

Mono County Community Development Department

Planning Division

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

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

LOT LINE ADJUSTMENT APPLICATION

APPLICATION # _____	FEE \$ _____
DATE RECEIVED _____	RECEIVED BY _____
RECEIPT # _____	CHECK # _____ (NO CASH)

APPLICANT/AGENT Benjamin Hildenbrand, Susan Booth

ADDRESS 110 Owens Ranch Circle **CITY/STATE/ZIP** Chalfant, CA 93514

TELEPHONE (760) 914-1270 **E-MAIL** esnotary@yahoo.com

OWNER, if other than applicant _____

ADDRESS _____ **CITY/STATE/ZIP** _____

TELEPHONE (_____) _____ **E-MAIL** _____

PROJECT DESCRIPTION: Assessor's Parcel # 026-220-059-000
026-220-060-000

- APPLICATION FEE**
- A. Plot Plan (maximum requested conforming illustrations proposed) (d) existing features require
- B. Complete
- C. Appropriate

Benjamin Hildenbrand Susan Booth 172 Owens Ranch Circle Bishop, CA 93514	319 16-49/1220
Pay to the Order of <u>Mono County</u>	<u>3.23.2020</u> Date
<u>Four hundred ninety five</u>	\$ <u>495.00</u> Dollars
Union Bank 362 N. Main St Bishop, CA 93514	<u>SPB</u>
For <u>L.L.A. 248 Valley Rd</u>	

I/We certify that _____ by the owners to _____

[Signature]
Signature

[Signature]
Signature

03-23-2020
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 Zone Variance Zoning Amendment
 General Plan Amendment Other _____

APPLICANT Benjamin Hildenbrand

PROJECT TITLE Valley Rd & Owens Ranch Circle

LOT SIZE (sq. ft./acre) 1.1 acre ± 2.48 acres ASSESSOR'S PARCEL # 026-220-059-000
026-220-060-000

PROJECT LOCATION Corner of Valley Rd and Owens Ranch Circle, Chalfant

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

Please Specify:

Number of Units _____ Building Height/# of floors _____
Number of Buildings N/A Density (units/acre) _____

Total lot coverage/impervious surface (sq. ft. & %) _____
a. Buildings (first-floor lot coverage /sq. ft. & %) _____
b. Paved parking & access (sq. ft. & %) _____

Landscaping/screening and fencing:
a. Landscaping (sq. ft. & %) _____
b. Undisturbed (sq. ft. & %) _____

Total parking spaces provided:
a. Uncovered _____
b. Covered _____
c. Guest/Handicapped _____

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.

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

3. ACCESS/CIRCULATION:

Name of Street Frontage(s) Valley Rd

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 _____

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 SFR/RMH South RMH/SFR

East SFR West street

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.) _____

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) N/A

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) N/A

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 _____

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 effect

B. How does the proposed project affect views from existing residential/commercial developments, public lands or roads? none

C. If outdoor lighting is proposed, describe the number, type and location _____
none

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* None
- 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 _____

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

Road/Access Valley Road

Water Supply Private Well

Sewage Disposal Private septic

Fire Protection Chalkant Volunteer Fire Dept.

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 [Signature] Date 3-22-2020

For _____

RECORDING REQUESTED BY
Susan Booth and Ben Hildenbrand

MAIL TO

Mono County Planning Division
P.O. Box 347
Mammoth Lakes, CA 93546

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

LOT LINE ADJUSTMENT 20-001 **MC/** _____
NOTICE OF APPROVAL

DESCRIPTION 20-001 MC

ASSESSOR'S PARCELS # _____

RECORD TITLE OWNER(S) _____

NOTICE IS HEREBY GIVEN that the Mono County Land Development Technical Advisory Committee (LDTAC) has reviewed the attached exhibits for **Lot Line Adjustment** _____ **MC** and finds that they conform with applicable provisions of the Mono County Code and the Subdivision Map Act, California Government Code, Sec. 66410 (et seq.). The subject Lot Line Adjustment is therefore approved by the LDTAC subject to the following:

- 1) Future deed descriptions shall substantially conform to the attached exhibit(s) and shall be prepared in conformance with applicable provisions of the California Land Surveyors Act. Transfer of title and preparation and recordation of appropriate deeds, acknowledged by all parties having record title ownership interest in the subject lots, shall be the responsibility of the record title owners or their agents.
- 2) The adjusted lots shall retain their prior land use designations, and all prior lots or portions thereof not otherwise delineated on the attached exhibit(s) shall be considered adjusted into the configurations as indicated on the attached exhibits.
- 3) Future development of the subject parcels shall conform to the parcel configurations as indicated on the attached exhibit maps and any conditions as may be approved in conjunction with the lot line adjustment.
- 4) Recordation of this Lot Line Adjustment shall serve as constructive notice.

Approved for filing by the Mono County LDTAC on _____.

Attest: _____

Attachments (examples of): (1) Owner's request for Lot Line Adjustments, signed and notarized; (2) Exhibit "A" Legal Descriptions for Parcels 1 & 2, signed by Licensed Surveyor; (3) Exhibit "B" Map of LLA _____ MC; (4) Exhibit "C".

Treasurer / Tax Collector certifying pre-payment
of property taxes for LLA _____ MC _____
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

026-220-059-000 , 026-220-060-000

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.

Benjamin Hildenbrand
Name

[Signature]
Notarized signature

2/26/2020
Date

Susan Booth
Name

[Signature]
Notarized signature

02/26/2020
Date

Name

Notarized signature

Date

Name

Notarized signature

Date

CALIFORNIA ALL-PURPOSE CERTIFICATE OF 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 February 26, 2020 before me, Elizabeth Johnson (notary public)
personally appeared Susan Booth and

Benjamin Hildenbrand
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 Elizabeth Johnson (seal)

EXHIBIT "A"
LEGAL DESCRIPTION
FOR
LOT LINE ADJUSTMENT PARCEL 1
20-xxxMC

Parcel 1 of Parcel Map No. 13-001, in the County of Mono, State of California, as per map recorded in Book 5, Pages 11 and 11A of Parcel Maps, in the Office of the County Recorder of said County.

EXCEPTING therefrom the easterly 269.86 feet of said Parcel 1.

Said parcel of Land Containing: 47,852± sq. ft., 1.1 acres more or less.

Legal Description Prepared By:

DRAFT

Guy Bien, L.S. 7724

Lic. Expires 12/31/21

EXHIBIT "A"
LEGAL DESCRIPTION
FOR
LOT LINE ADJUSTMENT PARCEL 2
20-xxxMC

Parcel 2 of Parcel Map No. 13-001, in the County of Mono, State of California, as per map recorded in Book 5, Pages 11 and 11A of Parcel Maps, in the Office of the County Recorder of said County.

TOGETHER with the easterly 269.86 feet of Parcel 1 of said Parcel Map No. 13-001.
Said parcel of Land Containing: 108,105± sq. ft., 2.48 acres more or less.

Legal Description Prepared By:

DRAFT

Guy Bien, L.S. 7724

Lic. Expires 12/31/21

EXHIBIT "B"

LOT LINE ADJUSTMENT 20-XXXMC

OWENS RANCH CIRCLE

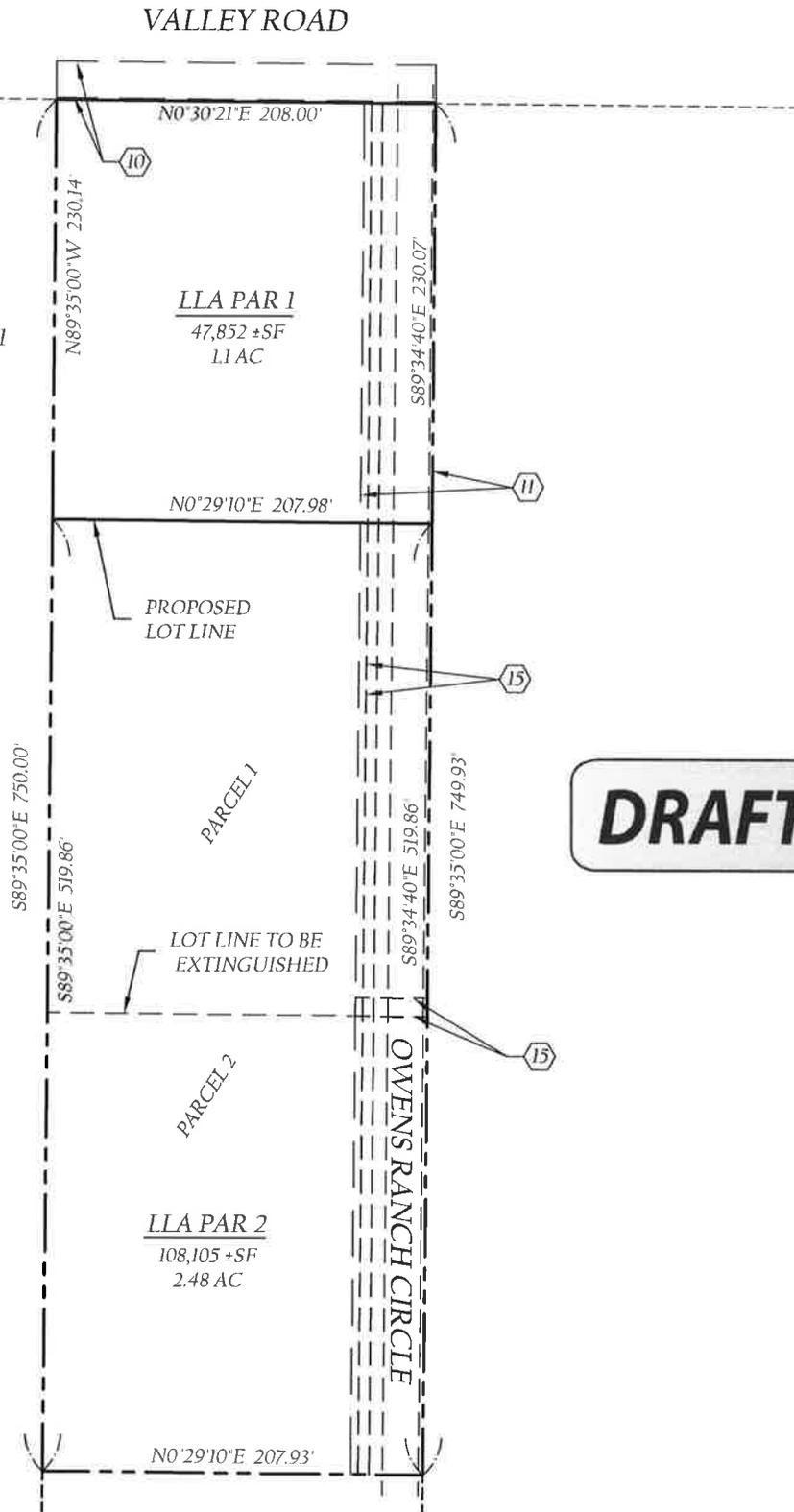


SCALE: 1"=100'

ⓧ UTILITY EASEMENT
PER 49/131 O.R.

ⓧ STREET, DRAINAGE AND UTILITY
EASEMENT PER PARCEL MAP 13-001

ⓧ SCE EASEMENT
PER #2015001547 O.R.



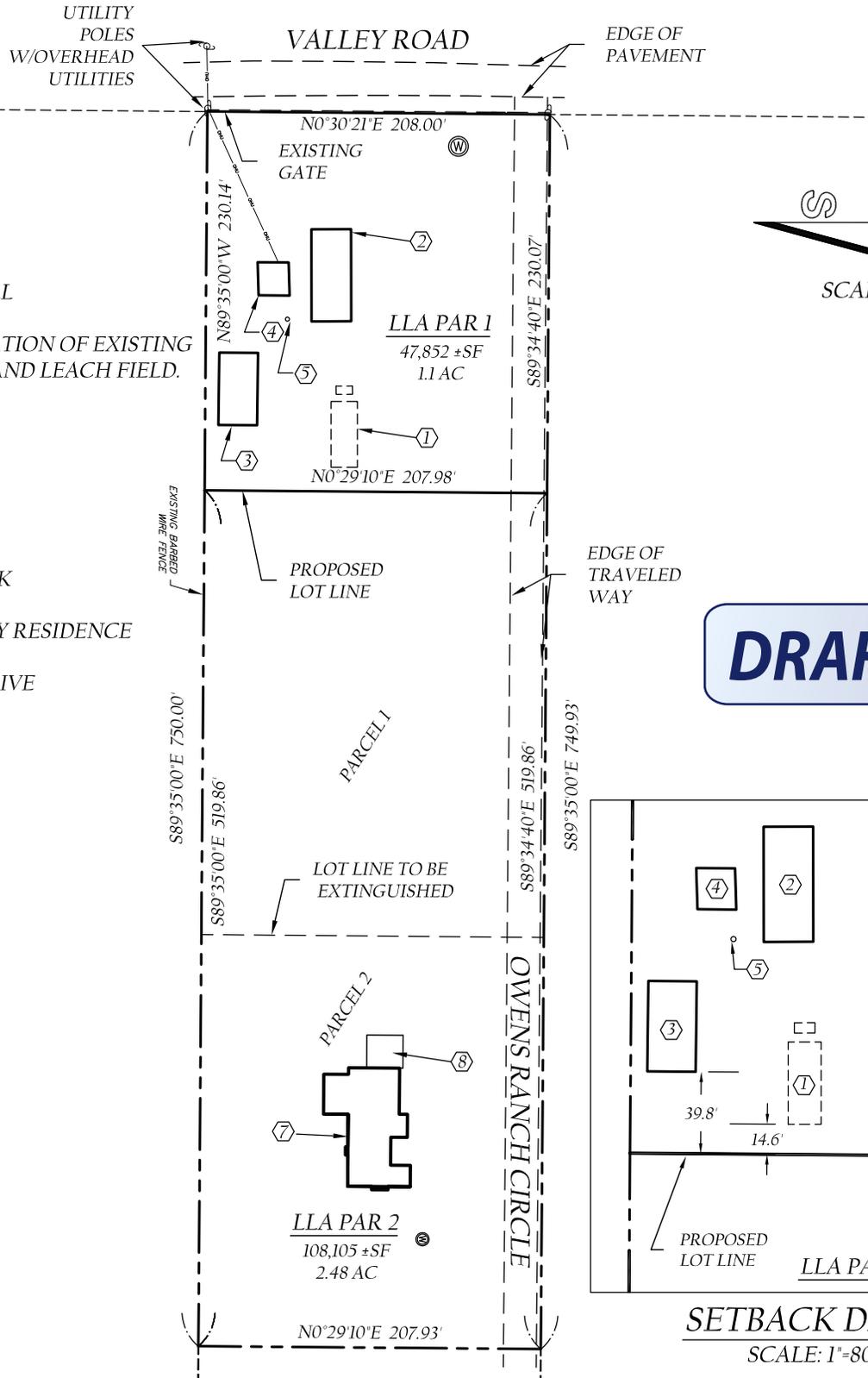
DRAFT

SEE CERTIFICATE OF COMPLIANCE EXHIBIT FOR LEGAL DESCRIPTIONS
OF LOT LINE ADJUSTMENT PARCELS
GB 20-002 LLA

EXHIBIT "C"

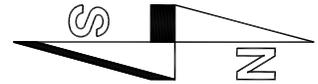
LOT LINE ADJUSTMENT 20-XXXMC

OWENS RANCH CIRCLE



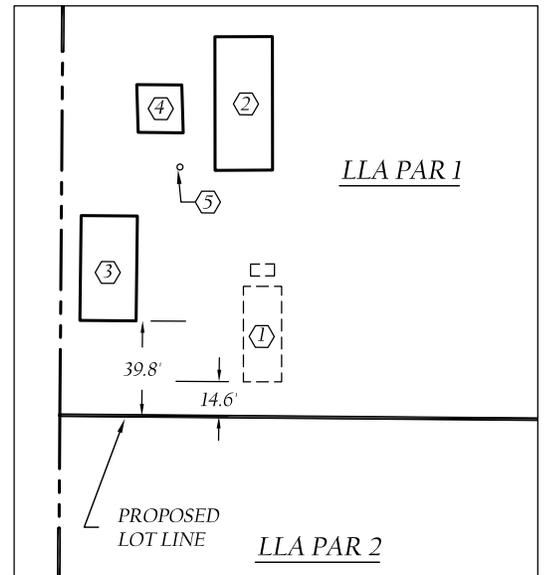
LEGEND

- ⊙ EXISTING WELL
- ① APPROX. LOCATION OF EXISTING SEPTIC TANK AND LEACH FIELD.
- ② MOBILE HOME
- ③ GARAGE
- ④ SHED
- ⑤ PROPANE TANK
- ⑦ SINGLE FAMILY RESIDENCE
- ⑧ CONCRETE DRIVE



SCALE: 1"=100'

DRAFT



SETBACK DETAIL

SCALE: 1"=80'

SEE CERTIFICATE OF COMPLIANCE EXHIBIT FOR LEGAL DESCRIPTIONS OF LOT LINE ADJUSTMENT PARCELS