

**Mono County  
Community Development Department**

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**Planning Division**

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**PREAPPLICATION  
REVIEW REQUEST**

DATE 02/25/19

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

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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 14 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 99-05 PER  
 CERTIFICATE OF COMPLIANCE RECORDED AS DOC#2003-008595  
 6.37± ACRES GROSS  
 5.41± ACRES NET

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS MAP IS THE WEST LINE OF SECTION 28, SHOWN HEREIN AS N002°33'31" AS SHOWN ON PARCEL MAP NO. 37-69 PER PARCEL MAP BOOK 2, PAGE 7.

**EASEMENT NOTES**

THE FOLLOWING UNLOADABLE RIGHTS OR EASEMENTS MAY AFFECT THE SUBJECT PROPERTY:

RIGHT OF WAY FOR DITCHES AND CANALS AND RIGHT OF ENTRY OVER THE E.L.O. OF THE E.L.O. OF SEC. 28 WITHIN 50' OF CENTERLINE OF TRANSMISSION LINES AS PROVIDED IN PART 1 TO USA FOR 10/17 O.R.

RIGHT OF WAY IN FAVOR OF THE CITY OF LOS ANGELES FOR MONO DAM ADJUNCT PER ACT OF JUNE 23, 1930

WATER RIGHTS RESERVED BY WATERFURN PER 14/22 O.R. AND 14/467 O.R.

AN AGREEMENT WITH SEANTON MEADOWS NATURAL WATER COMPANY EXISTS OVER A PORTION OF THIS PROPERTY PER 84/181 O.R.

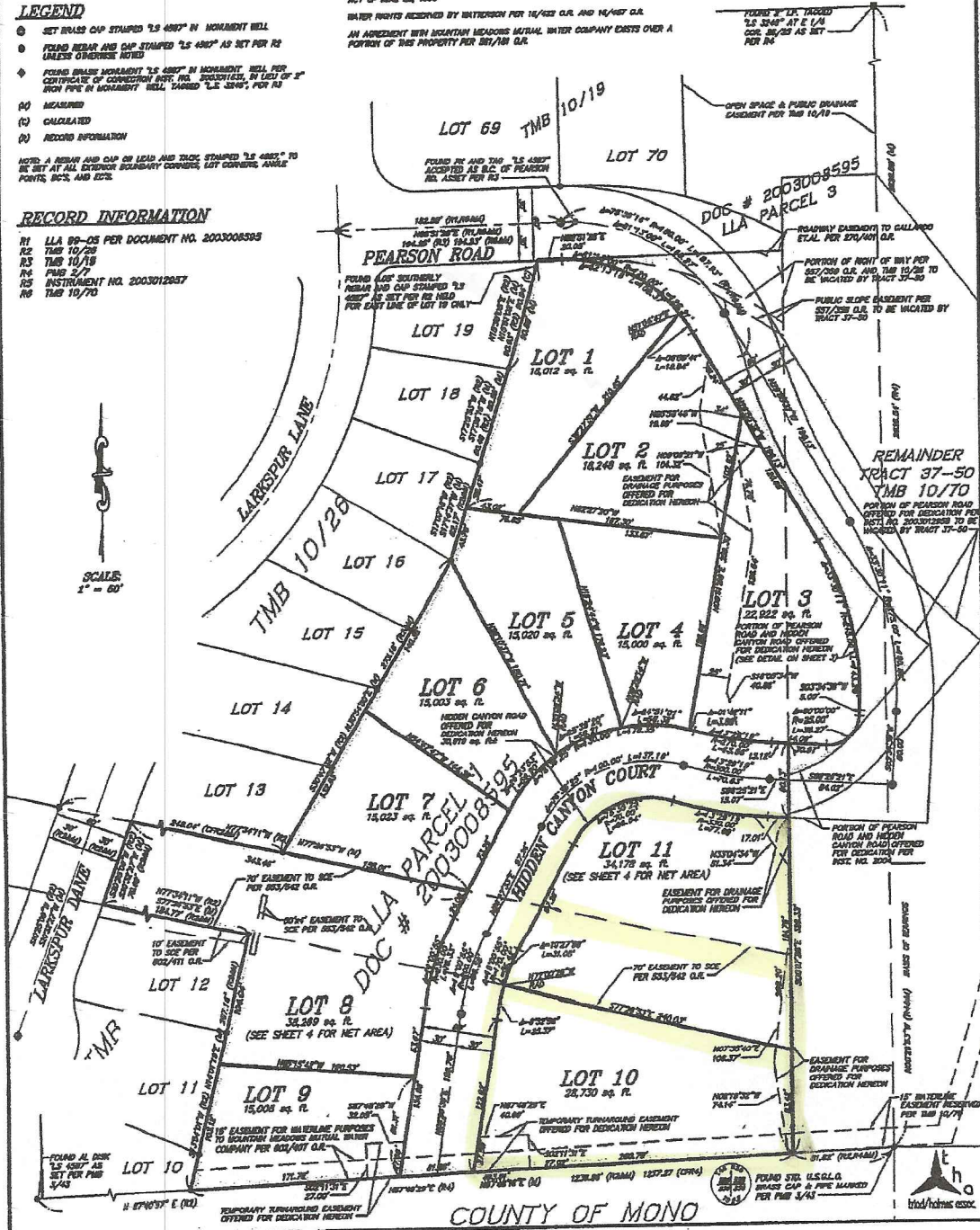
**LEGEND**

- SET BRASS CAP STAMPED "S 4887" IN MONUMENT WELL
- FOUND REBAR AND CAP STAMPED "S 4887" AS SET FOR R3 UNLESS OTHERWISE NOTED
- ◆ FOUND BRASS MONUMENT "S 4887" IN MONUMENT WELL PER CERTIFICATE OF CORRECTION DATED FEB. 28/2004, IN LIEU OF "I" FROM PILE IN MONUMENT WELL, STAMPED "S.S. 3244", PER R3
- 00 MEASURED
- (C) CALCULATED
- (D) RECORD INFORMATION

NOTE: A REBAR AND CAP ON LEAD AND TRAIL, STAMPED "S 4887" TO BE SET AT ALL EXTERIOR BOUNDARY CORNERS, LOT CORNERS, ANGLE POINTS, SETS, AND ETC.

**RECORD INFORMATION**

- R1 LLA 99-05 PER DOCUMENT NO. 2003008595
- R2 TMB 10/28
- R3 TMB 10/19
- R4 PMS 2/7
- R5 INSTRUMENT NO. 2003012657
- R6 TMB 10/70



BOOK OF TRACT MAPS AT PAGE



# 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°48'16"E, AS SHOWN ON THE FINAL MAP OF TRACT MAP NO. 37-48 RECORDED IN BOOK 10, PAGE 77 OF TRACT MAPS.

### LEGEND

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

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

### EASEMENT NOTES

THE FOLLOWING UNLOCATABLE RIGHTS OR EASEMENTS MAY AFFECT THE SUBJECT PROPERTY:

RIGHT-OF-WAY RESERVED BY U.S.A. IN PATENT RECORDED AS 8/137 O.R. ON AUGUST 28, 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, 1936.

WATER RIGHTS RESERVED BY WATTERSON PER 16/422 O.R. AND 16/457 O.R.

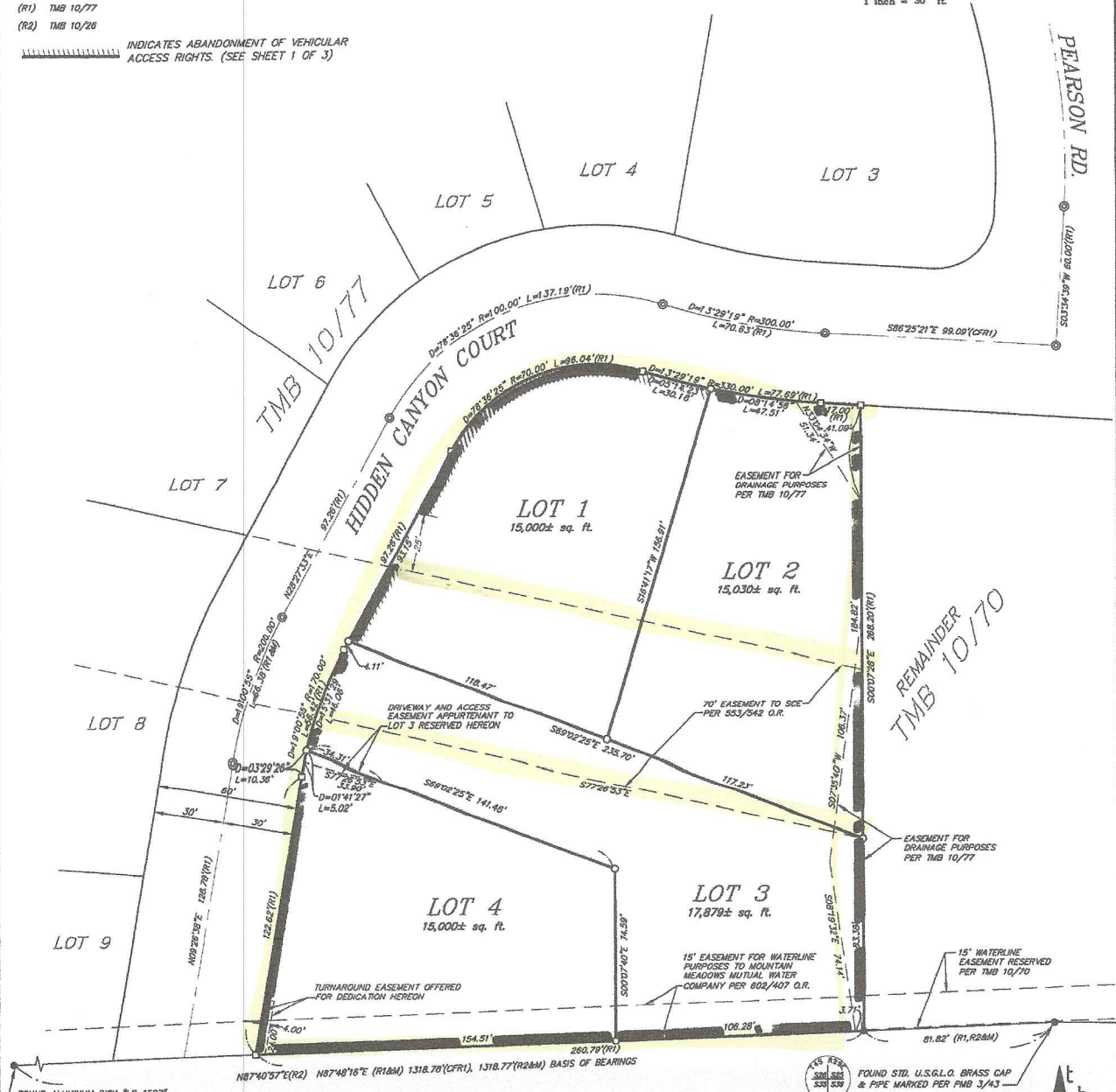
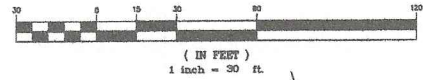
AN AGREEMENT WITH MOUNTAIN MEADOWS MUTUAL WATER COMPANY EXISTS OVER A PORTION OF THIS PROPERTY PER 562/181 O.R.

BLANKET EASEMENTS EXCLUSIVE OF BUILDING AREAS TO VERIZON CALIFORNIA, INC. FOR UTILITY PURPOSES PER INSTRUMENT NO. 2005002724 AND INSTRUMENT NO. 2005002810.

### RECORD INFORMATION

- R1 - TMB 10/77
- R2 - TMB 10/26

GRAPHIC SCALE



FOUND ALUMINUM DISK "LS 4587" AT E 1/16 CORNER 26/35 AS SET PER R5MB 2/119

FOUND STD. U.S.G.L.G. BRASS CAP & PIPE MARKED PER PHB 3/43

COUNTY OF MONO



BOOK 10 OF TRACT MAPS AT PAGE 96A

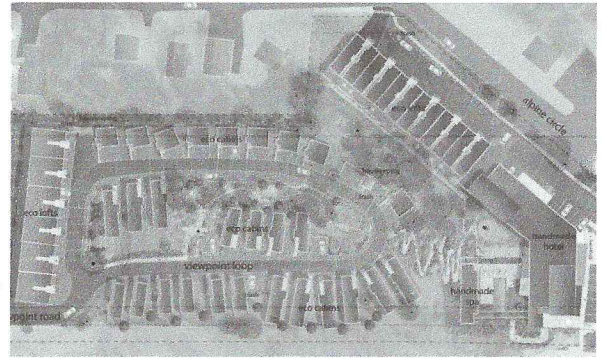


**Mammoth View** (Adjacent to Main Street, Mountain Boulevard, and Viewpoint Road)

**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

