

PARCEL MAP No 34-54

A DIVISION OF LOTS 21, 22, 25 & 26 OF SECTION 14, T2S, R26E, MDB&M, MONOCOUNTY, CALIFORNIA.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF SCOTT O. DAVIS IN OCTOBER, 1997. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY, AND THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT SUCH MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

John R. Langford
L.S. No. 5149
EXP. 03/31/99
CALIFORNIA

DATED: 11/25/98

COUNTY SURVEYOR'S STATEMENT

THIS PARCEL MAP HAS BEEN EXAMINED BY ME AND THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND AN APPROVED ALTERATIONS THEREOF. ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP IF REQUIRED, HAVE BEEN COMPLIED WITH AND I AM SATISFIED THE MAP IS TECHNICALLY CORRECT.

RCH BOARDMAN,
MONO COUNTY SURVEYOR

BY: John K. Beck
DEPUTY COUNTY SURVEYOR
L.S. No. 3884 EXP. 6-30-99
DATED: 1-5-99



RECORDER'S CERTIFICATE

FILED THIS 19th DAY OF January 1999 AT 10:48 A.M. IN BOOK 2 OF PARCEL MAPS AT PAGES 111-110 D AT THE REQUEST OF SCOTT O. DAVIS.

INSTRUMENT NO. # 0356
FEE: \$ 19.00

BENN NOLAN,
COUNTY RECORDER

BY: Vera M. Mills
DEPUTY COUNTY RECORDER

PLANNING COMMISSION CERTIFICATE

THIS PARCEL MAP, BEING IN ACCORD WITH THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP IF ANY, IS HEREBY APPROVED BY THE MONO COUNTY PLANNING COMMISSION.

Jim Richert
CHAIRMAN,
MONO COUNTY PLANNING COMMISSION

DATED: 1-14-99

COUNTY TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS ON FILE IN THIS OFFICE, THAT THERE ARE NO LIENS AGAINST THIS SUBDIVISION OR ANY PART THEREOF, FOR UNPAID STATE, COUNTY OR MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE. TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES WHICH ARE A LIEN, BUT NOT YET PAYABLE ARE ESTIMATED TO BE IN THE AMOUNT OF \$ _____ FOR WHICH RECEIPT OF GOOD AND SUFFICIENT SECURITY CONDITIONED UPON PAYMENT OF THESE TAXES IS HEREBY ACKNOWLEDGED.

SHIRLEY CRANNEY,
MONO COUNTY TAX COLLECTOR

BY: Stacy Threlkeld
DEPUTY COUNTY
TAX COLLECTOR

DATED: 1/8/99

OWNERS' CERTIFICATE

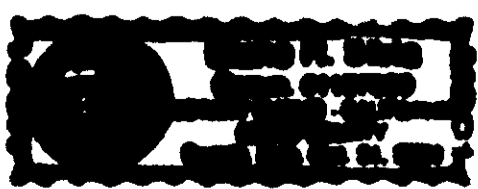
WE, THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY BEING SUBDIVIDED, DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP. WE RESERVE TO OURSELVES, OUR HEIRS, AND ASSIGN, CERTAIN PRIVATE ROAD EASEMENTS FOR THE USE AND BENEFIT OF THE PRESENT AND FUTURE OWNERS OF THE LOTS AFFECTED BY SUCH EASEMENTS AS DELINEATED ON SAID MAP.

Scott O. Davis & Lesbeth A. Davis
SCOTT O. DAVIS LESBETH A. DAVIS
CO-TRUSTEES UDT 11-19-90

Peter D. Levy & Teri L. Levy
PETER D. LEVY TERI L. LEVY

Craig Meinhard & Mary Meinhard
CRAIG MEINHARD MARY MEINHARD

STATE OF: CALIFORNIA
COUNTY OF: MONO SS
ON 01-27-99 BEFORE ME, BLAKE R. SIBLA
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED PETER D. LEVY & TERI L. LEVY
PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT, THE PERSONS OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.
WITNESS MY HAND AND OFFICIAL SEAL:
Blake R. Sibla
NOTARY PUBLIC



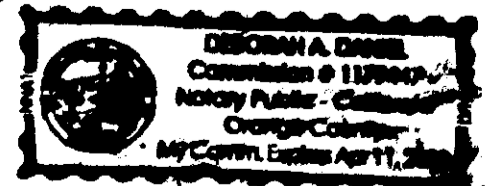
10-31-2001-Blake R. Sibla

STATE OF: CALIFORNIA
COUNTY OF: ORANGE SS
ON 8-28-98 BEFORE ME, DEBORAH DANIEL
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED SCOTT O. DAVIS & LESBETH A. DAVIS
PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT, THE PERSONS OR THE ENTITY UPON BEHALF OF WHICH THE

PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL:

Deborah A. Daniel
NOTARY PUBLIC



P. M. 1084 09 110

PARCEL MAP NO 34-54

A DIVISION OF LOTS 21, 22, 25 & 26 OF SECTION 14, T2S, R26E, MDB&M, MONOCOUNTY, CALIFORNIA.

STATE OF: CALIF.
 COUNTY OF: MONO SS
 ON 10-29-1999 BEFORE ME, Cheri A. Van De Mark
 A NOTARY PUBLIC IN AND FOR SAID COUNTY
 AND STATE PERSONALLY APPEARED
CRAY MEINHARD & MARY MEINHARD
 PERSONALLY KNOWN TO ME OR PROVED TO ME
 ON THE BASIS OF SATISFACTORY EVIDENCE,
 TO BE THE PERSONS WHOSE NAMES ARE
 SUBSCRIBED TO THE WITHIN INSTRUMENT
 AND ACKNOWLEDGED TO ME THAT THEY EXECUTED
 THE SAME IN THEIR AUTHORIZED
 CAPACITIES, AND THAT BY THEIR SIGNATURES
 ON THE INSTRUMENT, THE PERSONS OR THE
 ENTITY UPON BEHALF OF WHICH THE PERSONS
 ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL:
Cheri A. Van De Mark
 NOTARY PUBLIC



10-29-1999 (CHERI A. VAN DE MARK)

ILLEGIBLE NOTARY SEAL DECLARATION
GOVERNMENT CODE 27361.7

I CERTIFY UNDER PENALTY OF PERJURY THAT THE NOTARY SEAL ON THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS AS FOLLOWS:

NAME OF NOTARY CHERI A. VAN DE MARK
 DATE COMMISSION EXPIRES: 10/29/99
 PLACE OF EXECUTION OF THIS DECLARATION: BRIDGEPORT, CA
 DATE: JANUARY 19, 1999

[Signature] Invo-Mono Title
 SIGNATURE (FIRM NAME IF ANY)

THE SIGNATURES OF MONO COUNTY
 T.V. CORPORATION, A CALIFORNIA CORP.
 OWNERS OF AN EASEMENT FOR
 T.V. CABLES AS DISCLOSED BY DEED
 RECORDED IN VOLUME 494, PAGE 80
 OF OFFICIAL RECORDS OF MONO COUNTY
 HAVE BEEN OMITTED UNDER THE PROVISIONS
 OF SECTION 66436, SUBSECTION (2)(3)(A)(1)
 OF THE SUBDIVISION MAP ACT.

THE SIGNATURES OF THE SNOWMOBILE
 VILLAGE ASSOC OWNERS OF AN EASEMENT
 FOR ROAD PURPOSES AS DISCLOSED BY
 DEED RECORDED IN VOLUME 494, PAGE
 88 OF OFFICIAL RECORDS OF MONO
 COUNTY HAS BEEN OMITTED UNDER THE
 PROVISIONS OF SECTION 66436, SUBSECTION
 (2)(3)(A)(1) OF THE SUBDIVISION MAP ACT.

ILLEGIBLE NOTARY SEAL DECLARATION
GOVERNMENT CODE 27361.7

I CERTIFY UNDER PENALTY OF PERJURY THAT THE NOTARY SEAL ON THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS AS FOLLOWS:

NAME OF NOTARY BLAKE R. SIBLA
 DATE COMMISSION EXPIRES: 10/31/2001
 PLACE OF EXECUTION OF THIS DECLARATION: BRIDGEPORT, CA.
 DATE: JANUARY 19, 1999

[Signature] Invo-Mono Title
 SIGNATURE (FIRM NAME IF ANY)

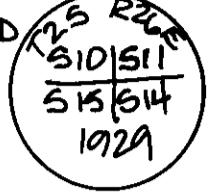
P.M. 10/24/99 10A



PARCEL MAP NO 34-54

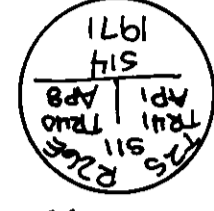
A DIVISION OF LOTS 21, 22, 25 & 26 OF SECTION 14, T2S, R26E, MDB & M, MONO COUNTY, CALIFORNIA.

FOUND 2 1/2" DIAMETER BRASS CAP INSCRIBED



ROCK MOUND. NO BEARING TREES.
GRANITE BOULDER 12'X12'X7' MARKED BXR 3' ABOVE GROUND ON SOUTH FACE, BEARS N15°E, 161' FROM MONUMENT.
GRANITE BOULDER 6'X4'X2' MARKED BXR PER 1948 BLM NOTES NOT FOUND. RECORD BEARING AND DISTANCE FAIL IN EXCAVATED AREA. ACCEPTED AS SEC COR PER 1948 BLM DEPENDENT RESURVEY.

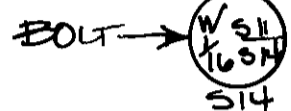
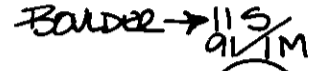
FOUND 3 1/4" DIAMETER BRASS CAP 1' BELOW GRADE INSCRIBED



4.5' NORTH OF PROPANE TANK WITH CARBONITE MARKER ADJACENT. ACCEPTED AS 1/4 COR S14 PER 1971 BLM DEPENDENT RESURVEY.



FOUND 1/2" DIAMETER IRON BOLT IN GRANITE BOULDER, BOLT AND BOULDER INSCRIBED:

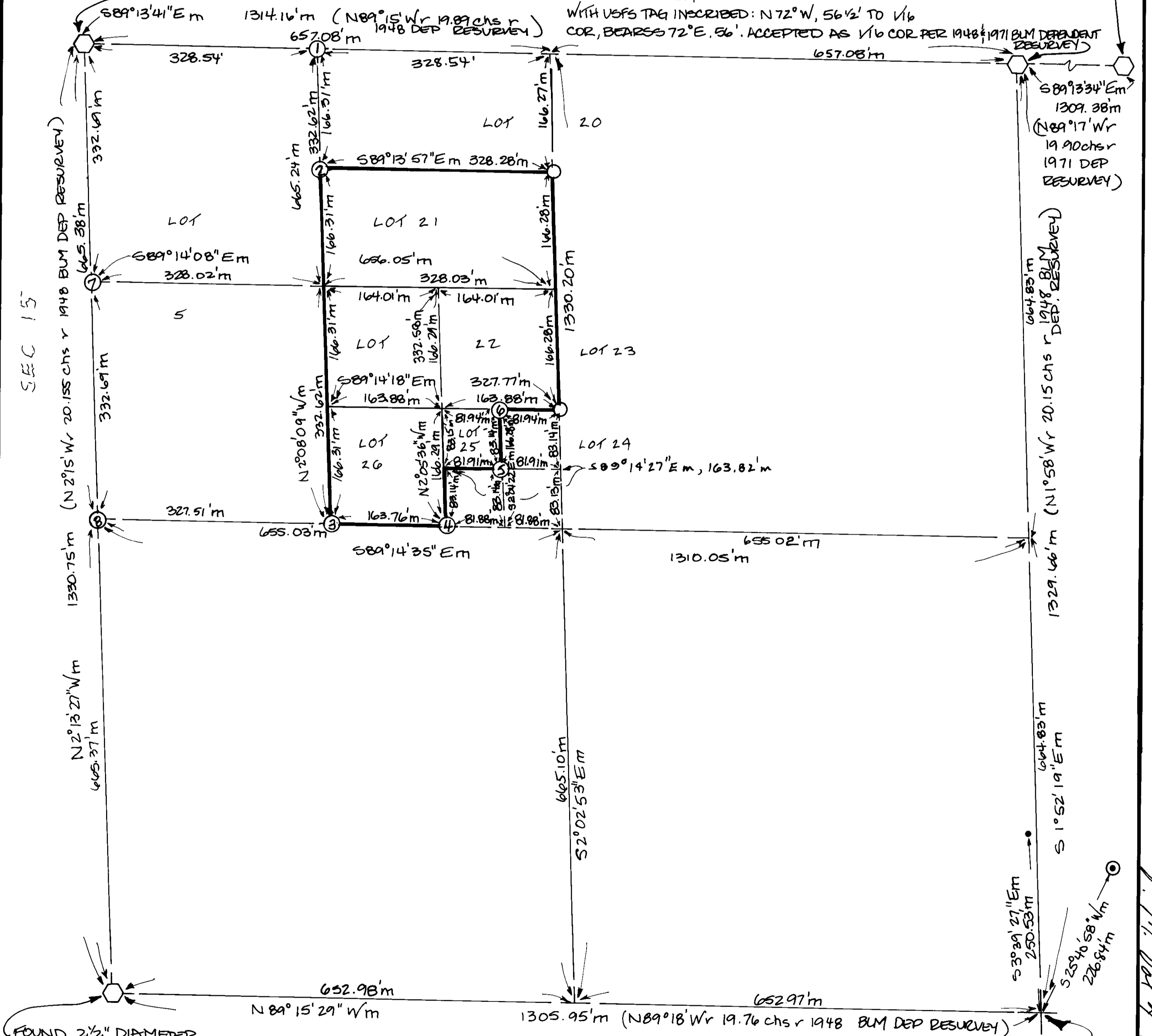


AN 18" DIAMETER JEFFREY

WITH USFS TAG INSCRIBED: N 72° W, 56 1/2' TO 1/16 COR, BEARS 72° E, 56'. ACCEPTED AS 1/16 COR PER 1948 & 1971 BLM DEPENDENT RESURVEY.

SEC 11

SEC 15



FOUND 2 1/2" DIAMETER BRASS CAP INSCRIBED



FLUSH WITH GROUND ACCEPTED AS 1/16 CORNER PER 1948 BLM DEP RESURVEY.

A 2 1/2" DIAMETER BRASS CAP INSCRIBED



WAS FOUND ON MAY 8, 1992, 2' BELOW GRADE. SUBSEQUENT IMPROVEMENTS HAVE BEEN CONSTRUCTED OVER 1992 MONUMENT LOCATION. THE CORNER LOCATION WAS RE-ESTABLISHED FROM REF POINTS SHOWN HEREON THAT WERE ESTABLISHED IN 1992.

P.M. Lot 4 19 110 B

PARCEL MAP NO 34-54

A DIVISION OF LOTS 21, 22, 25 & 26 OF SECTION 14, T2S, R26E, MDB&M, MONOCOUNTY, CALIFORNIA.

NOTES:

THE FOLLOWING NOTES ① THROUGH ⑧ REFER TO THE POSITIONS OF FOUND MONUMENTS THAT ARE IN SUBSTANTIAL CONFORMANCE WITH THE LOCATIONS OF VARIOUS ALIQUOT POINTS IN THE NW 1/4 OF SECTION 14 AS DETERMINED BY CALCULATION. THE CALCULATED POSITIONS WERE DETERMINED FROM FIELD MEASUREMENTS TO THE POSITIONS OF USGLO AND/OR BLM MONUMENTATION AS SHOWN ON THIS PLAN. THE MEASURED BEARINGS & DISTANCES SHOWN ON THIS PLAN ARE TO THE ALIQUOT POINTS ESTABLISHED BY SECTIONAL SUBDIVISION PER SHEET 3 OF 4.

- ① FOUND A 2" I.D. IRON PIPE & TAG INSCRIBED LS 4428. TAG IMBEDDED IN CONCRETE IN PIPE. MONUMENT BEARS N 88° 31' 29" W, 0.63' FROM THE CALCULATED POSITION. (REF: RSMB 2/71)
- ② FOUND 2" I.D. IRON PIPE & TAG INSCRIBED LS 4428. TAG IMBEDDED IN CONCRETE IN PIPE. MONUMENT BEARS S 76° 06' 15" W, 0.50' FROM THE CALCULATED POSITION. (REF: RSMB 2/71)
- ③ FOUND 2" I.D. IRON PIPE & TAG INSCRIBED LS 4428. TAG IMBEDDED IN CONCRETE IN PIPE. MONUMENT BEARS S 76° 20' 19" E, 1.23' FROM THE CALCULATED POSITION. (REF: RSMB 2/71)
- ④ FOUND 2" I.D. IRON PIPE & TAG INSCRIBED RCE 21134. TAG IMBEDDED IN CONCRETE IN PIPE. MONUMENT BEARS N 72° 10' 25" W, 0.05' FROM THE CALCULATED POSITION. (RECORDED REFERENCE: PMB 4/18)
- ⑤ FOUND 2" I.D. IRON PIPE & TAG INSCRIBED LS 4428. TAG IMBEDDED IN CONCRETE IN PIPE. MONUMENT BEARS S 76° 13' 58" W, 1.66' FROM THE CALCULATED POSITION. FOUND 2" I.D. IRON PIPE & TAG INSCRIBED RCE 21134. TAG IMBEDDED IN CONCRETE IN PIPE. MONUMENT BEARS S 20° 11' 46" W, 0.11' FROM THE CALCULATED POSITION. (RECORD REFERENCE: PMB 4/18 & RSMB 2/71)

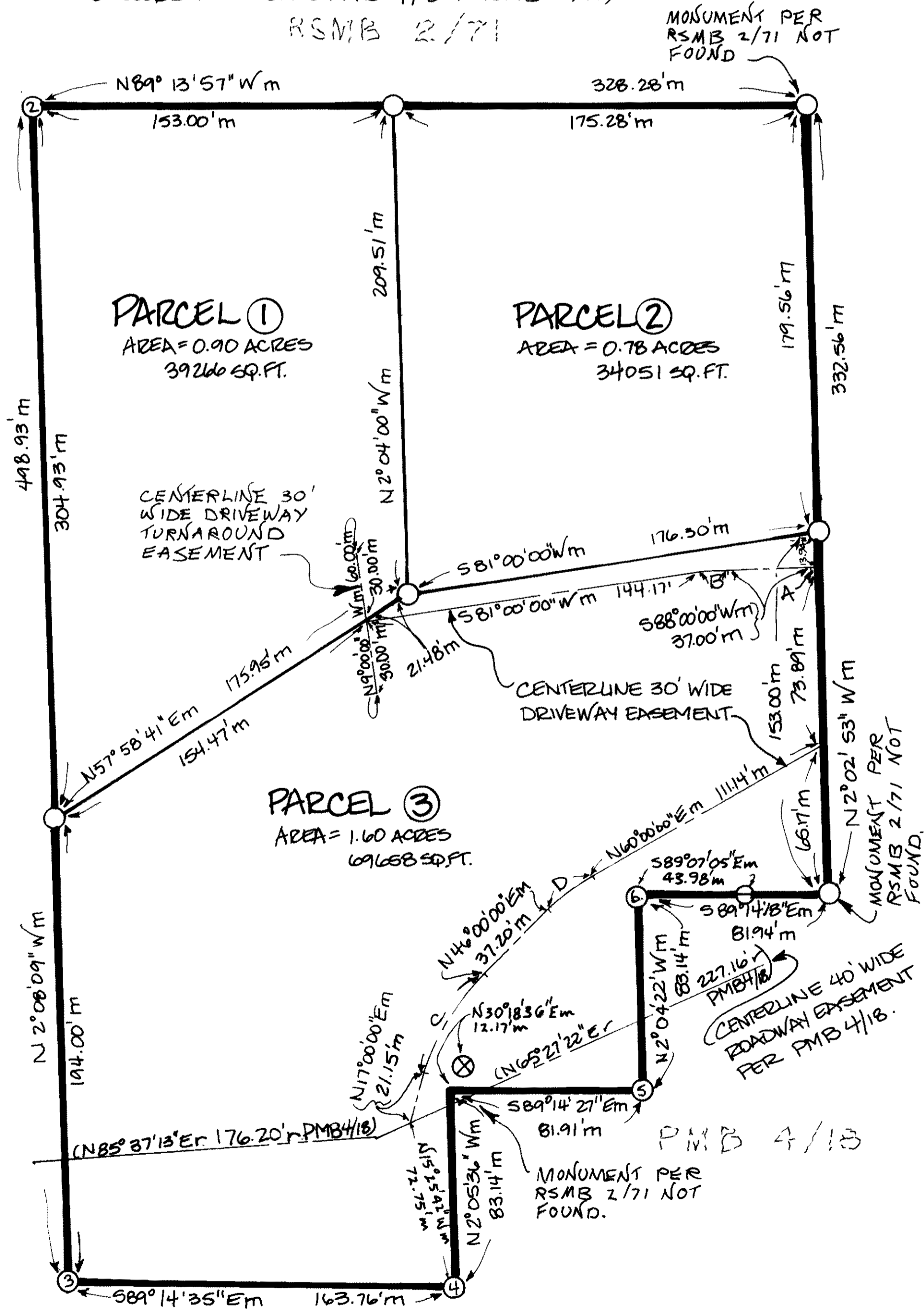
BASIS OF BEARINGS:
NORTH, AS DETERMINED
BY A SOLAR OBSERVATION
TAKEN AT THE SEC
COR 10/11 ON
13/17
SEPTEMBER 8, 1998.



RSMB 2/71

MONUMENT PER
RSMB 2/71 NOT
FOUND

PMB 1/4 MB 6/19



- ⑥ FOUND 2" I.D. IRON PIPE & TAG INSCRIBED RCE 21134. TAG IMBEDDED IN CONCRETE IN PIPE. MONUMENT BEARS S 47° 41' 48" W, 0.08' FROM THE CALCULATED POSITION. (RECORD REFERENCE: PMB 4/18)
- ⑦ FOUND 1" I.D. IRON PIPE WITH 1" DIAMETER PLASTIC CAP INSCRIBED LS 4428. MONUMENT BEARS S 30° 25' 44" W, 0.17' FROM THE CALCULATED POSITION. (REF: RSMB 2/71)
- ⑧ FOUND 1" I.D. IRON PIPE AND TAG INSCRIBED RCE 10467 WIRE TO PIPE. MONUMENT BEARS S 0° 50' 22" E, 0.17' FROM THE CALCULATED POSITION. FOUND 1/2" I.D. IRON PIPE INSCRIBED RE 9045 ON SIDE OF PIPE. PIPE BEARS N 5° W, 0.3' FROM CALCULATED POSITION. (REF: PMB 1/4 & MB 6/19)

LEGEND:

- ① SEE NOTES FOR DESCRIPTION.
- ⊗ FOUND 2" I.D. IRON PIPE AND TAG RCE 21134. TAG IS IMBEDDED IN CONCRETE IN PIPE. PIPE DOES NOT CONFORM WELL TO CALCULATED POSITION OR POSITION PER PMB 4/18. NOT ACCEPTED.
- ⊙ FOUND 1" I.D. IRON PIPE & TAG RCE 10467 8" BELOW GRADE. REFERENCE: JUNE LAKE P.U.D. SEWER EASEMENT SURVEY BY BEAR ENGINEERING ON MAY 8, 1992
- FOUND NAIL IN PAVEMENT. REFERENCE: JUNE LAKE P.U.D. SEWER EASEMENT SURVEY BY BEAR ENGINEERING ON MAY 8, 1992.
- ⬡ FOUND USGLO/BLM CORNER AS NOTED.
- SET 1 1/2" DIAMETER ALUMINUM CAP INSCRIBED LS 5149 ON 5/8" DIAMETER REBAR.
- m BASED ON FIELD MEASUREMENTS.
- r BASED ON RECORD INFORMATION, AS NOTED.
- ⊖ FOUND 1" I.D. IRON PIPE AND TAG RCE 21134. (REF: PMB 4/18)

DRIVEWAY EASEMENT CURVE DATA:
A = Δ = 2° 08' 38" m D = Δ = 14° 00' 00" m
R = 35' m R = 100' m
L = 1.31' m L = 24.44' m

B = Δ = 7° 00' 00" m
R = 100' m
L = 12.22' m

C = Δ = 29° 00' 00" m
R = 100' m
L = 50.62' m

D.M. 11/19/10

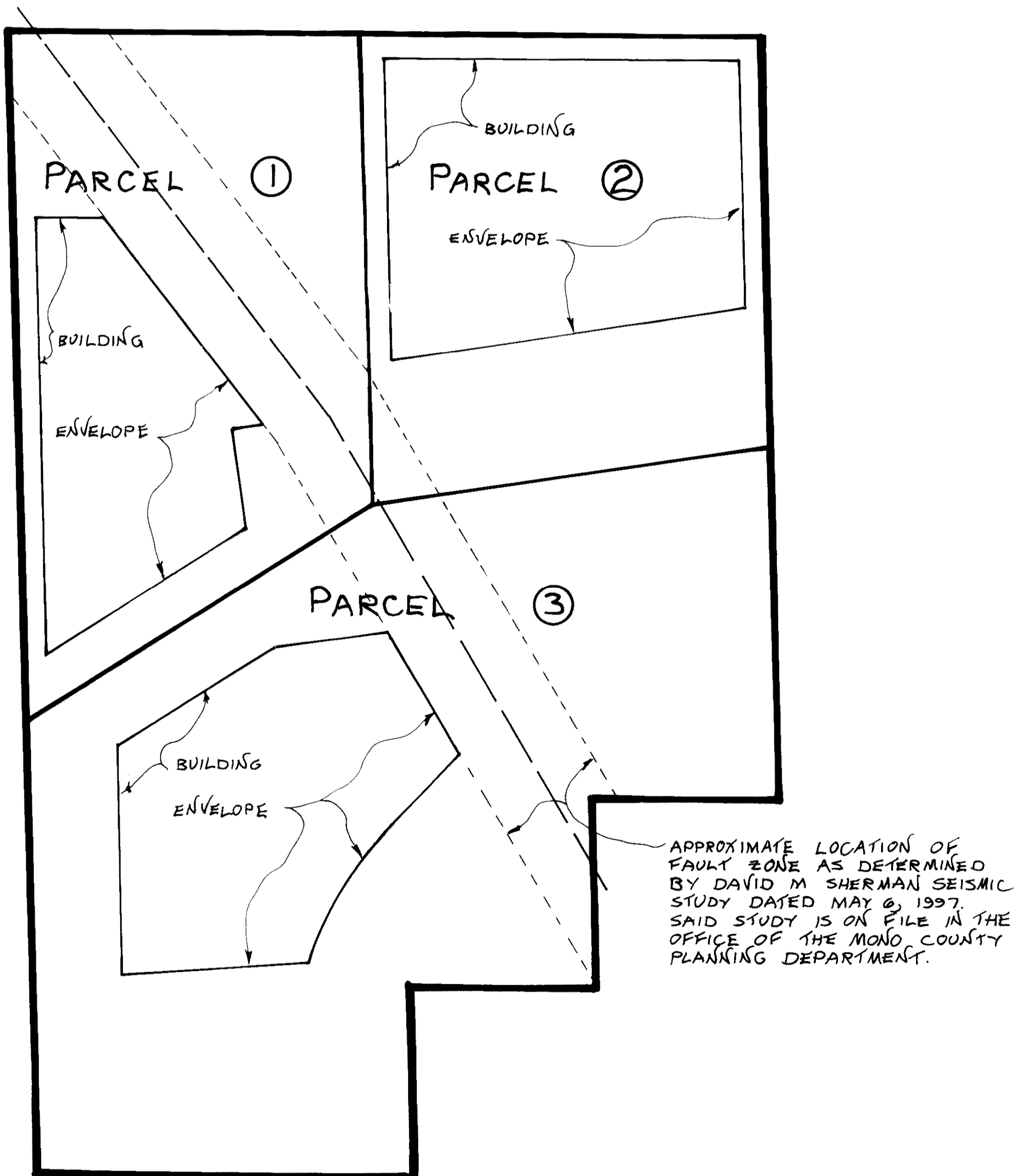
PARCEL MAP NO. 34-54 SUPPLEMENTAL SHEET 1 OF 1

THE ADDITIONAL INFORMATION SHOWN ON THIS SUPPLEMENTAL SHEET IS FOR INFORMATIONAL PURPOSES AS REQUIRED BY CONDITION OF APPROVAL NO. 9 OF APPROVED TENTATIVE PARCEL MAP NO. 34-54 AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST.

THE ADDITIONAL INFORMATION SHOWN ON THIS MAP IS DERIVED FROM PUBLIC RECORDS OR REPORTS AND DOES NOT IMPLY THE CORRECTNESS OR SUFFICIENCY OF THOSE RECORDS OR REPORTS BY THE PREPARER OF THIS ADDITIONAL MAP SHEET.



SCALE: 1" = 40'



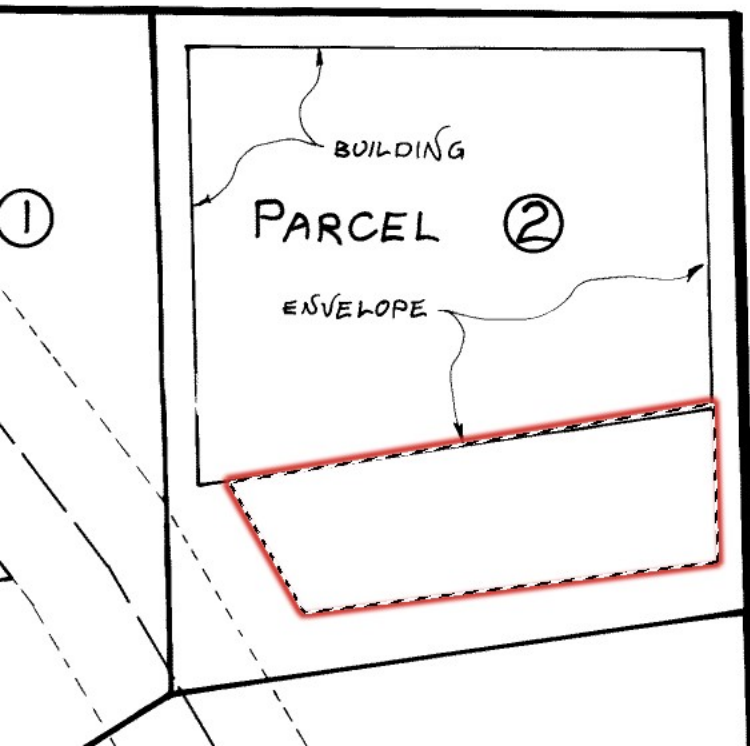
P. M. 1044 09 1027

THE ADDITIONAL INFORMATION SHOWN ON THIS SUPPLEMENTAL SHEET IS FOR INFORMATIONAL PURPOSES AS REQUIRED BY CONDITION OF APPROVAL NO. 9 OF APPROVED TENTATIVE PARCEL MAP NO. 34-54 AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST.

THE ADDITIONAL INFORMATION SHOWN ON THIS MAP IS DERIVED FROM PUBLIC RECORDS OR REPORTS AND DOES NOT IMPLY THE CORRECTNESS OR SUFFICIENCY OF THOSE RECORDS OR REPORTS BY THE PREPARER OF THIS ADDITIONAL MAP SHEET.



SCALE: 1" = 40'



II. PROJECT DESCRIPTION

PROJECT SETTING

The proposed project site is located in the community of June Lake, approximately 15 miles north of Mammoth Lakes (see Figure 1, Location Map). Highway 395, located approximately 4 miles northeast of the project site provides easy access to the north (Bridgeport, Reno) and to the south (Mammoth Lakes, Bishop). Access from June Lake to Hwy. 395 is provided by State Hwy. 158, "the June Lake Loop", and by the Alternative Access Route which runs from Oh! Ridge Campground behind June Lake to connect with Leonard Avenue west of the project site. Within June Lake Village, Leonard Avenue is the closest paved road to the project site. Access to the project site is currently provided by a dirt road (Skyline Drive) off of Leonard Avenue.

The project site is a 3.28 acre parcel, located on a slope to the north of Gull Lake (see Figure 2, Vicinity Map). The project site slopes from north to south with a total elevation relief of 120 feet over a distance of approximately 500 feet. Rock outcroppings occur north of the property line. A 12 kV powerline runs along the southern boundary of the project site. The project site is surrounded to the north and east by public lands managed by the U.S. Forest Service. Property to the west of the project site is undeveloped private land, also designated Specific Plan in the June Lake Area Plan, and commonly referred to as the West Village Highlands. The southern boundary of the project site is adjacent to existing single family residential development which fronts on Leonard Avenue.

The project site is located in a primarily residential area at the western edge of the main development in June Lake Village. June Lake Village has a mix of commercial, residential, and recreational uses which serve local residents as well as recreational visitors to the area. Vegetation in the vicinity of the project site is predominantly Sagebrush-Bitterbrush shrub with a few scattered Jeffrey pines. Since it is on a slope above Gull Lake, the project site is visible from Gull Lake. Views from the project site include Gull Lake and the Sierra Nevada.

PROJECT OBJECTIVE

The project objective is to provide three (3) separate parcels (including access and utilities) for construction of a single family residence on each parcel.

PROJECT DESCRIPTION

Parcel Map 34-54/June Lake Highlands will subdivide the project site into three lots measuring 0.8 acres, 0.9 acres, and 1.6 acres (see Tentative Parcel Map, Appendix C). The lots will be used for single-family residential construction. Specific Plan policies will establish land use and design standards for proposed future development.

Infrastructure

See Chapter III, Infrastructure Plan.

Design

Design guidelines in the Specific Plan are intended to ensure that development of the project minimizes potential impacts to the visual environment and to water quality and air quality. Cut and fill along the access road will be minimized. Building envelopes have been specified on all lots.

IV. SPECIFIC PLAN GOALS, POLICIES & IMPLEMENTATION MEASURES

PROJECT GOAL

Provide three (3) separate parcels (including access and utilities) for construction of a single family residence on each parcel.

LAND USE

Objective: Define permitted land uses and criteria for their development.

Policy 1: Designate the entire parcel (APN 15-270-12) as Single Family Residential (SFR) (see Figure 4, Land Use Map).

Policy 2: Permitted uses for the Single Family Residential (SFR) designation include the following:

- a. Up to three single family residences on APN 15-270-12, prior to the final Tract Map recording. Once the final Tract Map records, one single family residence per parcel.
- b. Detached secondary residences shall not be permitted.
- c. Accessory buildings and uses customarily incidental to single family residential use, when located on the same lot and constructed simultaneously with or subsequent to the main building.
- d. Small domestic animals (e.g. dogs, cats, rabbits) for personal use.
- e. Horses and other large animals (i.e. cow, bull, mule, donkey, llama, pig, goat, sheep or similar sized animal) shall not be allowed.
- f. No other uses shall be allowed.

Policy 3: Site development standards for the Single Family Residential (SFR) land use designation shall be as follows:

- a. Building envelope: Building envelopes shall be designated for all parcels on the final tract map. The recorded map shall contain a notation restricting any habitable structures to those areas. Non-habitable structures and landscaping may be allowed outside of the building envelopes.
- b. Building Setbacks: 20 feet front, 10 feet side and rear on the 0.8 and 0.9 acre parcels; 30 feet on all sides for the 1.6 acre parcel in conformance with fire safe standards. If waived by CDF, 20 feet front, 10 feet side and rear will also apply for the 1.6 acre parcel.

- c. Alquist-Priolo Fault Hazard Zone Setbacks: 25 feet from both sides of the fault. No habitable structures shall be permitted within the setback, in conformance with the requirements of the Alquist-Priolo Act. Non-habitable structures may be allowed within the Fault Hazard Zone Setback. Fault zones and building envelopes shall be delineated on a separate map sheet recorded with the Final Parcel Map.
- d. Lot coverage: 40 percent maximum (including the building envelope) as allowed by the Mono County Zoning Code for the Single Family Residential District.
- e. Parking: Each residence shall provide three (3) parking spaces in conformance with the June Lake Area Plan. At a minimum, a covered two-car garage is required.
- f. Minimum living area: 1,600 square feet, including a covered garage.
- g. Building height shall not exceed 35 feet measured from grade. All heights shall be calculated from the average point of the highest and lowest points under the structure to the top of the structure.
- h. Design requirements: See Design policies.
- i. Fencing: See Design policies.

Policy 4: No further subdivision of any lot shall be permitted.

INFRASTRUCTURE (UTILITIES AND SERVICES)

Objective: Provide for the development of adequate facilities and services to serve the proposed development in a timely manner.

Policy 1: Each lot in the subdivision shall be connected to the water supply system.

Policy 2: Prior to approval of the final Tract map, the project proponents shall extend the water line from the main line in Leonard Avenue to the project site at their expense.

Policy 3: Prior to approval of the final Tract map, the project proponents shall provide the County with a "will-serve" letter from the June Lake Public Utility District (PUD) for water and sewer services, indicating that the PUD has adequate capacity to serve the proposed project.

Policy 4: The project shall provide a calculated fire flow of five hundred gallons per minute (500 gpm) at 20 pounds per square inch (20 psi) residual pressure for a duration of two hours at a fire hydrant installed within six hundred feet of the most distant part of any building. Prior to approval of the final Tract Map, the project proponents shall provide the County with a letter from the June Lake Fire Protection District (FPD) indicating the District's approval of the project's compliance with this requirement.

Policy 5: Each lot in the subdivision shall be connected to the sanitary sewer system.

Policy 6: Prior to approval of the final Tract Map, the project proponents shall extend the sewer line from the main line in Leonard Avenue to the project site at their expense.

- Policy 7: The existing underground utility conduits (electricity, telephone, cable TV) shall be utilized.
- Policy 8: Prior to approval of the final Tract Map, the project proponents shall provide the County with a "will serve" letter from the June Lake Fire Protection District, indicating approval of the final map.
- Policy 9: Solid waste removal shall be the responsibility of individual parcel owners.
- Policy 10: Each residence shall be connected to the shared 500 gallon propane tank or each residence shall install an individual propane tank.
- Policy 11: As indicated in the project's C.C. & R.'s, snow removal and maintenance of the access road shall be the joint responsibility of all parcel owners.

DESIGN GUIDELINES

Objective: Minimize the project's potential visual impact.

Policy 1: Minimize site disturbance by limiting building and landscaping outside of the designated building envelopes, driveways, and access road. Areas outside of those designated areas shall be maintained in their natural condition wherever possible.

Policy 2: Outdoor lighting of individual residences shall be designed and maintained to minimize the effects of lighting on surrounding uses. Exterior lighting shall be limited to that necessary for health and safety purposes. High intensity outdoor lighting shall be avoided or shielded when possible.

Policy 3: Where possible, siting of structures should avoid ridgelines.

Policy 4: Design of roadways, driveways and structures shall minimize cut and fill.

Policy 5: The proposed retaining wall for the driveway shall have a maximum height of 8 feet. The wall shall be constructed of gray masonry block or a similar material which blends in with the surrounding natural environment.

Policy 6: The driveway and retaining wall shall be shielded from view by planting 10-15 gallon aspen trees on 10 foot centers for approximately 100 feet on the southeast side of the road across from the retaining wall. The trees shall be planted whether the retaining wall is built or a more gradual cut slope is utilized. The trees shall be planted as soon as possible after the driveway is finished. If an alternative access route is chosen, it shall be similarly shielded from view by planting 10-15 gallon aspen trees, or other indigenous trees such as junipers, on 10 foot centers where necessary to completely shield the driveway from view.

Policy 7: The 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 shall apply to all development:

- a. Structural siting and design should be sensitive to the topography of individual lots.

prevent the County from allowing structures designed for human occupancy in identified Fault Hazard Zones and require full geotechnical analysis for any proposed projects.

In conformance with Mono County General Plan policies, a fault hazard study was prepared for the site in order to locate existing faults, evaluate their historic activity and determine the level of risk they present to the proposed development. The report also recommends mitigation measures to reduce the risk to an acceptable level (see reports by GeoSoils, Inc.). In conformance with General Plan policies, a geologist reviewed the adequacy of that report (see Sherman, David M. 1997. Seismic Study of 3.28 Acre Parcel 15-270-012). These reports conclude that there is sufficient evidence of fault activity to require a structural setback and recommend the following setbacks: 25 feet from both sides of the fault, and 35 feet from the northeast side of the fault in the area identified as Trench 3 in the report by David Sherman. The Trench 3 area is in the middle of Parcel 3. No development other than the access road is proposed to the northeast side of the fault on Parcel 3; the 35 foot setback is not applicable.

Soils:

The sandy soils in the June Lake area are relatively fragile and are subject to erosion when disturbed by the removal of existing vegetative cover, vegetative litter, and surface rock fragments. The soil on-site is identified as Xeric Torripsamment, ashy with rock outcrops on 15 to 60 percent slopes. The depth to bedrock is less than 60 inches. The erosion hazard of the soil under existing condition is moderate to high; the erosion hazard of the soil when disturbed is high. The available water holding capacity to a depth of 60 inches or to bedrock (whichever is shallower) is 1.40 inches to 3.40 inches. The June Lake Master Environmental Assessment identifies this soil type as one which has a potentially high erosion rate but one in which potential impacts resulting from soil disturbance may be partially mitigated.

Potential Impacts and Mitigation

1. The project may increase the potential for impacts to structures and people from seismic hazards such as faulting or rockslides.

SP policies require a 25 foot setback from both sides of the fault. No habitable structures may be built within the setback zone (LU Policy 3).

Building Code Seismic Construction Standards regulate development.

Potential impacts are mitigated to a less than significant level.

2. The soil underlying the project, when disturbed, is potentially highly erodible which may result in potential visual impacts and impacts to air and water quality (during construction and long-term). Specifically, potential erosion of cut slopes may cause sedimentation on Skyline Drive and adjacent properties and concentration of runoff from the property may cause erosion of Skyline Drive.

Project has been designed to minimize site disturbance. Building and landscaping will be restricted to identified building envelopes on each parcel (DG Policy 1).

Cut and fill will be minimized (DG Policy 5).

Disturbed areas will be revegetated (NRC Policy 7).

Standard erosion control measures will be implemented during construction (required by County's Grading Ordinance) (NRC Policy 6).

SP contains policies requiring control of dust during construction (NRC Policy 3).

Long-term erosion control measures include a gravel surface driveway with grades of 14 percent or under to minimize surface runoff and a cobble lined drainage ditch along the driveway to channel potential runoff and to allow for greater infiltration of that runoff (TC Policy 1 and NRC Policy 11).

Potential impacts are mitigated to a less than significant level.

AIR QUALITY

The June Lake area is currently in compliance with federal and state air quality requirements as monitored by the Great Basin Unified Air Pollution Control District. The area does experience some inversions, primarily in winter, due to wide daily temperature variations. During inversions, emissions from wood burning devices may cause a temporary air quality disturbance. Soil information for the site indicates that site disturbance during construction may expose material that is highly susceptible to wind erosion.

Potential Impacts and Mitigation

1. The project would increase emissions from wood burning devices.
 - SP policies require EPA Phase II certified wood burning devices (NRC Policy 8).
 - Propane service will be available to each lot and may minimize the use of wood burning devices (I Policy 10).
 Potential impacts are mitigated to a less than significant level.
2. The project would increase vehicle emissions.
 - Not a significant impact. Area is in compliance with federal and state standards and project traffic will not add a significant source of vehicle emissions.
3. The project may increase erosion impacts and contribute to a reduction in air quality.
 - See discussion under Geology and Soils: Potential Impact # 2.
 Potential impacts are mitigated to a less than significant level.

WATER RESOURCES

Supply

Water will be provided by the June Lake Public Utility District (PUD). The District has stated that it has the capacity to serve the project but cannot meet the flows and volumes required for domestic use and fire protection. The June Lake Fire Protection District (FPD) is also concerned about this issue. As recommended by both the FPD and the PUD, the June Lake Highlands Specific Plan requires the project to provide a calculated fire flow of five hundred gallons per minute (500 gpm) at 20 pounds per square inch (20 psi) residual pressure for a duration of two hours at a fire hydrant installed within six hundred feet of the most distant part of any building, and requires access roads of adequate width and grade and with adequate turnarounds for fire apparatus (I Policy 4, TC Policy 1). The June Lake Highlands Specific Plan also requires the project proponents to extend the water line from the main line located in Leonard Avenue to the project site at their expense (I Policy 2).

Surface water

The project site lies on a slope above Gull Lake and existing on-site drainage is towards Gull Lake. There is existing single family residential development located between the project site and Gull Lake. The project has been designed to minimize runoff. The access road will be gravel instead of paved to minimize surface runoff and a cobble lined drainage ditch along the access road will channel potential runoff and allow for greater infiltration of that runoff.

Potential Impacts and Mitigation

1. The project may increase erosion and contribute to a decline in Gull Lake's water quality.
 - Project has been designed to minimize site disturbance. Building and landscaping will be restricted to identified building envelopes on each parcel (DG Policy 1).
 - Cut and fill will be minimized (DG Policy 5).
 - Disturbed areas will be revegetated (NRC Policy 7).

- The project will not have streetlights.

The following design features and policies of the Specific Plan will minimize potential visual impacts and will mitigate potential impacts to a less than significant level:

- Design guidelines in the Specific Plan minimize site disturbance by establishing building envelopes, minimize cut and fill for driveways and structures, require revegetation of disturbed areas, limit the height of development on or near ridgelines, discourage the siting of structures near ridgelines, require landscaping to screen development (including the retaining wall along the access road, the propane tank, and buildings), restrict outdoor lighting, require the use of building materials and colors which are in harmony with the surrounding landscape, and require the use of non-reflective materials (DG Policies 1-12).
- The Alternatives Section of this Plan discusses alternative driveway placements and designs which would further minimize potential visual impacts.
- The proposed development is adjacent to existing development in the area and will appear as an extension of that development.

The above design guidelines are consistent with General Plan and June Lake Area Plan policies pertaining to protecting the visual environment and ensuring that development is compatible with the surrounding community. The project has been designed to avoid or mitigate potential significant visual impacts. Uniformly applied development standards have been adopted which will substantially mitigate potential environmental effects.