

**Mono County
Community Development Department**

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Planning Division

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**PREAPPLICATION
REVIEW REQUEST**

DATE 9/16/19 DATE RECEIVED BY CDD _____
PROJECT NAME Hidden Cyn Court / Blomgren | 15,53, 81, 95 Hidden Canyon Court

ANTICIPATED PERMIT OR APPLICATION: General Plan Amendment Specific Plan

Conditional Use Permit Director Review Other _____

REPRESENTATIVE Elena Blomgren

ADDRESS PO Box 7406 CITY/STATE/ZIP Mammoth Lakes CA 93546

TELEPHONE (818) 424-2954 FAX (_____) _____

E-MAIL ecarelena@yahoo.com ASSESSOR PARCEL # 060-340-034, 035, 036, 037

REVIEW REQUEST: A preapplication review by the Mono County Land Development Technical Advisory Committee (LDTAC) is requested for the following project. Briefly describe below the type of project, units, square footage, etc. Please attach expanded narrative if available.

I would like to propose to use these four parcels for a multi-unit project, with | | brownstone style units.

The concept is to make them affordable for locals by minimize the expense for Property tax and Exterior

Maintenance by creating shared expenses. The sq ft per unit is estimated at approx 1600 with a two

car garage. 3 bedroom 3 bath. Open floor plan. By building them with shared walls this helps keep

the sale price down for the buyer, also making this affordable for the builder.

These four parcels were originally Two parcels which would better suit this project, using the Edison

easement that goes through the center as a shared driveway for the garages thus utilizing all the usable

Land for the units and shared green space.

PLEASE PROVIDE: Maps, drawings, illustrations and narrative that may be useful for staff review.

FINAL MAP TRACT NO. 37-48
 IN THE UNINCORPORATED TERRITORY OF MONO COUNTY, CALIFORNIA
 BEING A RESUBDIVISION OF LOT LINE ADJUSTMENT PARCEL 1 OF LLA 59-05 PER
 CERTIFICATE OF COMPLIANCE RECORDED AS DOC#2003-008595
 6.374 ACRES GROSS
 5.414 ACRES NET

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS MAP IS THE WEST
 LINE OF SECTION 28, SHOWN HEREIN AS N002°53'34"
 AS SHOWN ON PARCEL MAP NO. 37-48 PER PARCEL
 MAP BOOK 2, PAGE 7.

EASEMENT NOTES

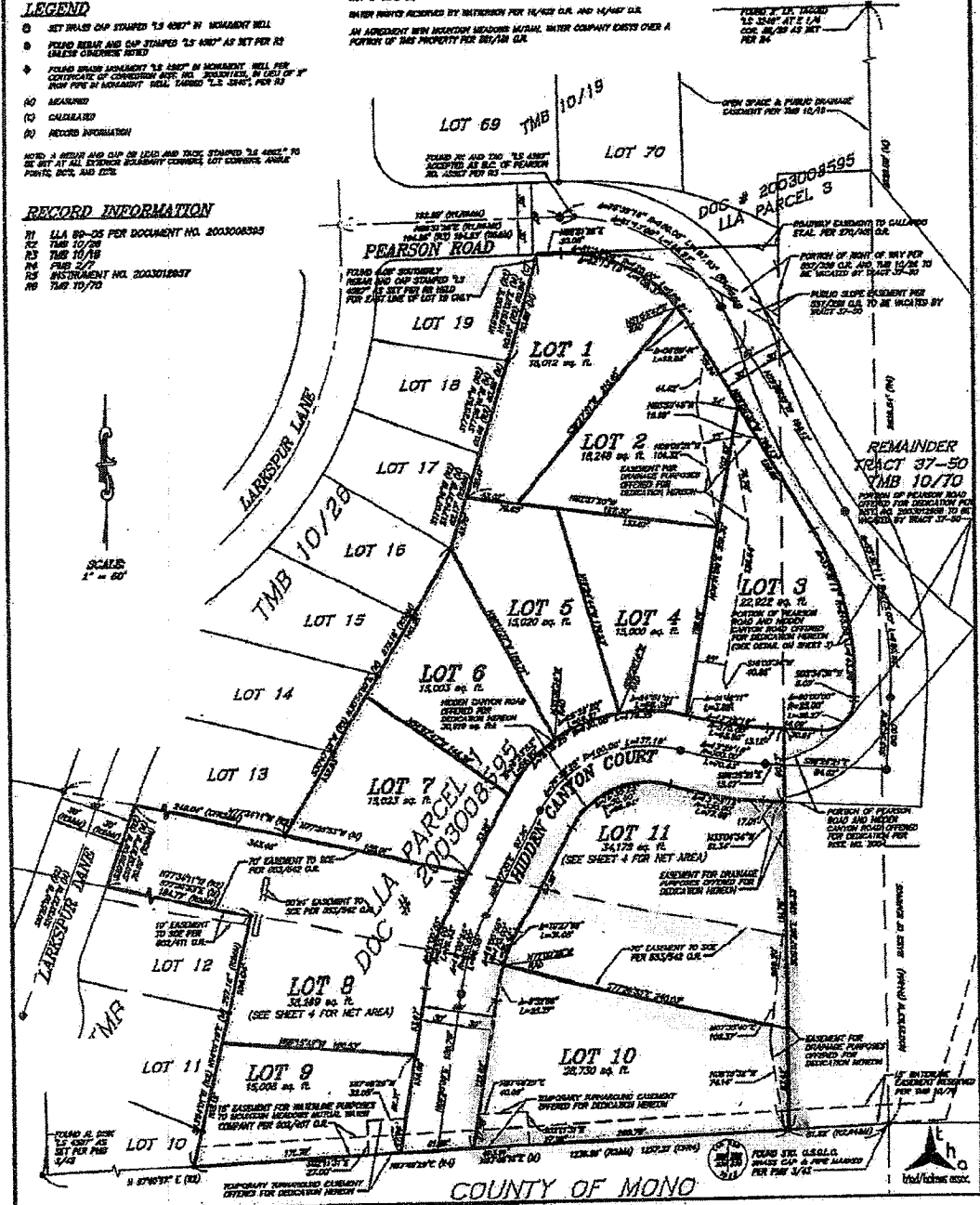
NO FOLLOWING UNLAWFUL RIGHTS OF
 EASEMENT SHALL AFFECT THE SUBJECT PROPERTY
 RIGHT OF WAY FOR DRINKING AND CANNALS AND RIGHT OF EGRESS OVER THE E.L.S. OF THE
 20' E.L.S. OF THE 20' BENCH OF THE ADJACENT OF ADJACENT LOTS AS SHOWN IN
 PARCEL TO LLA PER 5/27/04 G.L.
 RIGHT OF WAY IN FAVOR OF THE CITY OF LOS ANGELES FOR MONO BASIN AGREEMENT PER
 ACT OF JUNE 21, 1939
 WATER RIGHTS ACQUIRED BY WATERBURY PER 10/16/02 G.L. AND 10/16/02 G.L.
 AN AGREEMENT WITH MONTEGON MOUNTAIN WATER COMPANY EXISTS OVER A
 PORTION OF THIS PROPERTY PER 8/17/04 G.L.

LEGEND

- SET WALLS CAP STAMPED "S 0807" IN MONUMENT WELL
 - FOUND REBAR AND CAP STAMPED "S 1407" AS SET PER IS
 UNLESS OTHERWISE NOTED
 - ◆ FOUND BRASS MONUMENT "S 1407" IN MONUMENT WELL PER
 CERTIFICATE OF CORRECTION AND INC. RECORDS, IN LIST OF "I"
 FROM PWS BY MONUMENT WELL TAPPED "S 1407", FOR IS
 - (G) MEASURED
 - (C) CALCULATED
 - (D) RECORD INFORMATION
- NOTE: A BEARING AND CAP OR LEAD AND TAPE STAMPED "S 1407" TO
 BE SET AT ALL EXTERIOR BOUNDARY CORNERS, LOT CORNERS, ANGLE
 POINTS, ETC., AND ETC.

RECORD INFORMATION

- 11 LLA 59-05 PER DOCUMENT NO. 2003008595
- 12 TMB 10/28
- 13 TMB 10/19
- 14 PWS 2/7
- 15 INSTRUMENT NO. 2003012617
- 16 TMB 10/70



SIERRA MEADOWS PHASE II FINAL MAP TRACT NO. 37-55

IN THE UNINCORPORATED TERRITORY OF MONO COUNTY, CALIFORNIA

BEING A RESUBDIVISION OF LOT 10 AND LOT 11 OF TRACT NO. 37-48 IN THE COUNTY OF MONO, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 10 OF TRACT MAPS AT PAGES 77 THROUGH 77C IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING A PORTION OF THE SE 1/4 OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 29 EAST, MOUNT DIABLO BASE AND MERIDIAN.

1.44± ACRES

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS THE SOUTH LINE OF SECTION 26, SHOWN HEREON AS N87°40'16"E, AS SHOWN ON THE FINAL MAP OF TRACT MAP NO. 37-48 RECORDED IN BOOK 10, PAGE 77 OF TRACT MAPS.

EASEMENT NOTES

THE FOLLOWING UNLITIGATED RIGHTS OF EASEMENTS MAY AFFECT THE SUBJECT PROPERTY:

RIGHT-OF-WAY RESERVED BY U.S.A. IN PATENT RECORDED AS 8/137 O.R. ON AUGUST 18, 1933 FOR DITCHES AND CANALS AND RIGHT OF ENTRY OVER THE SE 1/4 OF THE SE 1/4 OF SEC 26 WITHIN 50' OF THE CENTERLINE OF THE CALIFORNIA, NEVADA POWER COMPANY TRANSMISSION LINES THAT EXISTED AT THAT TIME.

RIGHT-OF-WAY IN FAVOR OF THE CITY OF LOS ANGELES FOR MONO BASIN AQUEDUCT PER ACT OF JUNE 23, 1935.

WATER RIGHTS RESERVED BY WATERSON PER 18/422 O.R. AND 18/457 O.R.

AN AGREEMENT WITH MOUNTAIN MEADOWS MUTUAL WATER COMPANY EXISTS OVER A PORTION OF THIS PROPERTY PER 503/471 O.R.

SLANNEY EASEMENTS EXCLUSIVE OF BUILDING AREAS TO VERIZON CALIFORNIA, INC. FOR UTILITY PURPOSES PER INSTRUMENT NO. 2005007224 AND INSTRUMENT NO. 2005007210.

RECORD INFORMATION

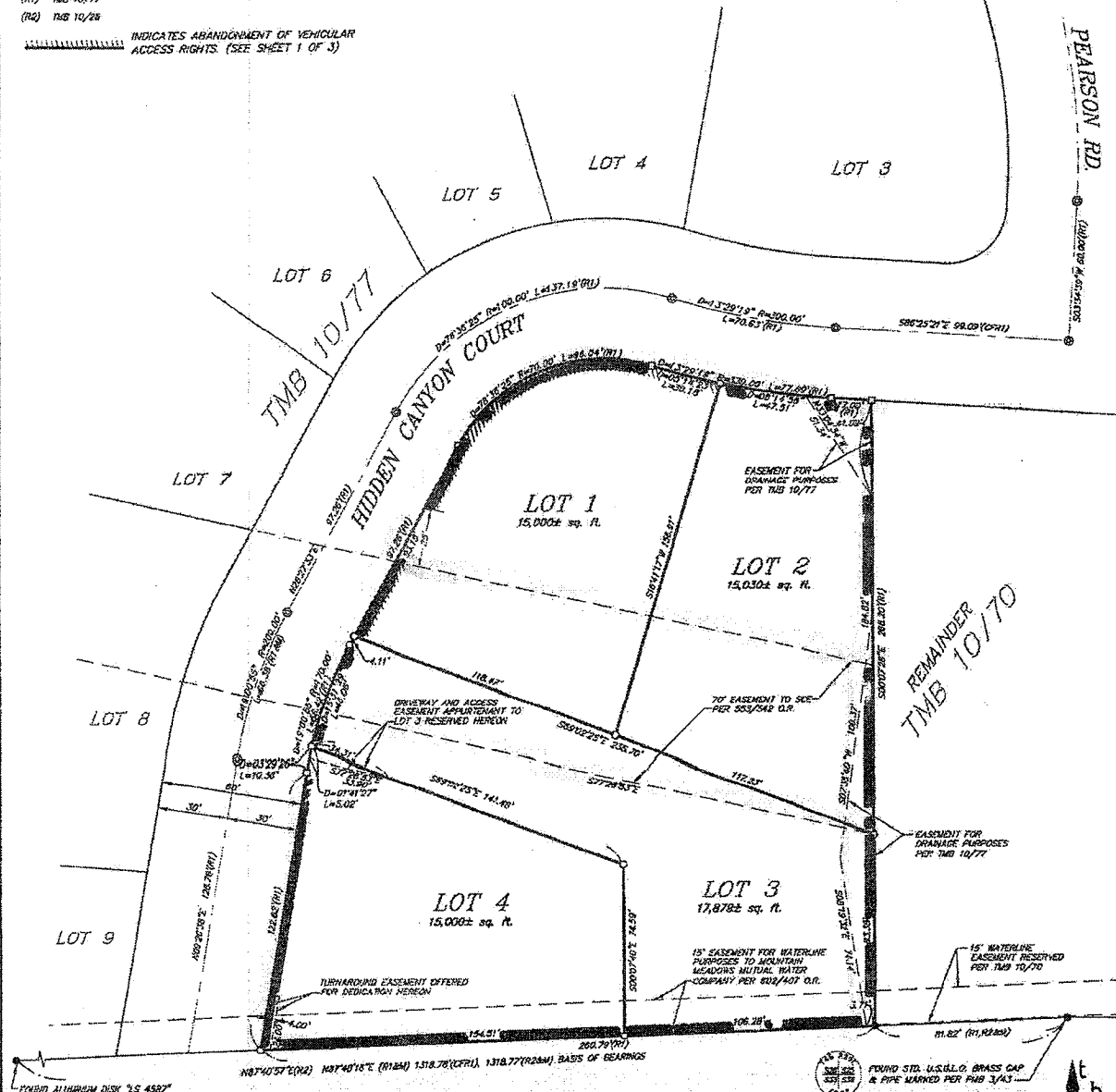
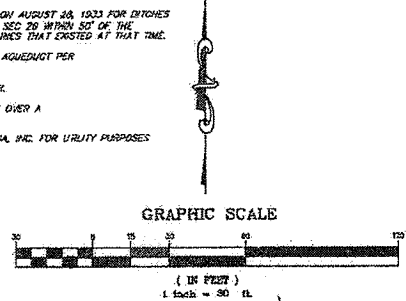
R1 - TMB 10/77

R2 - TMB 10/26

LEGEND

- SET REBAR AND CAP, OR SPIKE AND WASHER STAMPED "S 4587"
- ⊙ BRASS CAP STAMPED "S 4587" IN MONUMENT WELL TO BE SET ON OR BEFORE DECEMBER 31, 2005 PER R1
- ⊙ FOUND REBAR AND CAP STAMPED "S 4587" AS SET PER R2 UNLESS OTHERWISE NOTED
- ⊙ REBAR AND CAP, OR SPIKE AND WASHER STAMPED "S 4587" TO BE SET ON OR BEFORE DECEMBER 31, 2005 PER R1.
- (M) MEASURED
- (C) CALCULATED
- (OFF) CALCULATED FROM RECORD
- (R1) TMB 10/77
- (R2) TMB 10/26

INDICATES ABANDONMENT OF VEHICULAR ACCESS RIGHTS. (SEE SHEET 1 OF 3)



FOUND ALUMINUM DISK "S 4587" AT E 1/16 CORNER 20/35 AS SET PER PSMB 2/110



FOUND STD. U.S.G.L.G. BRASS CAP & PIPE MARKED PER PNB 3/4/3



COUNTY OF MONO

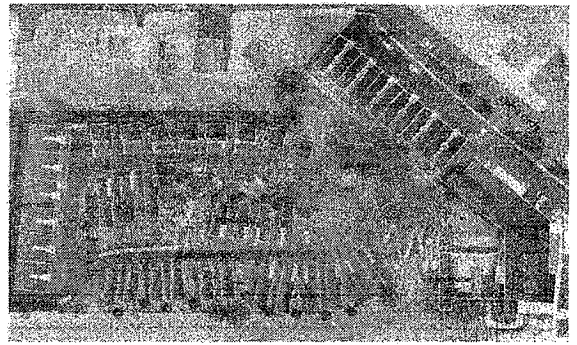
BOOK 10 OF TRACT MAPS AT PAGE 969

Mammoth View (Adjacent to Main Street, Mountain Boulevard, and Viewpoint Road)

Approved: August 2011

Summary: The Mammoth View project consists of a 54-room boutique hotel, 23 townhome condominiums, and 28 freestanding condominium cabin units. Additionally, the project proponent has contributed funding towards the undergrounding of the power lines along Main Street, construction of a sidewalk along Main Street between Mountain Boulevard and Minaret Road, and the ongoing maintenance of Viewpoint Road.

Status: Entitled through August 2023

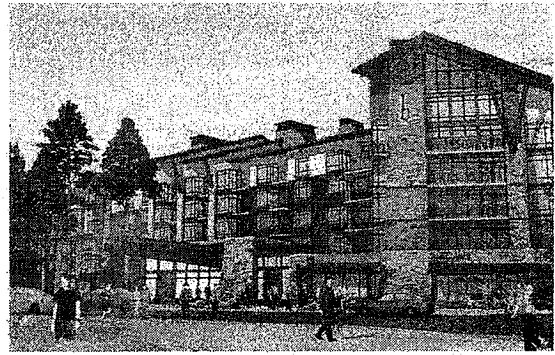
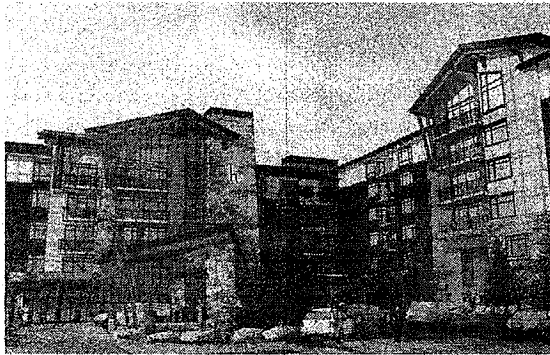


South Hotel (North Village, East of Minaret Road)

Approved: December 2006

Summary: The South Hotel project consists of a 251-unit condo hotel located in the North Village Specific Plan area. In addition to the hotel, the project will include approximately 13,000 square feet of commercial space that will be divided up into seven commercial condo units and will be available for a restaurant/bar, lobby bar, retail sales, conference facilities, and a spa. The proposed project will have understructure parking for 292 vehicles and nine surface parking stalls.

Status: Entitled through December 2021



Other Commercial Projects w/ Valid Entitlements

Project	Location	Approved Date	Summary	Status
Holiday Haus	3863 & 3905 Main St.	Oct-2008	91-unit condo-hotel project	Entitled through Oct-2019
Mammoth Hillside	North Village, West of Canyon Blvd.	Jan-2006	193-unit condo-hotel project	Entitled through Jan-2021

RESIDENTIAL PROJECTS

Manzanita Creek (131 and 145 Manzanita Road)

Approved: April 2018

Summary: The Manzanita Creek project is a five-unit condominium project located adjacent to the Parcel (i.e., formerly Shady Rest). The structure will be two stories tall with a maximum height of 35 feet. Four of the units will have an approximate square footage of 1,300 sq. ft. and the fifth unit will have an approximate square footage of 1,700 sq. ft. All of the units will have at least a one-car garage and additional parking will be located adjacent to the structure. These units are not permitted to be used as nightly rentals since the project is within the RMF-1 zone.

Status: Construction began in summer 2018

