

Mono County  
Community Development Department

Mono County CDD

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

APPLICANT/AGENT Shane Galbraith

ADDRESS PO 8915 CITY/STATE/ZIP Mammoth Lakes CA 93546

TELEPHONE ( 760 ) 914-0311 E-MAIL shane-galbraith@yahoo.com

OWNER, if other than applicant Same

ADDRESS \_\_\_\_\_ CITY/STATE/ZIP \_\_\_\_\_

TELEPHONE ( \_\_\_\_\_ ) \_\_\_\_\_ E-MAIL \_\_\_\_\_

PROJECT DESCRIPTION: Assessor's Parcel # 060-250-011-000  
+ 060-180-009-000

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.

Shane Galbraith  
Signature

\_\_\_\_\_  
Signature

7-10-2020  
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 Shane Galbraith

PROJECT TITLE 70 Delta St.

LOT SIZE (sq. ft./acre) 1.01 ASSESSOR'S PARCEL # 060-250-011-000

PROJECT LOCATION 70 Delta St. Crowley Lake, CA.

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

Please Specify:

Number of Units Attached Building Height/# of floors Attached  
Number of Buildings '' Density (units/acre) ''

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

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

Total parking spaces provided:  
a. Uncovered Attached  
b. Covered ''  
c. Guest/Handicapped 1''

**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) Delta St.

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.).

	<u>LAND USE</u>		<u>LAND USE</u>
North	<u>Vacant</u>	South	<u>Residence</u>
East	<u>Residence</u>	West	<u>Residence</u>

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) Delineated Non Wetland portion of property

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) Brush

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 None

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? It will stay the same
- 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 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

More on back...

- 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 N/A  
 Underground  Overhead  (Show location of existing utility lines on Plot Plan)

Road/Access N/A

Water Supply N/A

Sewage Disposal N/A

Fire Protection N/A

School District N/A

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  Date 7-10-2020

For \_\_\_\_\_

**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

060 180 009 000

**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.

7.9.2020  
Name Wallace Johnson

Wallace Johnson 7.9.2020  
Notarized signature Date

7.9.2020  
Name Janice Johnson

Janice Johnson 7.9.2020  
Notarized signature Date

\_\_\_\_\_  
Name

\_\_\_\_\_  
Notarized signature Date

\_\_\_\_\_  
Name

\_\_\_\_\_  
Notarized signature Date

# CALIFORNIA JURAT

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 )

Subscribed and sworn to (or affirmed) before me on this 9 day

of July, 2020, by Wallace Johnson +

Janice Johnson

proved to me on the basis of satisfactory evidence to be the person(s)  
who appeared before me.



(Seal)

Signature

## Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this jurat to an unauthorized document and may prove useful to persons relying on the attached document.

### Description of Attached Document

This certificate is attached to a document titled/for the purpose of

Lot Line Adjustment

containing \_\_\_\_\_ pages, and dated \_\_\_\_\_.

### Additional Information

#### Method of Affiant Identification

Proved to me on the basis of satisfactory evidence:

form(s) of identification     credible witness(es)

Notarial event is detailed in notary journal on:

Page # \_\_\_\_\_ Entry # \_\_\_\_\_

Notary contact: \_\_\_\_\_

#### Other

Affiant(s) Thumbprint(s)     Describe: \_\_\_\_\_

**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

060 250 011 000

**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.

Jennifer Lanners  
Name

Jean Channu July 1, 2020  
Notarized signature Date

Shane Galbreath  
Name

[Signature] 6/1/2020  
Notarized signature Date

\_\_\_\_\_  
Name

\_\_\_\_\_  
Notarized signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name

\_\_\_\_\_  
Notarized signature

\_\_\_\_\_  
Date

# CALIFORNIA JURAT

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 )

Subscribed and sworn to (or affirmed) before me on this 1 day

of July, 2020, by Jennifer Lanners +  
Shane Galpraitn

proved to me on the basis of satisfactory evidence to be the person(s)  
who appeared before me.



(Seal)

Signature

## Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this jurat to an unauthorized document and may prove useful to persons relying on the attached document.

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This certificate is attached to a document titled/for the purpose of

Lot Line Adjustment

containing \_\_\_\_\_ pages, and dated \_\_\_\_\_.

### Additional Information

#### Method of Affiant Identification

Proved to me on the basis of satisfactory evidence:

form(s) of identification     credible witness(es)

Notarial event is detailed in notary journal on:

Page # \_\_\_\_\_ Entry # \_\_\_\_\_

Notary contact: \_\_\_\_\_

#### Other

Affiant(s) Thumbprint(s)     Describe: \_\_\_\_\_

**EXHIBIT “A”**  
**LEGAL DESCRIPTION**  
**FOR**  
**LOT LINE ADJUSTMENT PARCEL 1**  
**20-0XXMC**

Parcel 1 of Parcel Map No. 37-35, in the County of Mono, State of California, as per Parcel Map recorded in Book 1, Pages 70-A Parcel Maps, in the Office of the County Recorder of said County.

TOGETHER with a portion of Lot 3 of the Delta Subdivision, in the County of Mono, State of California, as per map filed August 5, 1963 in Book 3, Page 83 of Maps, in the Office of the County Recorder of said County, more particularly described as follows:

Beginning at the northwest corner of said Lot 3, thence along the northerly boundary line of said Lot 3, S89°53'27"E, 17.50 feet, thence leaving said northerly boundary line, S10°02'08"W, 101.52 feet to a point on the easterly boundary line of said Parcel 1, said easterly boundary line is common to said Lot 3, thence along said easterly boundary line, N00°06'33"E, 92.00 feet more or less to the Point of Beginning.

Said parcel of Land Containing: 44,578± sq. ft., 1.02 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**  
**20-0XXMC**

Lot 3 of the Delta Subdivision, in the County of Mono, State of California, as per map filed August 5, 1963 in Book 3, Page 83 of Maps, in the Office of the County Recorder of said County.

EXCEPTING therefrom any veins or lodes of quartz or rock in place bearing gold, cinnabar, lead, tin, copper, or other valuable deposits within said limits which may have been discovered or known to exist on or prior to April 11, 1949.

ALSO EXCEPTING therefrom a portion of Parcel 1 of Parcel Map No. 37-35, in the County of Mono, State of California, as per Parcel Map recorded in Book 1, Pages 70-A Parcel Maps, in the Office of the County Recorder of said County, more particularly described as follows:

Beginning at the northwest corner of said Lot 3, thence along the northerly boundary line of said Lot 3, S89°53'27"E, 17.50 feet, thence leaving said northerly boundary line, S10°02'08"W, 101.52 feet to a point on the easterly boundary line of said Parcel 1, said easterly boundary line is common to said Lot 3, thence along said easterly boundary line, N00°06'33"E, 92.00 feet more or less to the Point of Beginning.

Said parcel of Land Containing: 43,125± sq. ft., 0.99 acres more or less.

Legal Description Prepared By:

**DRAFT**

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Guy Bien, L.S. 7724

Lic. Expires 12/31/21

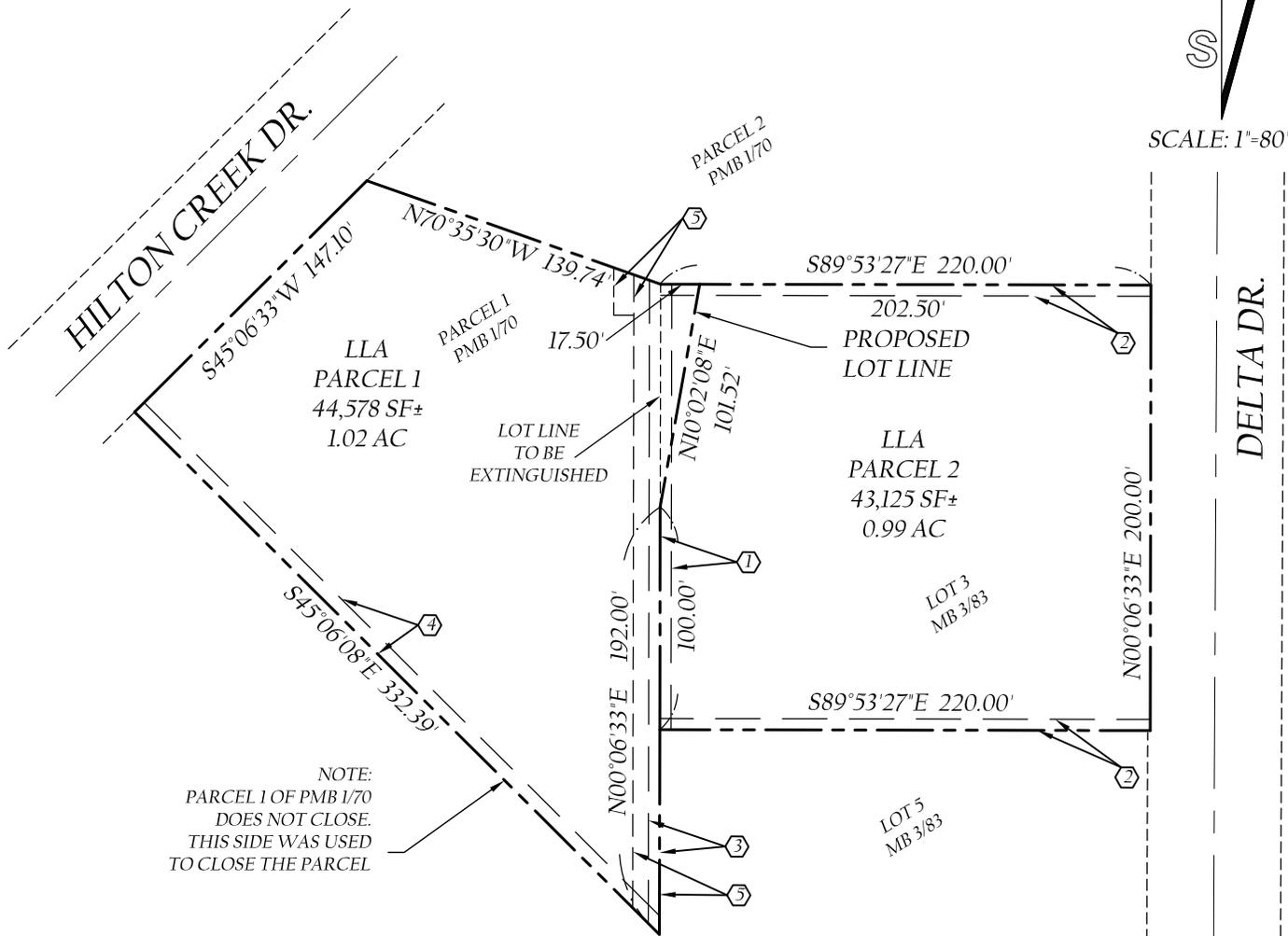
# EXHIBIT "B"

## LOT LINE ADJUSTMENT 20-0XXMC DELTA DRIVE

DRAFT



SCALE: 1"=80'



EASEMENT NOTES:

- ① 5' UTILITY EASEMENT PER MB 3/83, DELTA SUBDIVISION 144/489 O.R. AFFECTS PARCEL 1, PMB 1/70
- ② 5' UTILITY EASEMENT PER 63/416 O.R.
- ③ 5' UTILITY EASEMENT PER 44/554 O.R.
- ④ 6' ELECTRICAL EASEMENT PER 145/235 O.R.
- ⑤ ELECTRICAL EASEMENT PER INST. #2017003723.

BLANKET EASEMENTS

SEE CERTIFICATE OF COMPLIANCE EXHIBIT FOR LEGAL DESCRIPTIONS  
OF LOT LINE ADJUSTMENT PARCELS  
GB 19-030 LLA

# EXHIBIT "C"

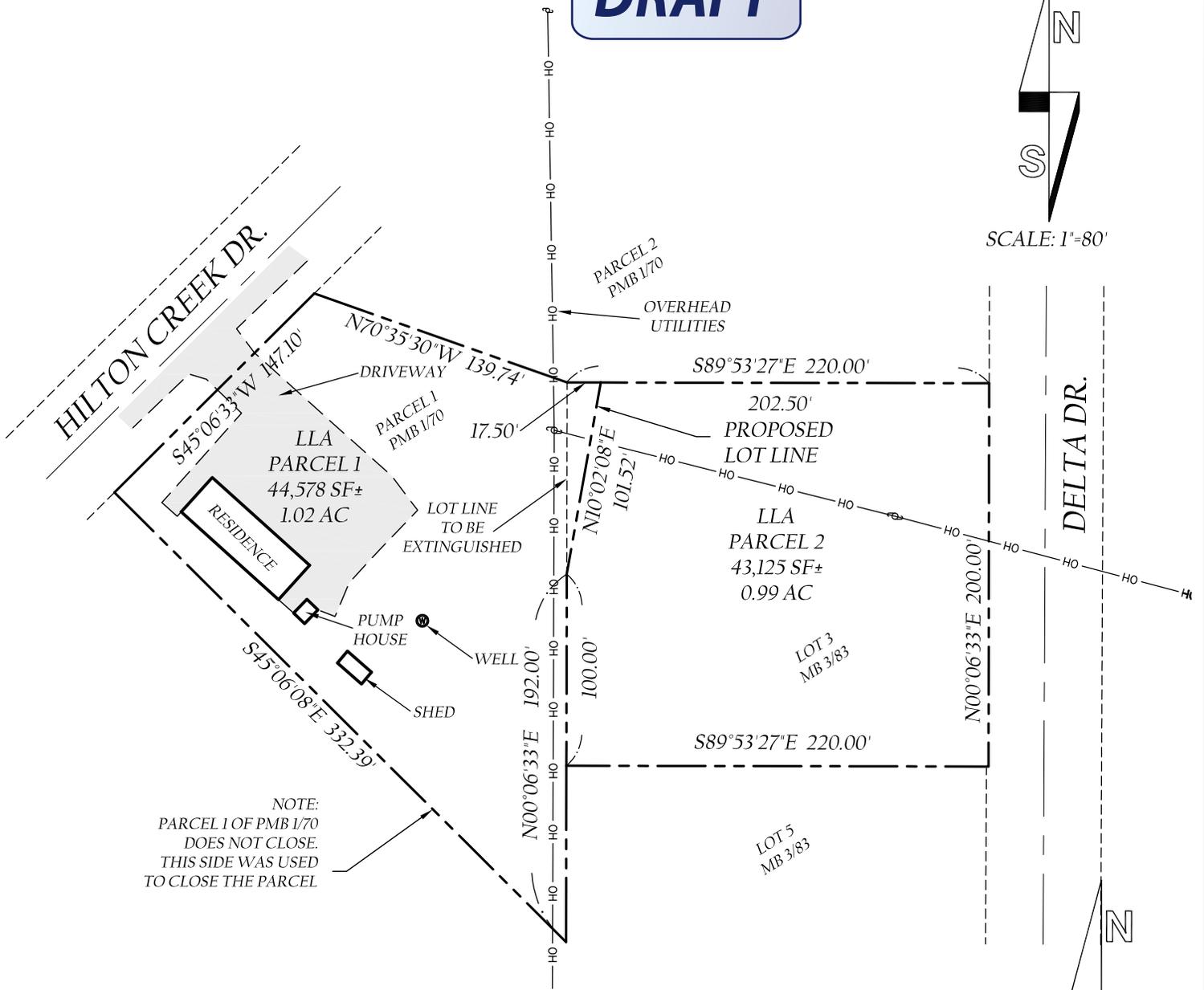
## LOT LINE ADJUSTMENT 20-0XXMC

### DELTA DRIVE

**DRAFT**



SCALE: 1"=80'



NOTE:  
PARCEL 1 OF PMB 1/70  
DOES NOT CLOSE.  
THIS SIDE WAS USED  
TO CLOSE THE PARCEL



SCALE: 1"=40'

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

GB19-030 LLA

Eastern Sierra Land Surveys, inc.

19 SHANNA CIR  
CROWLEY LAKE,  
CA 93546

## Map Check: LLA PAR 1

### Closure Summary

Precision, 1 part in: 1670184.50'

Error distance: 0.00'

Error direction: N42°20'13"E

Area: 44577.81 Sq. Ft.

Square area: 44577.808

Perimeter: 930.25'

### Point of Beginning

Easting: 5996.1742'

Northing: 5679.5569'

### Side 1: Line

Direction: N00°06'33"E

Angle: [-179.8908 (d)]

Deflection angle: [000.1092 (d)]

Distance: 192.00'

Easting: 5996.5400'

Northing: 5871.5565'

### Side 2: Line

Direction: N10°02'08"E

Angle: [-170.0736 (d)]

Deflection angle: [009.9264 (d)]

Distance: 101.52'

Easting: 6014.2308'

Northing: 5971.5232'

### Side 3: Line

Direction: N89°53'27"W

Angle: [080.0736 (d)]

Deflection angle: [-099.9264 (d)]

Distance: 17.50'

Easting: 5996.7308'

Northing: 5971.5566'

Side 4: Line

Direction: N70°35'30"W

Angle: [-160.7008 (d)]

Deflection angle: [019.2992 (d)]

Distance: 139.74'

Easting: 5864.9317'

Northing: 6017.9919'

Side 5: Line

Direction: S45°06'33"W

Angle: [115.7008 (d)]

Deflection angle: [-064.2992 (d)]

Distance: 147.10'

Easting: 5760.7183'

Northing: 5914.1749'

Side 6: Line

Direction: S45°06'08"E

Angle: [089.7886 (d)]

Deflection angle: [-090.2114 (d)]

Distance: 332.39'

Easting: 5996.1746'

Northing: 5679.5573'

## Map Check: LLA PAR 2

### Closure Summary

Precision, 1 part in: 2106398.07'

Error distance: 0.00'

Error direction: N50°32'00"E

Area: 43125.04 Sq. Ft.

Square area: 43125.043

Perimeter: 824.02'

### Point of Beginning

Easting: 6244.4541'

Northing: 5752.8601'

### Side 1: Line

Direction: N00°06'33"E

Angle: [-179.8908 (d)]

Deflection angle: [000.1092 (d)]

Distance: 100.00'

Easting: 6244.6447'

Northing: 5852.8599'

### Side 2: Line

Direction: N10°02'08"E

Angle: [-170.0736 (d)]

Deflection angle: [009.9264 (d)]

Distance: 101.52'

Easting: 6262.3355'

Northing: 5952.8266'

### Side 3: Line

Direction: S89°53'27"E

Angle: [-099.9264 (d)]

Deflection angle: [080.0736 (d)]

Distance: 202.50'

Easting: 6464.8351'

Northing: 5952.4408'

Side 4: Line

Direction: S00°06'33"W

Angle: [-090.0000 (d)]

Deflection angle: [090.0000 (d)]

Distance: 200.00'

Easting: 6464.4540'

Northing: 5752.4412'

Side 5: Line

Direction: N89°53'27"W

Angle: [-090.0000 (d)]

Deflection angle: [090.0000 (d)]

Distance: 220.00'

Easting: 6244.4544'

Northing: 5752.8603'