

**MONO COUNTY COMMUNITY DEVELOPMENT
Planning Division**

**NOTICE OF TENTATIVE
PARCEL MAP APPROVAL**

TENTATIVE PARCEL MAP # 31-86

APPLICANT: Graves

ASSESSOR'S PARCEL NUMBER: 02-140-38

PROJECT LOCATION: The proposed project is located along U.S. Highway 395 approximately one-half mile west of Burcham Flat Road at the south end of Antelope Valley.

You are hereby notified that the Mono County Planning Commission did on November 10, 2005, hold a public hearing to hear any and all testimony relative to the approval of Tentative Parcel Map 31-86 and did approve the map for a period of twenty-four (24) months, subject to the following conditions.

**Please refer to the attached
Conditions of Approval #1 through 47**

If the applicant/agent is not satisfied with the decision of the Planning Commission, he may, within fifteen (15) days of effective date of the decision, submit in writing an appeal to: Secretary of the Planning Commission, P.O. Box 347, Mammoth Lakes, CA 93546; or to the Clerk of the Board, P.O. Box 715, Bridgeport, CA 93517.

The appeal shall include: 1) appellant's interest in the subject property; 2) the conditions appealed; and 3) specific reasons why the appellant believes the conditions appealed should be amended or upheld.

DATE OF EXPIRATION: 11.10.2007

DATED: November 10, 2005

cc: Applicant
 Engineer
 Assessor's Office
 Public Works
 Environmental Health

**PM 31-86/GRAVES
CONDITIONS OF APPROVAL &
MITIGATION MONITORING PROGRAM**

FORMAT:

CONDITION OF APPROVAL.....

- a. SCHEDULE OF COMPLIANCE.....
 - b. RESPONSIBLE MONITORING AGENCY or DEPARTMENT.....
 - c. IMPLEMENTING PARTY
 - d. TYPE OF MEASURE: DESIGN, ONGOING, CUMULATIVE
-

Uniformly Applied Development Standards and Policies

1. Future residential development shall be required to meet the requirements of the Mono County General Plan.
 - a. Generally associated with future development. Requires monitoring over a period of time. Must be satisfied prior to issuance of a building permit and/or certificate of occupancy.
 - b. Community Development Department, Planning and Building divisions
 - c. Applicant/Property Owner
 - d. Design

2. The project, as well as future development, shall comply with the Fire-Safe Regulations (Mono County General Plan, Land Use Element, Section VI Land Development Regulations Chapter 22) pertaining to emergency access, signing and building numbering, emergency water supplies and vegetation modification.
 - a. Generally associated with future development. Requires monitoring over a period of time. Must be satisfied prior to issuance of a building permit and/or certificate of occupancy.
 - b. Community Development Department/Building Division
 - c. Applicant/Property Owner
 - d. Design

3. All wood-burning devices installed in the project shall be Phase II EPA certified, in conformance with the Mono County General Plan (Conservation/Open Space Element, Public Health and Safety policies, Objective A, Action 6.1).
 - a. Generally associated with future development. Requires monitoring over a period of time.
 - b. Community Development Department/Building Division and Environmental Health
 - c. Applicant/Property Owner
 - d. Design

4. The project proponent shall stop work and notify appropriate agencies and officials if archaeological evidence is encountered during earthwork activities. Additionally, future residential construction/development shall require the contractor/owner to stop work and notify appropriate agencies and officials if archaeological evidence is encountered during earthwork activities. No disturbance of an archaeological site shall be permitted until such time as the applicant hires a qualified consultant and an appropriate report is filed with the Mono County Community Development Department, Planning Division, which identifies acceptable site mitigation measures.
 - a. Generally associated with future development but may occur anytime construction is in progress. Requires monitoring over a period of time.
 - b. Community Development Department/Planning Division
 - c. Applicant/Property Owner
 - d. Design/Ongoing
5. Construction shall be limited to daylight hours (or per Mono County Code 13.08.290, whichever is more restrictive) in accordance with Mono County Code Chapter 10.16 (Noise Regulation) in order to minimize impacts to nocturnal resident wildlife species, such as mule 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
6. Dogs belonging to individuals involved in construction activities shall be prohibited in the project area during construction phases or under the owner's complete control at all times.
 - a. Requires monitoring over a period of time, usually linked to future development associated with approved residential construction.
 - b. Community Development Department/Building and Planning divisions
 - c. Applicant
 - d. Design/Ongoing
7. Noise levels during construction shall be kept to a minimum by equipping all onsite equipment with noise attenuation devices and by compliance with all requirements of Mono County Code Chapter 10.16 (Noise Regulation).
 - a. Requires monitoring over a period of time, usually linked to future development associated with approval of residential construction.
 - b. Community Development Department/Building and Planning divisions
 - c. Applicant/Property Owner
 - d. Design/Ongoing
8. Erosion control measures on disturbed areas shall include the use of Best Management Practices such as placement of fiber blankets and rolls, filter fencing or similar erosion control materials. Removed topsoil shall be stockpiled and replaced over disturbed areas. Disturbed areas shall be revegetated with a native seed mix and/or native plants. For all phases of subdivision and future parcel development, exposed soil surfaces shall be stabilized and or revegetated as soon as possible to reduce impacts related to erosion.
 - a. Requires monitoring over a period of time, usually linked to future development associated with approval of residential construction.
 - b. Community Development Department/Building and Planning divisions

- c. Applicant/Property Owner
 - d. Design/Ongoing
9. Revegetation of disturbed areas shall occur as soon as possible following construction and shall require the use of stabilization material or landscaping. Use of native seeds, native plants grown from seeds or seedlings obtained from local native stock is encouraged. Revegetated areas shall be irrigated as necessary to establish the plants.
- a. Requires monitoring over a period of time, usually linked to future development associated with approval of residential construction.
 - b. Community Development Department/Building and Planning divisions
 - c. Applicant/Property Owner
 - d. Design/Ongoing
10. To prevent wind erosion and public nuisance created by dust, the property owners shall refrain from clearing native vegetation except as necessary for impending same year construction.
- a. Requires monitoring over a period of time, usually linked to future development associated with approval of residential construction.
 - b. Community Development Department/Building and Planning divisions
 - c. Applicant/Property Owner
 - d. Design/Ongoing
11. For all phases of subdivision and parcel development, controls shall be instituted to reduce the impact of dust. Such controls are to include watering and mulching of disturbed areas or by other approved methods. Initiation of revegetation efforts should commence as soon as practical after construction.
- a. Requires monitoring over a period of time, usually linked to future development associated with approval of residential construction.
 - b. Community Development Department/Building and Planning divisions
 - c. Applicant/Property Owner
 - d. Design/Ongoing
12. Grading permits shall be required as specified in Mono County Code Section 13.08.030 et seq. Activities requiring a grading permit include but are not limited to land clearing/grading activities which will clear more than 10,000 square feet or requires any cuts greater than 4 feet or fill greater than 3 feet. Construction requiring more than 200 cubic yards of cut or fill will also require a grading permit.
- a. Requires monitoring over a period of time, usually linked to future development associated with approval of grading, driveway and or road improvements, and residential construction.
 - b. Department of Public Works
 - c. Applicant/Property Owner
 - d. Design/Ongoing
13. Drainage and erosion control plans shall be required of future residential construction involving more than 5,000 square feet of pad area disturbed, including secondary or accessory structures on any one parcel, at any one time. Drainage and erosion control plans shall also be required for future residential construction on any one parcel which cumulatively exceeds 20,000 square feet. If plans are required, plans will be developed with the individual project applicant, Mono County Planning Division, and Mono County Department of Public Works.

- a. Requires monitoring over a period of time, usually linked to future development.
 - b. Community Development Department, Planning Division and applicable federal and or state agency
 - c. Applicant/Property Owner
 - d. Design/Ongoing
14. Liquefied Petroleum Gas (LPG) when used shall be installed according to all applicable codes and Mono County Code 15.04.056.
- a. Generally associated with future development. Requires monitoring over a period of time. Must be satisfied prior to issuance of a building permit and or certificate of occupancy.
 - b. Community Development Department/Building Division
 - c. Applicant/Property Owner
 - d. Design

Development Mitigation Measures

15. The project applicant will inform future owners and developers of project mitigation measures as a means of reducing or eliminating development impacts to less than significant levels. These minimum development standards shall be set forth in a note within, or on a supplemental map sheet of, the Parcel Map and in project CC&Rs:
- A. Homeowner's dogs shall be contained within fenced areas or yards.
 - B. Dogs belonging to construction workers shall be prohibited in the project area during construction or be under the owner's complete control at all times.
 - C. Future homeowners shall aim, shield, and direct lighting downward to reduce glare.
 - D. Vegetation removal should be limited to disturbance necessary for future home construction, accessory buildings, driveways, walkways, corrals and landscaping.
 - E. Noise levels shall be in conformity with Mono County Noise Standards. Construction equipment shall be adequately muffled.
 - F. Control of dust during any construction and or land clearing activities will require watering as necessary.
 - G. Developer and future homeowners will be required to provide erosion control techniques/measures for disturbed areas not slated for development. In addition, topsoil shall be stockpiled at construction site and redistributed after disturbance.
 - H. Construction activities will take place only during daylight hours or per Mono County Code 13.08.290, whichever is more restrictive.
 - I. Future development projects shall comply with the Visual Resources requirements of the Mono County General Plan, Conservation and Open Space Element.
- a. Must be satisfied prior to recording of final map. Requires monitoring over a period of time, usually linked to future development.
 - b. Department of Public Works, Community Development Department/Planning Division
 - c. Applicant
 - d. Design/Ongoing
16. Livestock facilities (corrals, etc.) shall provide a minimum 100 feet horizontal separation setback from any animal or fowl enclosure to and from the proposed wells.

- a. Requires monitoring over a period of time, usually linked to future development associated with approval of residential construction.
 - b. Community Development/Building and Planning divisions
 - c. Applicant
 - 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 approval of residential construction.
 - b. Community Development/Building and Planning Divisions
 - c. Applicant
 - d. Design/Ongoing
18. Future residential development should not dominate the natural environment, and should compliment existing rural character. The sighting of a project, scale, design, color and building materials for structures and fences shall harmonize with existing development in the area, the surrounding natural environment, and on-site topography. The following design guidelines are encouraged for all development:
- A. Building areas for each lot will be selected to reflect sensitivity to onsite topography and potential visual obstructions.
 - B. Roofing materials shall be non-reflective and shall be in a natural color and/or muted tones (e.g. tan, brown, dark green, or similar colors).
 - C. Bright colors or reflective materials shall not be used for any component of any structure.
 - D. Siding materials shall have a natural appearance compatible with the surrounding environment. The use of indigenous rock shall be encouraged.
 - E. Siding materials shall be stained, painted or otherwise finished in muted earth tones in order to blend into the surrounding environment.
 - F. Colors and materials for fences shall be muted and shall blend with the surrounding natural environment.
- a. Generally associated with future residential. Requires monitoring over a period of time.
 - b. Community Development Department/Planning Division
 - c. Applicant
 - d. Design
19. Exterior/outdoor lighting on individual lots shall be designed and maintained to minimize the effects of lighting on the surrounding environment. Exterior lighting shall be limited to that necessary for health and safety purposes; high intensity outdoor lighting shall be avoided or adequately shielded. All lighting must be designed to confine light rays to the premises of each individual lot. In no event shall a lighting device be placed or directed so as to permit light to fall upon a public street, adjacent lot, or adjacent land area.
- a. Generally associated with future development but may occur anytime construction and or road grading is in progress. Requires monitoring over a period of time.
 - b. Community Development Department/Planning Division
 - c. Applicant
 - d. Design

20. Landscaping shall be used to minimize potential visual impacts resulting from development. The following landscaping guidelines shall apply to all development:
 - A. Landscaping shall be used to minimize or reduce potential visual impacts resulting from development.
 - B. The following elements shall be shielded using landscaping: well facilities, trash receptacles, propane tanks, and out-building structures. 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 have 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
 - d. Design/Ongoing

21. All new utilities (water, electricity, telephone, cable TV, etc.) shall be installed underground.
 - a. Requires monitoring over a period of time, usually linked to future development associated with approval of residential construction.
 - b. Community Development Department/Planning Division
 - c. Applicant
 - d. Design

Final Map Conditions

22. The project applicant shall inform future owners and developers of the project mitigation measures, as a means of reducing or eliminating impacts to less-than-significant levels. Project Mitigation Measures and Map Conditions of Approval 1 – 21 shall be reiterated on a supplemental map sheet of the Parcel Map. The Map Conditions and Mitigation Monitoring Program shall also be included in recorded project CC&Rs or by other approved method(s).
 - a. Must be satisfied prior to approval of the final map. This information must be made part of the information given to buyers.
 - b. Department of Public Works and Community Development Department/Planning Division
 - c. Applicant
 - d. Design

23. The applicant shall submit a soils report or process a soils report waiver. Any such report or waiver shall be reviewed and approved by the Director of Public Works, according to the provisions of Mono County Code (MCC) Section 17.36.090.
 - a. Must be satisfied prior to approval of the final map.
 - b. Department of Public Works
 - c. Applicant

- d. Design
24. Public access easements to the Walker River shall be provided.
- a. Must be satisfied prior to approval of the final map.
 - b. Building Department
 - c. Applicant
 - d. Design
25. The project proponents shall provide the Mono County Department of Public Works with a "will serve" letter from the Antelope Valley Fire Protection District ("FPD") indicating approval of the project and that the district will provide service to the proposed parcels. Further, the applicant shall furnish documentation from the FPD that the project is compliant with the FPD's requirements.
- a. Must be satisfied prior to approval of the final map.
 - b. Department of Public Works
 - c. Applicant
 - d. Design
26. The proposed project will require the installation of individual sewage disposal systems on each parcel. The applicant shall submit a soils suitability report, prepared by a registered civil engineer, licensed in the State of California, supporting the suitability of soils for installation of individual sewage disposal systems. The report shall contain at a minimum, two percolation test results and two soil profile results for each new parcel to be created or alternate testing as approved by Mono County Environmental Health Department. The report shall document, to the satisfaction of Environmental Health that the soil structure meets or exceeds applicable state and county standards for siting and installation of individual sewage disposal systems. The report shall provide documentation that the direct, indirect and cumulative effects of the proposed individual sewage disposal systems will not significantly impact the water quality of surface waters which are listed under Section 303(b) of the Federal Clean Water Act as impaired due to accelerated eutrophication.
- a. Must be satisfied prior to approval of the final map.
 - b. Environmental Health
 - c. Applicant
 - d. Design
27. Mono County Environmental Health requires that the bottom of subsurface leach fields and rock-filled infiltration trenches be a minimum of five feet above the level of seasonal high groundwater to provide adequate treatment. Soil profiles and percolation testing shall be conducted during a period of highest groundwater, preferably during the months of April or May for evidence of ground water modeling. Environmental Health shall be notified a reasonable period in advance of the conducting the required soil profiles and percolation tests so staff may make inspections. Individual sewage disposal system permits shall be obtained from Environmental Health prior to installation of septic tanks or construction of sewage disposal systems.
- a. Must be satisfied prior to approval of the final map.
 - b. Environmental Health
 - c. Applicant
 - d. Design
28. The siting of individual sewage disposal systems shall comply with the California Regional Water Quality Control Board's criteria contained in the Water Quality Control Plan for the Lahontan Region. Leach fields and septic tanks shall be sited a minimum of one hundred

(100) feet from any domestic well. Leach fields shall be located a minimum of fifty (50) feet from any drainage/flood course. Alternative systems, if necessary, shall be reviewed and approved in conformance with Regional Water Quality Control Board's requirements.

- a. Must be satisfied prior to approval of the final map.
 - b. Environmental Health
 - c. Applicant
 - d. Design
29. The proposed location of individual sewage disposal systems and their replacement areas shall be shown on a map of the property and submitted to the Mono County Environmental Health for its review and approval. An area for future sewage disposal, described as a replacement area, equal to 100 percent of the primary sewage disposal area, shall be set aside for future sewage disposal should the primary disposal system fail.
- a. Must be satisfied prior to approval of the final map.
 - b. Environmental Health
 - c. Applicant
 - d. Design
30. Water shall be provided by individual wells drilled on each parcel. 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 the Mono County Environmental Health prior to any on-site water development.
- a. Associated with future residential development. Requires monitoring over a period of time.
 - b. Environmental Health and Department of Public Works
 - c. Applicant
 - d. Design
31. The location of wells and individual sewage disposal systems shall comply with the minimum distances as stated in the amendments and guidelines adopted by the Lahontan RWQCB. Leach fields and septic tanks shall be sited a minimum of one hundred (100) feet from any domestic well. Leach fields shall be located a minimum fifty (50) feet from any property line or drainage course. Alternative systems, if necessary, shall be reviewed and approved in conformance with RWQCB requirements.
- a. Generally associated with future development. Requires monitoring over a period of time. Must be satisfied prior to issuance of a building permit.
 - b. Environmental Health
 - c. Applicant
 - d. Design
32. Assurance shall be provided at the time of the final map approval that well water is adequate for domestic use in both quality and amount.
- a. Must be satisfied prior to approval of the final map.
 - b. Environmental Health
 - c. Applicant
 - d. Design
33. Access rights to parcels 1, 4 and the remainder parcel shall be obtained from the USFS pursuant to the Alaska National Interest Land Conservation Act and implementing regulations (Code of Federal regulations, 36 CFR 251.110-114) or other applicable

provision for road development. Costs associated with the acquiring USFS approval and road development is the responsibility of future property owners.

A 70'-wide easement(s) shall be provided on the Parcel Map for access, utility service, snow removal/storage, and slope maintenance (with the understanding that additional slope easements may be established if required by topography, road gradient, and as may be determined by engineering principles at the time of application for construction) as shown on the tentative map shall provided. Said easement(s) or portions thereof may be revoked upon access being approved and developed through USFS land from Burcham Flat Road. Future homeowners will be required to either improve the provisional access or obtain access from the USFS through implementing regulations. Said access shall meet County Road Standards for driveways and shall meet minimum Fire-Safe Standards.

- a. The road easement must be satisfied prior to approval of the final map.
 - b. Department of Public Works
 - c. Applicant
 - d. Design
34. The applicant shall provide evidence of approved access through USFS lands for proposed Parcels 2 and 3.
- a. Must be satisfied prior to recording of final map.
 - b. Department of Public Works
 - c. Applicant
 - d. Design
35. The applicant shall improve the USFS approved access road to proposed Parcels 2 and 3 to meet minimum fire-safe standards, Chapter 22, Land Development Regulations, Land Use Element of the General Plan. All costs for road improvements, testing, inspections, and any related reports, plans, and specifications shall be the responsibility of the applicant.
- a. Must be satisfied prior to recording of final map.
 - b. Department of Public Works
 - c. Applicant
 - d. Design
36. The applicant shall waive access rights to Parcel 3 on the west side of U.S. Highway 395.
- a. Must be satisfied prior to recording of final map.
 - b. Department of Public Works
 - c. Applicant
 - d. Design
37. The applicant shall dedicate drainage easements to the public as necessary.
- a. Must be satisfied prior to recording of final map.
 - b. Department of Public Works
 - c. Applicant
 - d. Design
38. Future roads constructed within the subdivision may be privately owned and maintained. The owners shall establish a maintenance entity pursuant to California Civil Code Section 845, which shall subsequently enter into agreements with individual lot owners for the routine repair, upkeep, and maintenance of subdivision roads and drainage facilities.

- a. Generally associated with future road development. Requires monitoring over a period of time. Must be satisfied prior to issuance of a grading permit for road construction or final approved road construction plan(s).
 - b. Department of Public Works
 - c. Applicant
 - d. Design
39. All future road grading and earthwork activities must be conducted in accordance with an approved road construction plan(s) and/or grading plan, and a Storm Water Pollution Prevention Plan, if required.
- a. Generally associated with future road development. Requires monitoring over a period of time. Must be satisfied prior to issuance of a grading permit for road construction or final approved road construction plan(s).
 - b. Department of Public Works
 - c. Applicant
 - d. Design
40. All exposed soil surfaces along all roads or driveways constructed in the development shall be stabilized and revegetated immediately following completion of the roads. All exposed surfaces shall be stabilized prior to the onset of winter weather if such work is to be completed the following year.
- a. Generally associated with future development. Requires monitoring over a period of time. Must be satisfied prior to issuance of a grading permit for road construction or final approved road construction plan(s).
 - b. Department of Public Works
 - c. Applicant
 - d. Design
41. Construction material (rock, debris, etc.) that is not utilized for road fill material shall be removed to a permitted disposal site or other approved site.
- a. Generally associated with future road development. Requires monitoring over a period of time. Must be satisfied prior to issuance of a grading permit for road construction or final approved road construction plan(s).
 - b. Department of Public Works
 - c. Applicant
 - d. Design
42. Erosion control devices shall be utilized as necessary to preclude offsite migration of sediment and dust during the road construction processes. Such erosion control measures may include but are not limited to filter fabric fencing, straw bales or similar filter barriers, water bars, ditching and/or other acceptable measures sufficient to control erosion and run-off.
- a. Generally associated with future road development. Requires monitoring over a period of time. Must be satisfied prior to issuance of a grading permit for road construction or final approved road construction plan(s).
 - b. Public Works and Community Development Department, Planning and Building Division
 - c. Applicant
 - d. Design/Ongoing
43. Provided that the County's proposed Mountain Gate River Access Project is funded, applicant shall negotiate in good faith with the County for the sale at fair market value of

- a portion of Parcel 1 necessary to complete the project. In the event applicant sells Parcel 1 prior to any such sale to the County occurring, applicant shall cause this Condition of Approval to be reflected as a restriction in the deed to the buyer so that the buyer acquires the property subject to, and must abide by, this condition.
- a. Must be satisfied prior to approval of the final map.
 - b. Department of Public Works
 - c. Applicant
 - d. Design
44. An encroachment permit shall be obtained from the Mono County Department of Public Works for the new access road(s) onto Burcham Flat Road.
- a. Must be satisfied prior to future development.
 - b. Department of Public Works
 - c. Applicant
 - d. Design
45. The applicant shall comply with the floodplain/floodway requirements of Land Use Element 21.180, Standards for subdivisions in Flood Plain, including:
- A. An additional sheet to the final map shall identify limits of the 100-year flood plain and allowable building pad locations and elevations.
 - B. Final fill pad elevation to be certified by professional engineer or surveyor and provided to Flood Plain Administrator.
 - C. Provide method to minimize damage to septic, wells and utilities
- a. Must be satisfied prior to approval of the final map.
 - b. Planning Division
 - c. Applicant
 - d. Design
46. A significant portion of the property has been identified by the Federal Emergency Management Agency as being in a 100-year flood zone. The final map shall display the boundaries of that zone identified by FEMA as being subject to the 100-year event. Development within the floodplain is prohibited on any parcel unless approval is obtained from the Mono County Floodplain Administrator.
- a. Must be satisfied prior to approval of the final map.
 - b. Department of Public Works
 - c. Applicant
 - d. Design
47. Future property owners shall be made aware by notation on the Parcel Map that utilities and snow removal services do not extend to the proposed parcels. Future property owners will be responsible for providing their own telephone systems, sources of energy, and snow removal. Costs associated with acquiring and/or providing said services are the responsibility of future homeowners.
- a. Notation must be satisfied prior to approval of the final map. Generally associated with future development. Requires monitoring over a period of time. Must be satisfied prior to issuance of a building permit.
 - b. Department of Public Works/Community Development Department/Building Division
 - c. Applicant
 - d. Design

**MONO COUNTY COMMUNITY DEVELOPMENT
Planning Division**

NOTICE OF DETERMINATION

To: Office of Planning and Research
1400 Tenth St., Room 121
Sacramento, CA 95814

County Clerk
Mono County
P.O. Box 237
Bridgeport, CA 93517

FOR RECORDER'S USE ONLY

From: CDD/Planning Division
Mono County
P.O. Box 8
Bridgeport, CA 93517

SUBJECT:

Project Title: Tentative Parcel Map 31-86 / Graves

State Clearinghouse #: N/A

Contact Person: Keith Hartstrom Phone: (760) 932-5425

Project Location - Community: Antelope Valley

Project Location - County: Mono County

Description of Project: Subdivision of a 136-acre parcel (APN 02-140-38) into four lots and a remainder.

This is to advise that the Mono County Planning Commission (lead agency) has approved the above-described project on November 10, 2005, and has made the following determination regarding the above-described project (selected determination is shown in bold type):

- 1) The project will not have a significant effect on the environment.
- 2) An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
- 3) Mitigation measures were made a condition of the approval of the project.
- 4) A statement of Overriding Considerations was not adopted for this project.
- 5) Findings were not made pursuant to the provisions of CEQA.
- 6) **All of the effects of the project are exempt from further review under Public Resources Code section 21083.3 and all feasible mitigation measures specified in the EIR certified in conjunction with the Mono County General Plan relevant to those effects have been applied to the project. (Fish and Game were paid as part of the 2000 General Plan Update.)**

This is to certify that the Environmental Analysis, comments and record of project approval are available to the general public at:

Mono County Offices, 74 School Street, Bridgeport, CA 93517

Signature: _____ Date: November 10, 2005
Title: Keith R. Hartstrom, Principal Planner

Date received for filing at OPR: _____

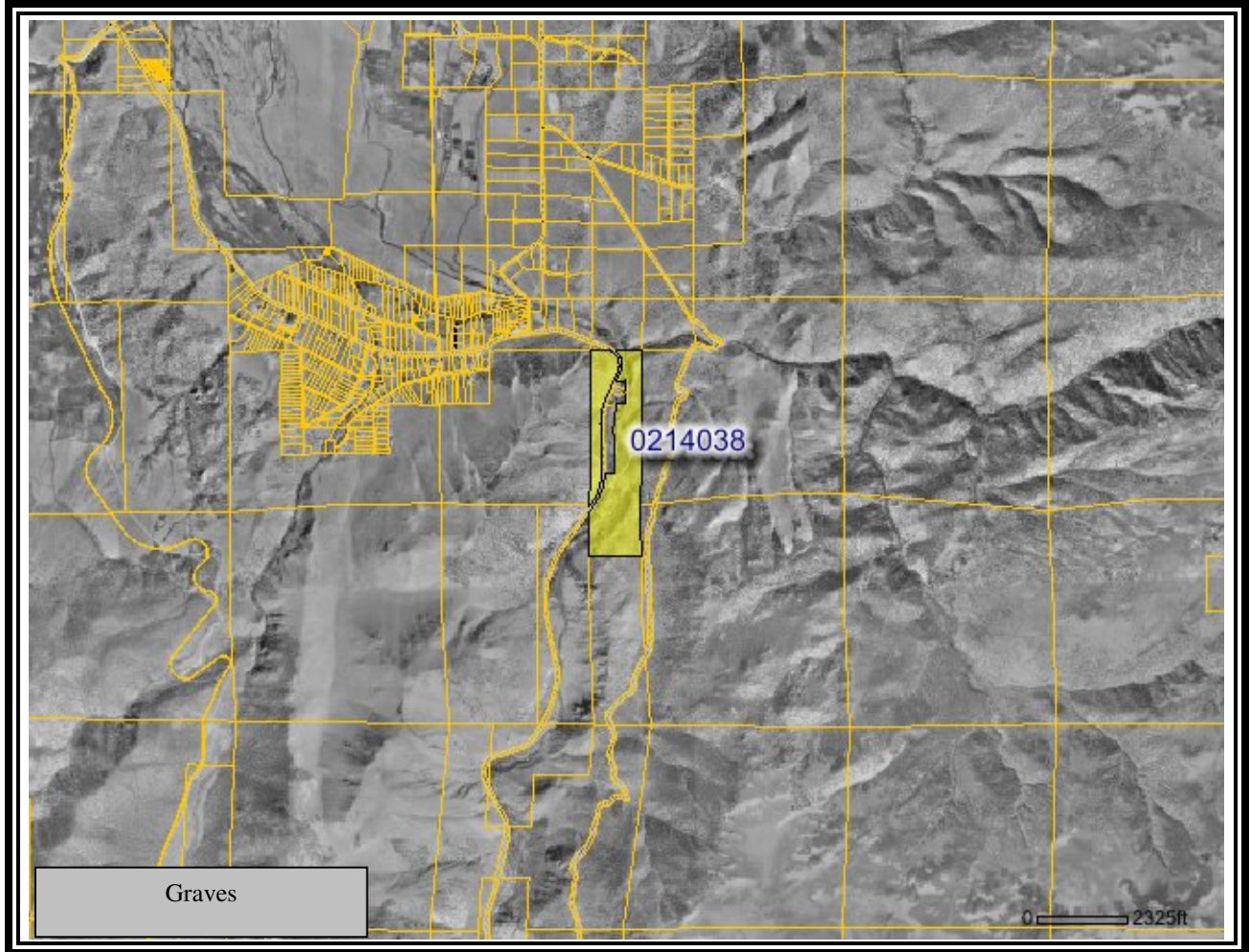


Figure 1: Location Map

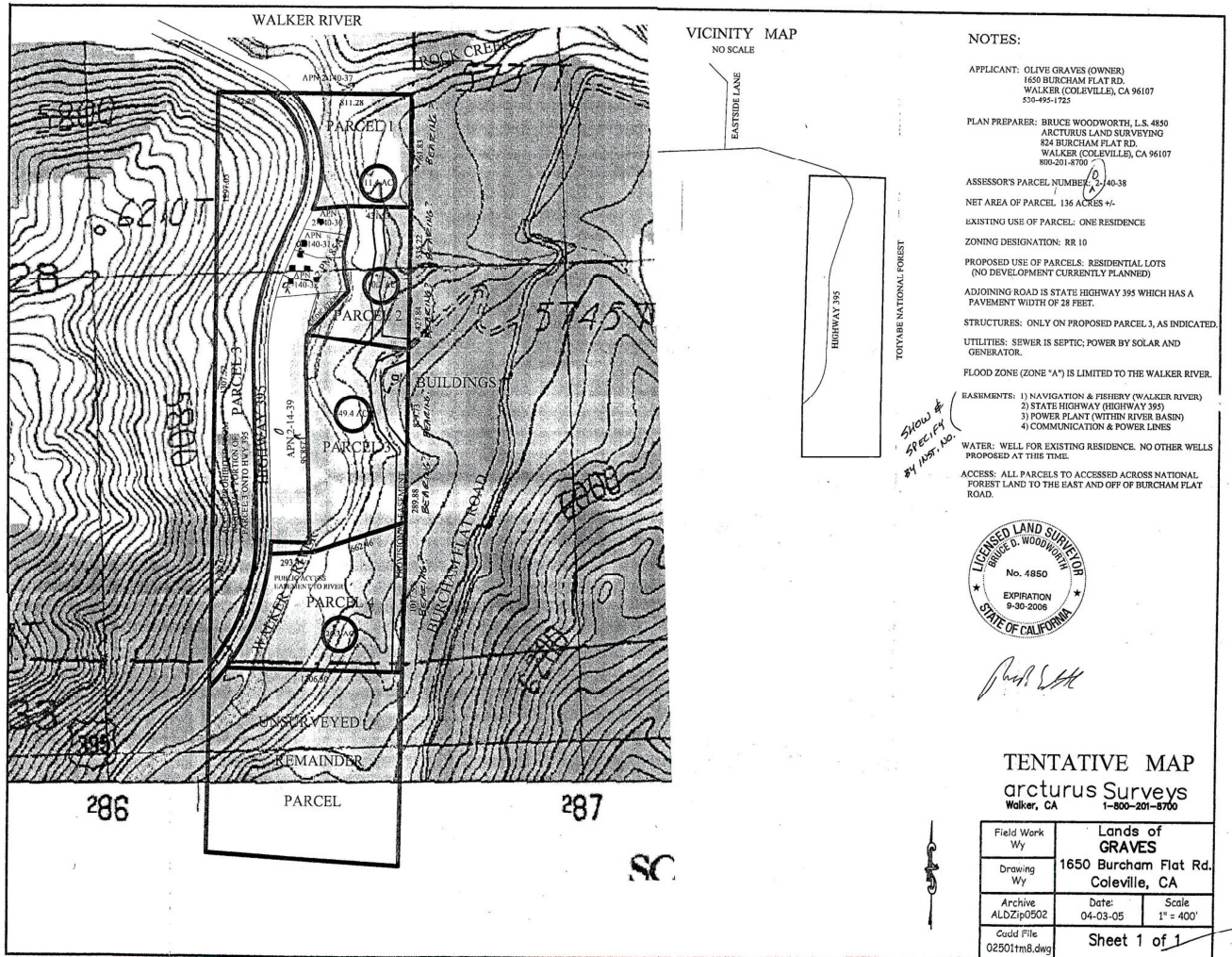


Figure 2: Tentative Parcel Map 31-86