

**Mono County
Community Development Department**

P.O. Box 347
Mammoth Lakes, CA 93546
(760) 924-1800, fax 924-1801
commdev@mono.ca.gov

Planning Division

P.O. Box 8
Bridgeport, CA 93517
(760) 932-5420, fax 932-5431
www.monocounty.ca.gov

**LOT LINE ADJUSTMENT
APPLICATION**

APPLICATION # <u>LLA16-001MC</u> FEE \$ <u>N/A</u>
DATE RECEIVED _____ RECEIVED BY _____
RECEIPT # _____ CHECK # _____ (NO CASH)

APPLICANT/AGENT Garrett Higerd, Assistant Public Works Director (as agent of County of Mono)

ADDRESS P.O. Box 457, 74 N. School St. CITY/STATE/ZIP Bridgeport, CA 93517-0457

TELEPHONE (760) 924-1802 E-MAIL ghigerd@mono.ca.gov

OWNER, if other than applicant Ventura Hotel Corporation, Stephen Craig

ADDRESS 3100 Donald Douglas Loop N, #103 CITY/STATE/ZIP Santa Monica, CA 90405

TELEPHONE (785) 841-3100 E-MAIL scraig@scraigco.com

Cell: (785) 423-1000

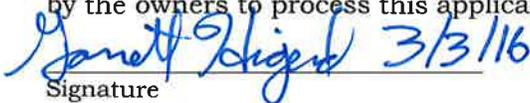
PROJECT DESCRIPTION: Assessor's Parcel # 008-111-011, and 008-111-013

Parcel line adjustment to allow for the Stock Drive Realignment Project.

APPLICATION PACKET SHALL INCLUDE:

- A. Plot Plan: Exhibit "A", a reproducible Plot Plan map, preferably on 8.5" x 11" (maximum size 11" x 17") drawn to a legible scale that illustrates and clarifies the requested lot line modifications. The Plot Plan must contain sufficient detail to verify conformance with existing zoning and building regulations. The Plot Plan must illustrate the following items where applicable: (a) existing zoning; (b) existing and proposed lot areas; (c) existing surface and subsurface structures and improvements; (d) existing septic system and well locations; (e) streams and waterways; (f) existing/proposed easements and access routes; and (g) any unusual topographic features or other information (such as compliance with minimum setback requirements) that may be pertinent to review and approval of the application.
- B. Completed Project Information form.
- C. Appropriate application fee: See Development Fee Schedule.

I/We certify that I/we are the owners of the subject property or that I/we have been authorized by the owners to process this application.

 3/3/16

Signature

Signature

Date

RECORDING REQUESTED BY

COMMUNITY DEVELOPMENT DEPARTMENT

AND WHEN RECORDED MAIL TO

Mono County Planning Division
P.O. Box 8
Bridgeport, CA 93517

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

**OWNER'S REQUEST FOR
LOT LINE ADJUSTMENT**

PARCELS SUBJECT TO LOT LINE ADJUSTMENT: Assessor's Parcel Numbers

008-111-011 008-111-013 _____

SIGNATURE OF RECORD TITLE OWNERS: This document will be recorded. All record title owners must sign below, and their signatures must appear as reflected on the recorded deeds. *All signatures must be notarized.*

I/we hereby attest by my/our signature(s) hereon that I/we am/are all the record title owner/owners of the above-referenced real property. I/we also affirm that said property consists of two or more continuous lots under our common/separate ownership. I/we understand that recordation of this Request for Lot Line Adjustment shall cause the subject parcels to be adjusted per the attached exhibit maps.

I/we hereby attest by our signature(s) hereon that I/we have initiated this Lot Line Adjustment and are requesting that the County record this notice with the Lot Line Adjustment approval.

<u>Garrett Higerd (Mono Co.)</u> Name	 Notarized signature	<u>3/3/16</u> Date
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<u>Ventura Hotel Corp.</u> Name	_____ Notarized signature	_____ Date
------------------------------------	------------------------------	---------------

_____ Name	_____ Notarized signature	_____ Date
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<u>Ventura Hotel Corp.</u> Name	_____ Notarized signature	_____ Date
------------------------------------	------------------------------	---------------

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Mono

On March 3, 2016 before me, M. Forbis, Notary Public,
(here insert name and title of the officer)

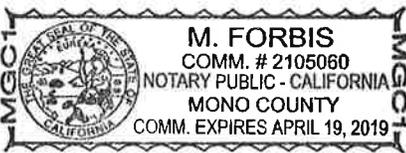
personally appeared Garrett Higerd

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 



(Seal)

**BOARD OF SUPERVISORS
COUNTY OF MONO
P.O. BOX 715, BRIDGEPORT, CA 93517**

Bob Musil
760-932-5538
bmusil@mono.ca.gov
Clerk of the Board

**REGULAR MEETING of
March 1, 2016**

Shannon Kendall
760-932-5533
skendall@mono.ca.gov
Asst. Clerk of the Board

**MINUTE ORDER
M16-58
Agenda Item 9b**

TO: Public Works

SUBJECT: Lot Line Adjustment for Stock Drive Realignment Project

Prepare a Lot Line Adjustment (LLA) between APN 008-111-011-000 owned by Mono County and APN 008-111-013-000 owned by Ventura Hotel Corporation, authorize the Assistant Public Works Director to sign the required LLA application, and waive all associated fees.

Fesko moved; Alpers seconded

Vote: 5 yes; 0 no

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PROJECT INFORMATION

(To be completed by applicant or representative)

NOTE: Please answer all questions as accurately and completely as possible to avoid potential delays in processing. Attach additional sheets if necessary.

I. TYPE OF PROJECT (check any permit(s) requested):

- Director Review Use Permit Lot Line Adjustment Land Division (4 or fewer)
 Subdivision Specific Plan Zone Variance Zoning Amendment
 General Plan Amendment Other _____

APPLICANT County of Mono, Ventura Hotel Corp

PROJECT TITLE Lot Line Adjustment No. 16-001, (Stock Drive)

LOT SIZE (sq. ft./acre) See exhibits ASSESSOR'S PARCEL # 008-111-011, -013

PROJECT LOCATION Parcels along Stock Drive, south of Bryant Field Airport in Bridgeport CA.

Has your project been described in detail in the project application? Yes No

Please Specify:

Number of Units N/A Building Height/# of floors N/A

Number of Buildings N/A Density (units/acre) N/A

Total lot coverage/impervious surface (sq. ft. & %) N/A

a. Buildings (first-floor lot coverage /sq. ft. & %) N/A

b. Paved parking & access (sq. ft. & %) N/A

Landscaping/screening and fencing:

a. Landscaping (sq. ft. & %) N/A

b. Undisturbed (sq. ft. & %) N/A

Total parking spaces provided:

a. Uncovered N/A

b. Covered N/A

c. Guest/Handicapped N/A

II. SITE PLAN

Are all existing and proposed improvements shown on the Plot Plan (see attached Plot Plan Requirements)? Yes No

III. ENVIRONMENTAL SETTING

Use one copy of the Tentative Map or Plot Plan as needed to show any necessary information. Attach photographs of the site, if available.

This LLA is part of the Stock Drive Realignment Project. See IS-MND SCH#2016012066 for CEQA.

1. VICINITY MAP:

Attach a copy of assessor's parcel pages or a vicinity map showing the subject property in relation to nearby streets and lots or other significant features.

2. EXISTING DEVELOPMENT:

Vacant If the site is developed, describe all existing uses/improvements such as structures, roads, etc. Does the Plot Plan show these uses? Yes No
Old structures on APN 008-111-013. APN 008-111-011 is vacant for Airport runway approach.

3. ACCESS/CIRCULATION:

Name of Street Frontage(s) _____
Paved Dirt No existing access
Are there any private roads, drives or road easements on/through the property?
Yes No
Has an encroachment permit been submitted to Public Works or Caltrans? Yes No
Does the property have any existing driveways or access points? Yes No
Are any new access points proposed? Yes No
Does the Plot Plan show the driveways or access points? Yes No
Describe the number and type of vehicles associated with the project N/A

4. ADJACENT LAND USES:

A. Describe the existing land use(s) on adjacent properties. Also note any major man-made or natural features (i.e., highways, stream channels, number and type of structures, etc.).

LAND USE

LAND USE

North Bryant Field Airport & Bridgeport Res. South Hotel Lodging, residential
East Hwy. 182 and residential West East Branch of Walker River

B. Will the proposed project result in substantial changes in pattern, scale or character of use in the general area? Yes No If YES, how does the project propose to lessen potential adverse impacts to surrounding uses? See IS-MND SCH#2016012066 for CEQA

5. SITE TOPOGRAPHY:

Is the site on filled land? Yes No Describe the site's topography (i.e., landforms, slopes, etc.) _____

6. DRAINAGES:

A. Describe existing drainage ways or wetlands on or near the project site (i.e., rivers, creeks and drainage ditches 12" or deeper and/or within 30' of the property) _____
See IS-MND SCH#2016012066 for CEQA.

B. Are there any drainage easements on the parcel? Yes No

C. Will the project require altering any streams or drainage channels? Yes No If YES, contact the Department of Fish and Game for a stream alteration permit. IF YES TO ANY OF THE ABOVE, show location on plot plan and note any alteration or work to be done within 30 feet of the stream or drainage.

7. VEGETATION:

A. Describe the site's vegetation and the percentage of the site it covers (map major areas of vegetation on the Plot Plan) See IS-MND SCH#2016012066 for CEQA

B. How many trees will need to be removed? N/A

C. Are there any unique, rare or endangered plant species on site? Yes No

D. Has the site been used for the production of agricultural crops/trees or grazing/pasture land in the past or at the present time? Yes No

E. Is landscaping/planting of new vegetation proposed? Yes No

8. WILDLIFE:

A. Will the project impact existing fish and wildlife? Yes No

Describe existing fish and wildlife on site and note any proposed measures (if any) to avoid or mitigate impacts to fish and wildlife See IS-MND SCH#2016012066 for CEQA.

B. Are there any unique, rare or endangered animal species on site? Yes No

9. CULTURAL RESOURCES:

A. Are there any cemeteries, structures or other items of historical or archaeological interest on the property? Yes No Specify See IS-MND SCH#2016012066 for CEQA

10. SITE GRADING:

A. Will more than 10,000 square feet of site area be cleared and/or graded?

Yes No If YES, how much? 0.9 acres

B. Will the project require any cuts greater than 4' or fills greater than 3'? Yes No

C. Will the project require more than 200 cubic yards of cut or fill? Yes No If YES, how much? If YES to A, B or C, contact the Department of Public Works for a grading permit.

D. Will site grading of 10% or more occur on slopes? Yes No

E. Note any measures to be taken to reduce dust, prevent soil erosion, or the discharge of earthen material off site or into surface waters See IS-MND SCH#2016012066 for CEQA.

11. AIR QUALITY:

A. Will the project have wood-burning devices? Yes No If YES, how many?

B. What fuel sources will the proposed project use? Wood Electric Propane/Gas

C. Will the proposal cause dust, ash, smoke, fumes or odors in the vicinity? Yes No

12. VISUAL/AESTHETICS:

A. How does the proposed project blend with the existing surrounding land uses?

See IS-MND SCH#2016012066 for CEQA.

B. How does the proposed project affect views from existing residential/commercial developments, public lands or roads? See IS-MND SCH#2016012066 for CEQA.

C. If outdoor lighting is proposed, describe the number, type and location N/A

13. NATURAL HAZARDS:

A. Is the site known to be subject to geologic hazards such as earthquakes, landslides, mudslides, ground failure, flooding, avalanche or similar hazards? Yes No
(Circle applicable hazard[s]).

- B. Will any hazardous waste materials such as toxic substances, flammables or explosives be used or generated? Yes No Does the project require the disposal or release of hazardous substances? Yes No
- D. Will the project generate significant amounts of solid waste or litter? Yes No

E. Will there be a substantial change in existing noise or vibration levels? Yes No
 If YES to any of the above, please describe _____

14. OTHER PERMITS REQUIRED:

List any other related permits and other public approvals required for this project, including those required by county, regional, state and federal agencies:

- Encroachment Permits from *Public Works or Caltrans.*
- Stream Alteration Permit from *Department of Fish and Game*
- 404 Wetland Permit from *Army Corps of Engineers*
- Grading Permit from *Public Works*
- Building Permit from *County Building Division*
- Well/Septic from *County Health Department*
- Timber Land Conversion from *California Department of Forestry*
- Waste Discharge Permit from *Lahontan Regional Water Quality Control Board*
- Other _____

IV. SERVICES

1. Indicate how the following services will be provided for your project and the availability of service.

Electricity Existing Southern California Edison lines in vicinity and adjacent to parcels

Underground Overhead (Show location of existing utility lines on Plot Plan)

Road/Access Stock Drive and State Highway 182

Water Supply Bridgeport P.U.D.

Sewage Disposal Bridgeport P.U.D.

Fire Protection Bridgeport Fire Protection District

School District Eastern Sierra Unified School District

2. If an extension of any of the above is necessary, indicate which service(s), the length of extension(s), and the infrastructure proposed N/A

CERTIFICATION: I hereby certify that I have furnished in the attached exhibits the data and information required for this initial evaluation to the best of my ability, and that the information presented is true and correct to the best of my knowledge and belief. I understand that this information, together with additional information that I may need to provide, will be used by Mono County to prepare a Specific Plan in compliance with state law.

Signature *Janett Ziger* Date *3/3/16*

For County of Mono

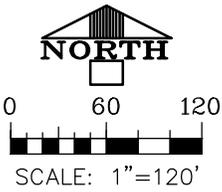
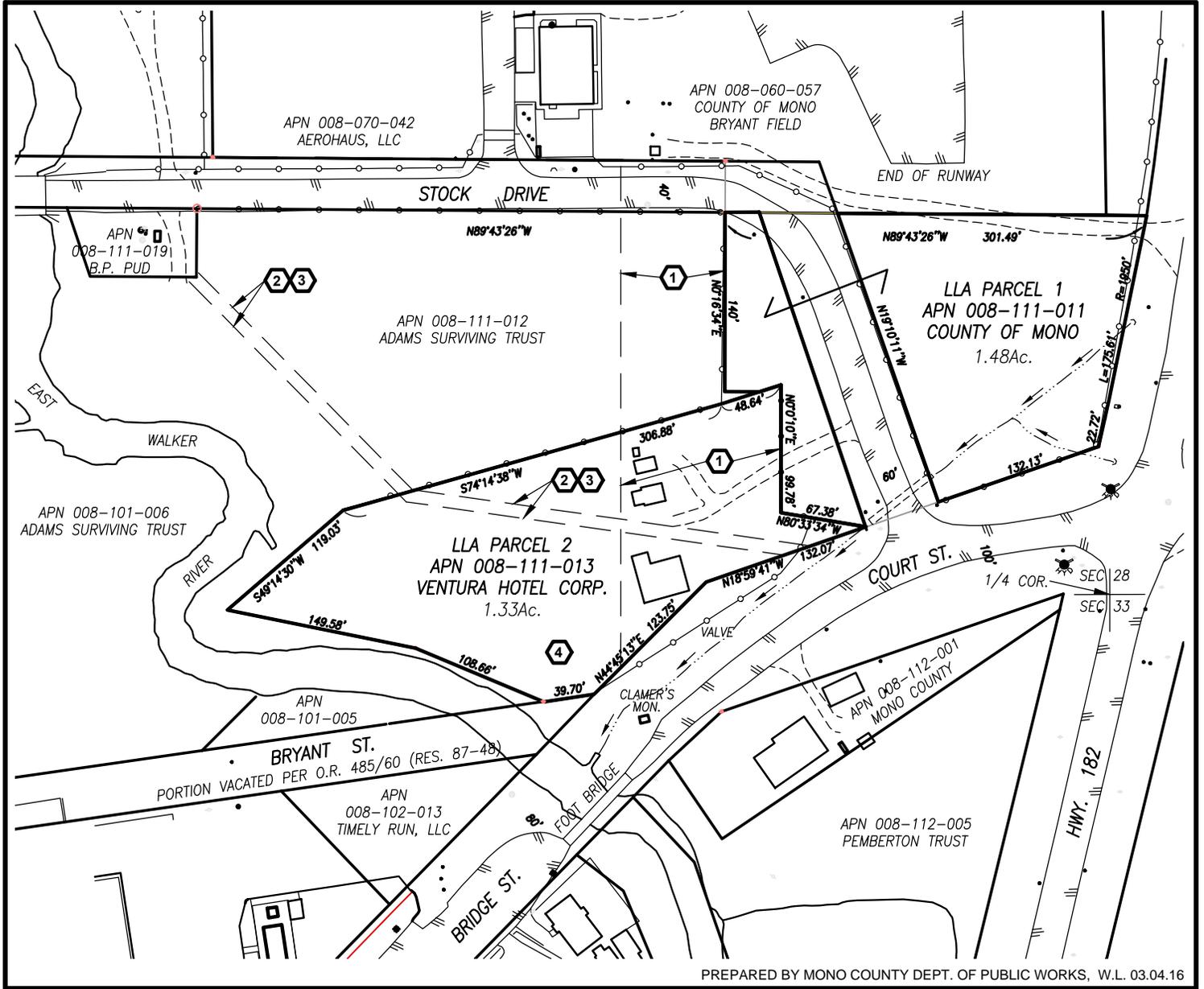


EXHIBIT "A-1"
LOT LINE ADJUSTMENT NO. 16-001MC
SITE PLAN AND EXISTING PARCEL BOUNDARIES



PREPARED BY MONO COUNTY DEPT. OF PUBLIC WORKS, W.L. 03.04.16

LEGEND

- = DRAINAGE FLOW LINE
- = PAVED ROAD
- = DIRT ROAD
- = FENCE LINE
- = EXISTING BUILDING
- = HYDRANT

EASEMENTS:

- 1** AVIGATION - ESTABLISHED PER VOL. 393, PAGE 62 AND VOL. 393, PAGE 68 (1983)
- 2** SEWER, 10' WIDE - BRIDGEPORT P.U.D. PER VOL. 97, PAGE 559 (1968)
- 3** WATER - BRIDGEPORT P.U.D. PER VOL. 71, PAGE 355 (1964)
- 4** ELECTRICAL - CA. ELECTRIC POWER CO. PER BOOK 21, PAGE 497 (1946)
 WIDTH NOT SPECIFIED - POSSIBLE "BLANKET EASEMENT" ACROSS LOT PORTION

	PARCEL AREAS		LAND USE DESIGNATION	
	EXISTING	PROPOSED	EXISTING	PROPOSED
LLA PARCEL 1 (COUNTY OF MONO)	±1.48 AC	±1.485 AC.	PUBLIC FACILITY (PF)	NO CHANGE
LLA PARCEL 2 (VENTURA HOTEL CORP.)	±1.33 AC.	±1.380 AC.	ESTATE RESIDENTIAL (ER) SPECIFIC PLAN (SP)	NO CHANGE

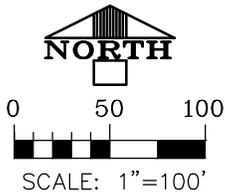


EXHIBIT "A-2"
LOT LINE ADJUSTMENT NO. 16-001MC
FINAL PARCEL CONFIGURATION

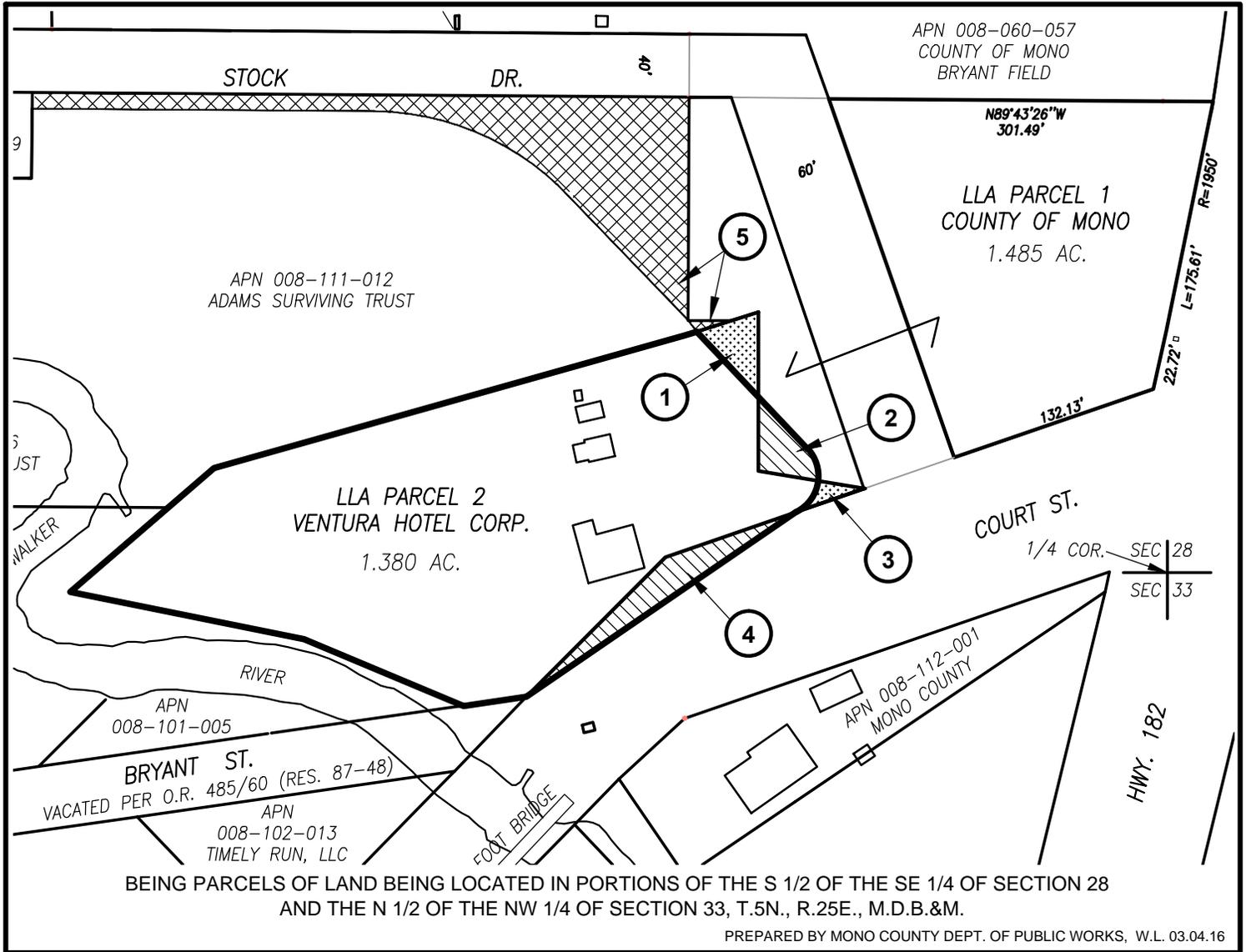


EXHIBIT NOTES:

1. LLA SUBJECT PARCEL BOUNDARIES SHOWN ARE PER R.S. NO. 32-96, RECORDED IN RSMB 5, PAGES _____.
2. ADJACENT PARCEL BOUNDARIES ARE APPROXIMATED PER MONO CO. G.I.S. DATA AND ASSESSOR'S MAP 08-11, REV. 1996.
3. SITE PLAN STRUCTURES AND IMPROVEMENTS ARE PER 2009 AERIAL SURVEY

PROPERTY SEGMENTS EXCHANGED

- | | | | | |
|---|---|---------------------------------------|---|--------------------------|
| ① | = | VENTURA HOTEL CORP. TO COUNTY OF MONO | = | 1,033 S.F. (0.024 ACRES) |
| ② | = | COUNTY OF MONO TO VENTURA HOTEL CORP. | = | 1,104 S.F. (0.025 ACRES) |
| ③ | = | VENTURA HOTEL CORP. TO COUNTY OF MONO | = | 267 S.F. (0.006 ACRES) |
| ④ | = | COUNTY OF MONO TO VENTURA HOTEL CORP. | = | 2,388 S.F. (0.055 ACRES) |
| | | NET TO VENTURA HOTEL CORP. | = | 2,192 S.F. |

PROPERTY TO BE TRANSFERRED BY SEPARATE INSTRUMENT

- | | | | | |
|---|---|------------------------------------|---|--------------------------|
| ⑤ | = | ADAMS SUR. TRUST TO COUNTY OF MONO | = | 13,107 S.F. (0.30 ACRES) |
|---|---|------------------------------------|---|--------------------------|

EXHIBIT B
LOT LINE ADJUSTMENT 16-001MC
RESULTING LEGAL DESCRIPTION FOR LLA PARCEL 2

A parcel of land being located in a portion of the N1/2 of the NW 1/4 of Section 33 and a portion of the S 1/2 of the SW 1/4 of Section 28, T 5 N, R 25 E, MDM, in the County of Mono, State of California being more particularly described as follows:

COMMENCING at the 1/4 Section Corner S28/S33, said point being described in the BLM Dependent Resurvey and Subdivision of Section 28 accepted on July 26, 2002; thence S 79° 01' 56" W, 409.66 feet more or less to an 1-1/2" diameter aluminum cap as described on Record of Survey No. 32-50 recorded on April 2, 1997 in Book 3 of Record of Surveys at Page 51, said point being the TRUE POINT OF BEGINNING; thence along the following courses and distances as shown on Record of Survey No.32-96 recorded on [REDACTED] in Book 5 of Record of Surveys, at Pages [REDACTED]:

- 1) S 81° 26' 25" E, 39.70 feet; thence
- 2) N 67° 15' 51" W, 108.66 feet; thence
- 3) N 78° 32' 14" W, 149.58 feet; thence
- 4) N 49° 14' 30" E, 119.03 feet; thence
- 5) along a fenceline N 74° 14' 38" E, 306.85 feet; thence
- 6) along a fenceline N 72° 23' 33" E, 8.00 feet more or less to the westerly right of way line of Stock Drive; thence
- 7) along said westerly line S 43° 20' 05" E, 101.37' feet; thence
- 8) along a curve to the right with a radius of 25' thru an angle of 99° 01' 26" an arc distance of 43.21 feet; thence
- 9) S 55° 41' 21" W, 208.85 feet more or less to the TRUE POINT OF BEGINNING. Containing 1.38 acres.

The survey information for this description is based on or has been transcribed from said Record of Survey No.32-50 and/or from Record of Survey No. 32-96. Should any discrepancy exist between the information on said maps and on this description, the information on said maps shall prevail.



EXP DATE: 06/30/17
02/14/16

EXHIBIT B-1
LOT LINE ADJUSTMENT 16-001MC
LAND BEING TRANSFERRED FROM VENTURA HOTEL CORP. TO MONO CO.
FOR PORTION OF STOCK DRIVE RIGHT OF WAY

A parcel of land being located in a portion of the S 1/2 of the SW 1/4 of Section 28, T 5 N, R 25 E, MDM, in the County of Mono, State of California being more particularly described as follows:

COMMENCING at the 1/4 Section Corner S28/S33, said point being described in the BLM Dependent Resurvey and Subdivision of Section 28 accepted on July 26, 2002; thence N 62° 50' 48" W, 331.70 feet more or less to a 2" diameter aluminum cap as described on Record of Survey No. 32-96 recorded on [REDACTED] in Book 5 of Record of Surveys at Pages [REDACTED], said point being the TRUE POINT OF BEGINNING; thence along the following courses as shown on Record of Survey No.32-50 recorded in Book 3 of Record of Surveys, at Page 51:

- 1) N 72° 23' 23" E, 40.64 feet; thence
- 2) S 0° 00' 10" E, 53.33 feet to the westerly right-of-way line of Stock Drive as shown on Record of Survey No. 32-96 recorded on [REDACTED] in Book 5 of Record of Surveys at Pages [REDACTED]; thence
- 3) Along said right-of-way line N 43° 20' 05" W, 56.42 feet more or less to the TRUE POINT OF BEGINNING.

Containing 1,033 sq. ft., more or less.

The survey information for this description is based on or has been transcribed from said Record of Survey No.32-50 and/or from Record of Survey No. 32-96. Should any discrepancy exist between the information on said maps and on this description, the information on said maps shall prevail.



EXP DATE: 06/30/17
02/14/16

EXHIBIT B-3
LOT LINE ADJUSTMENT 16-001MC
LAND BEING TRANSFERRED FROM VENTURA HOTEL CORP. TO MONO CO.
FOR PORTION OF STOCK DRIVE RIGHT OF WAY

A parcel of land being located in a portion of the S 1/2 of the SW 1/4 of Section 28, T 5 N, R 25 E, MDM, in the County of Mono, State of California being more particularly described as follows:

COMMENCING at the 1/4 Section Corner S28/S33, said point being described in the BLM Dependent Resurvey and Subdivision of Section 28 accepted on July 26, 2002; thence N 80° 10' 20" W, 233.09 feet more or less to a 2" diameter aluminum cap as described on Record of Survey No. 32-96 recorded on [REDACTED] in Book 5 of Record of Surveys at Pages [REDACTED], said point being the TRUE POINT OF BEGINNING; thence along the following courses as shown on said Record of Survey:

- 1) along a curve to the left from a tangent which bears N 55° 41' 21" E with a radius of 25' thru an angle of 49° 11' 05" an arc distance of 21.46 feet; thence
- 2) along a line as described on Record of Survey No.32-50 recorded in Book 3 of Record of Surveys, at Page 51 S 80° 33' 34" E, 29.34 feet; thence
- 3) along a line as described in said Record of Survey No. 32-50 S 70° 57' 24" W, 44.18 feet more or less to the northerly right-of-way line as shown on said Record of Survey No. 32-96; thence
- 4) along said right-of-way line N 55° 41' 21" E, 2.50 feet more or less to the TRUE POINT OF BEGINNING.

Containing 267 sq. ft., more or less.

The survey information for this description is based on or has been transcribed from said Record of Survey No.32-50 and/or from Record of Survey No. 32-96. Should any discrepancy exist between the information on said maps and on this description, the information on said maps shall prevail.



EXP DATE: 06/30/17
02/14/16