

Mono County
Community Development Department

PO Box 347
Mammoth Lakes, CA 93546
760-924-1800, fax 924-1801
commdev@mono.ca.gov

Planning Division

PO Box 8
Bridgeport, CA 93517
760-932-5420, fax 932-5431
www.monocounty.ca.gov

TTM
19-002 MC

PARCEL MAP/
LAND DIVISION
APPLICATION

APPLICATION # _____	FEE \$ <u>495.00</u>
DATE RECEIVED _____	RECEIVED BY _____
RECEIPT # _____	CHECK # <u>4894</u> (NO CASH)

APPLICANT/AGENT Martimore Family Trust
 ADDRESS P.O. Box 910 CITY/STATE/ZIP Victorville, CA 92393
 TELEPHONE [REDACTED] E-MAIL [REDACTED]

PROPERTY DESCRIPTION:

Assessor's Parcel # 025-200-073 Total Acres 24.68
 General Plan Land Use Designation Agricultural
 Domestic Water Source and/or Supplier On-site well
 Method of Sewage Disposal Leach Field
 Present Use of Parcel Ag
 Proposed Use of Parcel Ag

APPLICATION PACKET SHALL INCLUDE: Tentative Tract Map, required filing fees listed on Development Fee Schedule, and other background materials.

NOTE: An incomplete application packet may delay project processing.

I CERTIFY UNDER PENALTY OF PERJURY THAT I am: legal owner(s) of the subject property (all individual owners must sign as their names appear on the deed to the land), corporate officer(s) empowered to sign for the corporation, or owner's legal agent having Power of Attorney for this action (a notarized "Power of Attorney" document must accompany the application form), AND THAT THE FOREGOING IS TRUE AND CORRECT.

[Signature]
Signature

Signature

12-19-18
Date

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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 Variance General Plan Amendment
 Other _____

APPLICANT Triad/Holmes Associates

PROJECT TITLE Tentative Parcel Map, Remainder Parcel PMB 4/71

LOT SIZE (sq. ft./acre) _____ ASSESSOR'S PARCEL # 025-200-073

PROJECT LOCATION Cinnamon Ranch Road and Hammil Road, Hammil Valley

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. & %) 4218 SF / 0.004%
a. Buildings (first-floor lot coverage /sq. ft. & %) 4218 SF / 0.004%
b. Paved parking & access (sq. ft. & %) 0 SF

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.

More on back...

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. APN map attached

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
Existing residence, garage, dirt driveway, and horse corral

3. ACCESS/CIRCULATION:

Name of Street Frontage(s) Cinnamon Ranch Road and Hammil Road
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 Horse trailers and personal use vehicles

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 Agricultural South Agricultural
East Agricultural West Agricultural

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? _____

5. SITE TOPOGRAPHY:

Is the site on filled land? Yes No Describe the site's topography (i.e., landforms, slopes, etc.) The site slopes from NE to SW at approx. 1%.

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) Drainage swales exist along frontage roads. Drainage swale runs from NE to SW of west portion of parcel

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) The site contains mostly native vegetation except on improved areas.

B. How many trees will need to be removed? 0

- 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 _____

- 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 _____

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? _____
- 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 No grading operations are proposed.

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? No improvements are proposed.
- B. How does the proposed project affect views from existing residential/commercial developments, public lands or roads? No improvements are proposed.
- C. If outdoor lighting is proposed, describe the number, type and location No improvements are proposed.

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
- C. 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 _____

More on back...

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 Southern California Edison

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

Road/Access Cinnamon Ranch Road and Hammil Road

Water Supply On-Site Well

Sewage Disposal Leach field

Fire Protection White Mountain 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 _____

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

J. DePinto Pres. Trad/Holmes Assoc Date 12.31.18

For

Martmore Family Trust

NOTE: Failure to provide any of the requested information will result in an incomplete application and thereby delay processing.

OWNER/SUBDIVIDER:

MORTMORE FAMILY TRUST
PO BOX 910
VICTORVILLE, CA 92393
(760) 953-9001

SURVEYOR:

JOHN R. WILLIAMS
549 OLD MAMMOTH ROAD, STE 202
PO BOX 1570
MAMMOTH LAKES, CALIFORNIA 93546
(760) 934-7588

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS THE EAST R.O.W. LINE OF HIGHWAY 6 BETWEEN TWO FOUND CADH BRASS CAPS STA 821+45.02 AND STA 793+54.11 AND SHOWN HEREON AS N25°59'49"W PER PMB 4/71

DESIGN NOTES:

ASSESSOR'S PARCEL NUMBER : 025-200-073
PROJECT AREA : 24.69 ACRES GROSS
14.07 ACRES WEST OF HAMMIL ROAD
10.62 ACRES EAST OF HAMMIL ROAD
LAND USE DESIGNATION : AGRICULTURE
PROPOSED LAND USE DESIGNATION : AGRICULTURE
WATER SUPPLY : WELL
SEWAGE DISPOSAL : LEACHING SYSTEM
ELECTRICITY : SOUTHERN CALIFORNIA EDISON
TELEPHONE : VERIZON
FIRE PROTECTION : WHITE MOUNTAIN FIRE PROTECTION DISTRICT

NOTE

BOUNDARY AND EASEMENT INFORMATION SHOWN IS CALCULATED FROM PMB 4/71, MONO COUNTY O.R. AND THE PRELIMINARY TITLE REPORT PREPARED BY INYO-MONO TITLE COMPANY ORDER DATED APRIL 25, 2018 ORDER NO. IMT-00006439-M

LEGAL DESCRIPTION

THE CERTAIN PARCEL DESIGNATED AS THE "REMAINDER" OF PARCEL MAP NO. 37-140, IN THE COUNTY OF MONO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4, PAGE 71 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

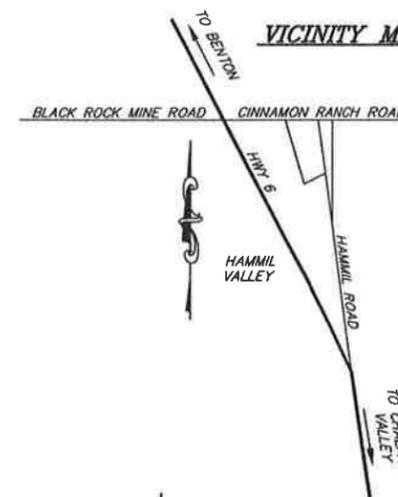
FLOOD DESIGNATION

MOST OF THE REMAINDER PARCEL LYING WEST OF HAMMIL ROAD LIES WITHIN ZONE AE, THE SOUTH EASTERN PORTION OF THE SAME PARCEL LIES IN ZONE X WITHIN THE 500-YEAR FLOOD PLAIN AND ZONE X AREA OF MINIMAL FLOOD HAZARD.

MOST OF THE REMAINDER PARCEL LYING EAST OF HAMMIL ROAD LIES WITHIN ZONE X AREA OF MINIMAL FLOOD HAZARD. A SMALL PORTION OF THE NORTHWEST CORNER OF THE SAME PARCEL LIES IN ZONE AE AND ZONE X WITHIN THE 500-YEAR FLOOD PLAIN

THE ABOVE INFORMATION WAS TAKEN FROM THE F.E.M.A., FLOOD INSURANCE RATE MAP OF MONO COUNTY, PANEL NO. 06051C1500E, DATED DECEMBER 18, 2012.

VICINITY MAP



LEGEND

- PROPERTY LINE
- CENTERLINE
- SECTION LINE
- ADJACENT PROPERTY LINE
- FND CADH BRASS CAP

th a
triod/holmes assoc
civil engineering
land surveying
MAMMOTH LAKES
BISHOP
REDWOOD CITY

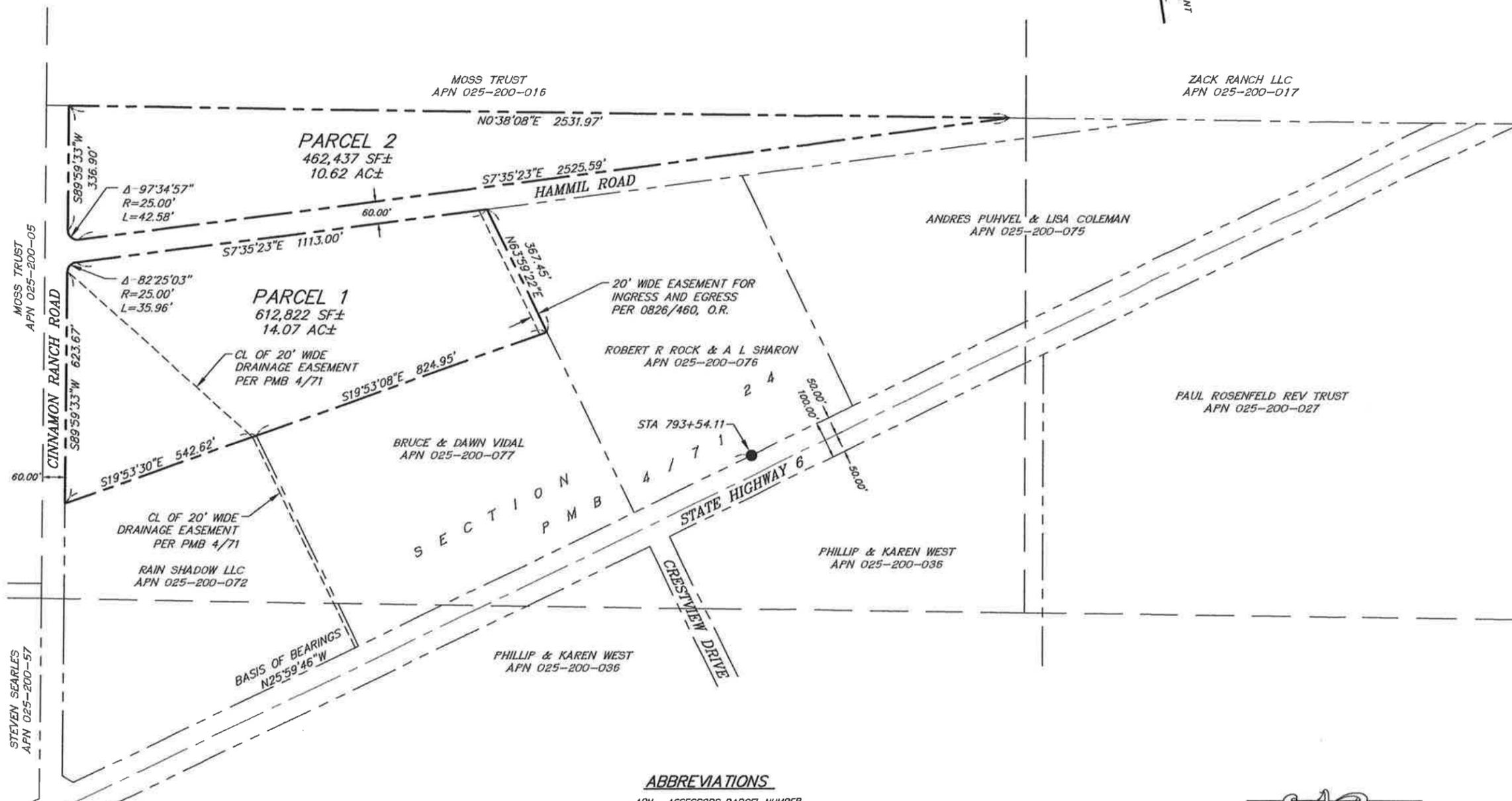
PREPARED & SUBMITTED BY:
LICENSED LAND SURVEYOR
JOHN R. WILLIAMS
P.L.S. NO. 8441
STATE OF CALIFORNIA
DATE:

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PREPARED FOR:
STEVE MORTMORE
PO BOX 910
VICTORVILLE, CA 92393

REMAINDER PARCEL - PMB 4/71
TENTATIVE PARCEL MAP
UNINCORPORATED AREA OF MONO COUNTY
STATE OF CALIFORNIA

DATE 09/14/2018
SCALE 1" = 200'
DRAWN SR
JOB NO. 01.4216
DWG C1
SHEET 1 of 3



EASEMENT NOTES

THE FOLLOWING EASEMENTS AS SHOWN ON PRELIMINARY TITLE REPORT PREPARED BY INYO-MONO TITLE COMPANY ORDER DATED APRIL 25, 2018 ORDER NO. IMT-00006439-M ARE UNLOCATABLE:
EASEMENT FOR CABLES AND OTHER ELECTRICAL CONDUCTORS WITH ASSOCIATED POLES TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY RECORDED JULY 31, 1942 IN BOOK 18, AT PAGE 236, O.R.
EASEMENT FOR DRAINAGE PURPOSES IN FAVOR OF RICHARD MOSS DATED JUNE 24, 1991 IN BOOK 0584, AT PAGE 555, O.R.

ABBREVIATIONS

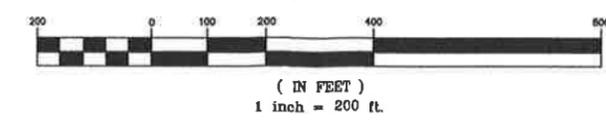
- APN ASSESSOR'S PARCEL NUMBER
- CL CENTERLINE
- CMP CORRUGATED METAL PIPE
- DRWY DRIVEWAY
- F.E.M.A. FEDERAL EMERGENCY MANAGEMENT AGENCY
- FND FOUND
- OHU OVERHEAD UTILITY
- O.R. OFFICIAL RECORD
- PMB PARCEL MAP BOOK
- R.O.W. RIGHT OF WAY

SHEET INDEX

- C1 TENTATIVE PARCEL MAP
- C2 TOPOGRAPHIC MAP 1
- C3 TOPOGRAPHIC MAP 2



GRAPHIC SCALE



Z:\01 Mammoth Valley\TPM\ACAD\TPM\4216.TPM.dwg Sep 14, 2018 - 3:33pm, Triod

LEGEND

- PROPERTY LINE
- CENTERLINE
- EDGE OF PAVEMENT
- FLOWLINE OF SWALE
- BARBED WIRE FENCE
- EXISTING GROUND CONTOUR & ELEV.
- POWER POLE
- OVERHEAD UTILITIES

TEMPORARY BENCHMARK: NGS BENCHMARK 4598, NAD 88 ELEVATION = 4590.25'

t h a
triad/holmes assoc.
civil engineering
land surveying

MAMMOTH LAKES
BISHOP
REDWOOD CITY

PREPARED & SUBMITTED BY:
LAND SURVEYOR
JOHN R. WILLIAMS
P.L.S. NO. 8441
STATE OF CALIFORNIA

DATE:

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PREPARED FOR:
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VICTORVILLE, CA 92393

REMAINDER PARCEL - PMB 4/71

TOPOGRAPHIC MAP

UNINCORPORATED AREA OF MONO COUNTY
STATE OF CALIFORNIA

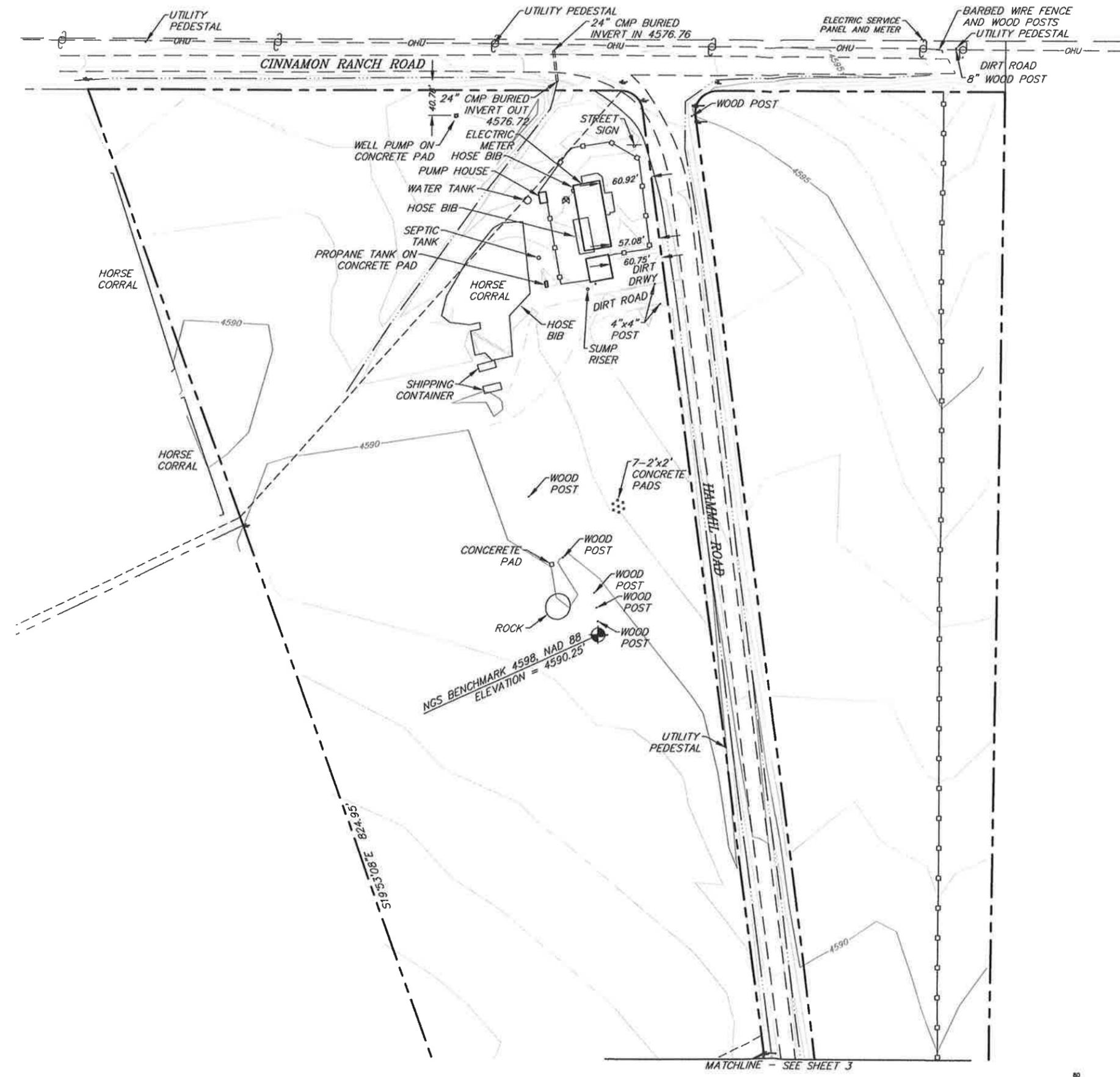
DATE	09/14/2018
SCALE	1" = 80'
DRAWN	SR
JOB NO.	01.4216
DWG	C2
SHEET 2 OF 3	

CONTOUR INTERVAL: 1'

GRAPHIC SCALE

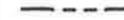


(IN FEET)
1 inch = 80 ft.



Z:\01 Mammoth\4216 Hammil Valley\TPM\ACAD\TPM\4216 TPM.dwg Sep 14, 2018 - 3:33pm, Triad

LEGEND

-  PROPERTY LINE
-  CENTERLINE
-  EDGE OF PAVEMENT
-  FLOWLINE OF SWALE
-  BARBED WIRE FENCE
-  EXISTING GROUND CONTOUR & ELEV.
-  POWER POLE
-  OVERHEAD UTILITIES
-  TEMPORARY BENCHMARK:
NORTHEAST CORNER OF
CONCRETE PAD AT WELL
ELEVATION = 4593.94'



PREPARED & SUBMITTED BY:

 DATE:

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PREPARED FOR:
 STEVE MORTIMORE
 PO BOX 910
 VICTORVILLE, CA 92393

REMAINDER PARCEL - PMB 4/71
 TOPOGRAPHIC MAP
 UNINCORPORATED AREA OF MONO COUNTY
 STATE OF CALIFORNIA

DATE 08/01/2018
 SCALE 1" = 80'
 DRAWN SR
 JOB NO. 01.4216
 DWG C3
 SHEET 3 OF 3

