiver, acceptable to the Director of Public Works, shall comply with the provisions of Mono County Code Section 17.36.090.
- Must be satisfied prior to final approval of the map.
  - Department of Public Works
  - Applicant
  - Design
41. The developer shall provide the Department of Public Works with a “will serve” letter from the [INSERT AGENCY NAME] Fire Protection District indicating approval of the project and that the district will provide service to the proposed parcels. [Include if applicable:] The developer shall also furnish documentation from the district indicating that subdivision improvements related to fire protection meet district requirements.
- The “will serve” letter must be received prior to final approval of the map. [Include if applicable:] Documentation of district approval shall be furnished prior to release of surety posted for subdivision improvements.
  - Department of Public Works
  - Applicant
  - Design
42. The developer shall provide necessary easements for existing and proposed utility service within the subdivision. All existing and proposed easements shall be shown on the map.
- Must be satisfied prior to final approval of the map.
  - Department of Public Works
  - Applicant
  - Design
43. Unless sewage disposal is otherwise provided, installation of individual sewage disposal systems will be required on each parcel at the time of future residential development. Prior to map approval, however, the developer shall submit a soils suitability report, prepared by a California-licensed civil engineer, supporting the suitability of soils for installation of individual sewage disposal systems. At a minimum, the report shall contain one percolation test results and one soil profile results for each new parcel to be created or alternate testing as approved by Mono County Environmental Health. The report shall document, to the satisfaction of Mono County Environmental Health, that the soil structure meets or exceeds applicable state and County standards for siting and installation of individual sewage disposal systems.
- Must be satisfied prior to final approval of the map.
  - Mono County Environmental Health
  - Applicant
  - Design
44. Unless sewage disposal is otherwise provided, the developer shall submit a plot plan, acceptable to Mono County Environmental Health, identifying designated areas for individual sewage disposal systems on each parcel. The plot plan shall be prepared by a California-licensed civil engineer. The plot plan shall identify both the primary sewage disposal area and an area for future sewage disposal, described as a replacement area, equal to 100% of the primary sewage disposal area, should the primary system fail. The siting of individual sewage disposal systems shall comply with the Lahontan Regional Water Quality Control Board’s (LRWQCB) criteria contained in the Water Quality Control Plan for the Lahontan region. Leach fields and septic tanks shall be sited a minimum of 100 feet from any domestic well and a minimum of 50 feet from any drainage course. Alternative systems, if proposed, shall be reviewed and approved by Mono County Environmental Health and shall conform to LRWQCB requirements.
- Must be satisfied prior to final approval of the map.
  - Mono County Environmental Health
  - Applicant
  - Design

45. Unless water supply is otherwise provided, assurance shall be provided that well water is adequate for domestic use in both quality and quantity as determined by the Mono County Environmental Health Department.
- Must be satisfied prior to final approval of the map.
  - Mono County Environmental Health
  - Applicant
  - Design

***(Project-Specific Standards – select and modify as appropriate)***

46. Parcels [A] through [Z] shall be a minimum net lot size of [X] acres each.
- Must be satisfied prior to final approval of the map.
  - Department of Public Works
  - Applicant
  - Design
47. The developer shall make an offer of dedication for a 60-foot-wide right-of-way for road, drainage, and public utility purposes for subdivision streets. [include if applicable:] The developer shall also offer slope maintenance easements along the same alignment for any additional slope area that extends outside the right-of-way.
- Must be satisfied prior to final approval of the map.
  - Department of Public Works
  - Applicant
  - Design

*[Alternative to preceding:]*

48. The developer shall make an offer of dedication for a 40-foot-wide right-of-way for road, drainage, and public utility purposes for subdivision streets and 10-foot-wide easements on each side of the right-of-way for drainage and snow storage purposes. [include if applicable:] The developer shall also offer slope maintenance easements along the same alignment for any additional slope area that extends outside the right-of-way.
- Must be satisfied prior to final approval of the map.
  - Department of Public Works
  - Applicant
  - Design
49. The developer shall provide a [X]-foot-wide access easement benefiting the adjoining property (APN XX-XXX-XX) for use of the existing access point through Parcel [X].
- Must be satisfied prior to final approval of the map.
  - Department of Public Works
  - Applicant
  - Design
50. An encroachment permit shall be obtained or updated from the California Department of Transportation (Caltrans) for access onto [U.S. Highway X / State Route X]; the developer shall provide a copy of the encroachment permit to the Mono County Department of Public Works. No new highway access points will be permitted. The developer shall construct improvements for existing access points to bring each up to current rural driveway standards, which includes paving from the edge of highway pavement to the right-of-way line. Requirements must be incorporated into construction plans for subdivision improvements.
- Must be satisfied prior to approval of construction plans for subdivision improvements.
  - Department of Public Works
  - Applicant
  - Design
51. The developer shall construct improved subdivision streets in accordance with Mono County Road Improvement Standards for Class I and Class II residential drives (Plates 1 & 2 for road grades less than and greater than 7%, respectively). Subdivision roads shall also be designed and constructed to satisfy minimum

Fire Safe Regulations (Mono County General Plan, Land Use Element, Section VI, Land Development Regulations, Chapter 22). Construction plans for roads, drainage facilities, utilities, and related improvements shall be prepared by a California-licensed civil engineer and submitted to the Department of Public Works for review and approval. All costs for improvement installation, testing, inspections, and any related reports, plans, specifications, and amendments thereto, shall be the responsibility of the developer.

- a. Must be satisfied prior to final approval of the map.
  - b. Department of Public Works
  - c. Applicant
  - d. Design
52. The developer shall furnish a drainage report prepared by a California-licensed civil engineer to present the hydrologic analyses and hydraulic design of drainage facilities to be constructed for the subdivision.
- a. Must be satisfied prior to approval of construction plans for subdivision improvements.
  - b. Department of Public Works
  - c. Applicant
  - d. Design
53. The developer shall furnish a Storm Water Pollution Prevention Plan (SWPPP) and submit a Notice of Intent to comply with provisions of the State Water Resources Control Board's NPDES Permit for Construction Activities. A letter of clearance and/or waste discharge requirements from the Lahontan Regional Water Quality Control Board is required prior to commencing any grading activities or other site disturbance (INSERT PROJECT NAME Specific Plan Conservation Standard CS-XX)
- a. Must be satisfied prior to approval of construction plans for subdivision improvements.
  - b. Department of Public Works
  - c. Applicant
  - d. Design

*[For all tract maps and for parcel maps where the developer will also construct homes on each lot:]*

54. Developer shall obtain a Permit to Construct and/or any other applicable air quality permit from the Great Basin Unified Air Pollution Control District for construction of subdivision improvements.
- a. Must be satisfied prior to approval of construction plans for subdivision improvements.
  - b. Department of Public Works
  - c. Applicant
  - d. Design
55. Since subdivision streets will be privately owned and maintained, the developer shall furnish a document establishing maintenance obligations for approval by the Mono County Department of Public Works. Maintenance obligations shall be either incorporated into project CC&Rs developed for the subdivision or a separate agreement to be subsequently entered into with individual lot owners for the ongoing routine repair, and maintenance of subdivision streets and drainage facilities (pursuant to California Civil Code Section 845).
- a. Must be satisfied prior to final approval of the map.
  - b. Department of Public Works
  - c. Applicant
  - d. Design

*[Alternative to preceding:]*

56. Since subdivision improvements will be maintained by the County, a zone of benefit applying to all lots created by the map shall be established by the developer to pay for long-term County maintenance and replacement of subdivision streets, drainage facilities, and related subdivision improvements. Zone of benefit costs shall be supported by an engineer's report prepared by a California-licensed civil engineer and submitted to the Department of Public Works for review and approval.
- a. Must be satisfied prior to final approval of the map.
  - b. Department of Public Works

- c. Applicant
  - d. Design
57. The developer shall provide the Department of Public Works with a “will serve” letter from the [INSERT NAME] Public Utility District indicating approval of the project and that the district will provide service to the proposed parcels. The developer shall also furnish documentation from the district indicating that subdivision improvements related to water supply meet district requirements. The water system shall have at least two points at which an intertie can be accomplished with the existing [INSERT NAME] system for fire flow purposes.
- a. The “will serve” letter must be received prior to final approval of the map. Documentation of district approval shall be furnished prior to release of surety posted for subdivision improvements.
  - b. Department of Public Works
  - c. Applicant
  - d. Design
58. The developer shall provide the Department of Public Works with a “will serve” letter from the [INSERT NAME] Sewer District indicating approval of the project and that the district will provide service to the proposed parcels. The developer shall also furnish documentation from the district indicating that subdivision improvements related to sewer services meet district requirements.
- a. The “will serve” letter must be received prior to final approval of the map. Documentation of district approval shall be furnished prior to release of surety posted for subdivision improvements.
  - b. Department of Public Works
  - c. Applicant
  - d. Design
59. A portion of the property has been identified by the California Department of Water Resources as being in a Flood Awareness Area. The map shall include a note stating such.
- a. Must be satisfied prior to final approval of the map.
  - b. Department of Public Works
  - c. Applicant
  - d. Design
60. The project proponent shall work with LADWP and BLM to identify authorized trail access from the community across adjacent LADWP and BLM lands. Where feasible, existing roads and trails shall be used. The route(s) shall be marked with signs at the boundary with public lands that inform recreational users of LADWP and BLM lands of policies and prohibited uses on those lands. The project CC&Rs shall inform all residents of LADWP and BLM policies for use of those adjacent public lands, including prohibition of cross-country vehicle use and restriction of vehicle use to designated roads and trails. The developer shall also work with LADWP and BLM to place signs along the public land/private subdivision boundary along the [X] and [Y] sides of the subdivision to reduce trespass on public lands. Sign installation must be incorporated into construction plans for subdivision improvements. Long-term sign maintenance and replacement shall be responsibility of the Homeowner’s Association and shall be included in the project CC&Rs. Approved access points shall be shown on the map.
- (EIR Mitigation Measure VW-11 and Specific Plan Conservation Standards CS-30, CS-31)
- a. Must be satisfied prior to final approval of the map.
  - b. Community Development Department / Public Works
  - c. Applicant / Homeowner’s Association
  - d. Design / Ongoing
61. The applicant shall finalize financial mitigation requirements for the project's contribution to the provision of additional recreational facilities, emergency medical facilities, school facilities and services in [INSERT COMMUNITY].
- a. Must be satisfied prior to final approval of the map.
  - b. Department of Public Works

- c. Applicant
  - d. Design
62. The developer shall install cluster mailboxes with paved turnout for the subdivision. Its location and design shall be submitted to the Department of Public Works and local postal authority for review and approval. The developer shall provide the Department of Public Works with a “will serve” letter from the local postal authority indicating approval of subdivision street names and mailbox design and location(s) and that it will provide service to the proposed parcels. Mailbox and turnout installation must be incorporated into construction plans for subdivision improvements. Once installed, the developer shall furnish documentation from the local postal authority indicating that improvements related to the mailboxes meet its requirements. The mailboxes and turnout shall be located within a street right-of-way, on a lettered lot maintained by the Homeowners’ Association, or within an easement in favor of Mono County.
- a. The “will serve” letter must be received prior to final approval of the map. Documentation of postal authority approval shall be furnished prior to release of surety posted for subdivision improvements.
  - b. Department of Public Works
  - c. Applicant
  - d. Design
63. The developer shall install an enclosed, covered school bus stop with paved turnout within the subdivision. Its location and design shall be submitted to the Mono County Department of Public Works and [INSERT NAME] Unified School District for review and approval. The bus enclosure and turnout installation must be incorporated into construction plans for subdivision improvements. Once installed, the developer shall furnish documentation from the school district indicating that improvements related to the bus stop meet its requirements. The bus enclosure and turnout shall be located within a street right-of-way, on a lettered lot maintained by the Homeowners’ Association, or within an easement in favor of Mono County.
- a. The “will serve” letter must be received prior to final approval of the map. Documentation of school district approval shall be furnished prior to release of surety posted for subdivision improvements.
  - b. Department of Public Works
  - c. Applicant
  - d. Design
64. The developer shall establish a mutual water company to maintain and operate the water system and infrastructure.
- a. Must be satisfied prior to final approval of the parcel map.
  - b. Department of Public Works
  - c. Applicant
  - d. Design
65. The project shall include a five-foot easement for pedestrian and bicycle access on the [LIST TRAIL LOCATION]. Immediately following the installation of all infrastructure for the project, zebra stripe crosswalks shall be marked where appropriate to provide safe access from the residential development to the pedestrian/bicycle access, and to [INSERT TRAIL DESTINATION].
- a. Must be satisfied prior to final approval of the parcel map.
  - b. Department of Public Works
  - c. Applicant
  - d. Design