

Mono County Community Development Department

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 INFORMATION

INTRODUCTION:

A Lot Line Adjustment (LLA) is the process of moving property lines between two or more adjacent parcels, where the number of lots does not change. Parcels amended by the Lot Line Adjustment process must be consistent with the General Plan and the Mono County Code. A Lot Line Adjustment process takes approximately two months. Lot line adjustments require that property taxes be prepaid or that a surety bond or other security for such payment be filed (see item G below).

APPLICATION PACKET SHALL INCLUDE:

- A. Completed application form.
- B. Property title report.
- C. Signed and notarized Owner's Request for Lot Line Adjustment by owners of each lot.
- D. Completed Project Information form.
- E. Detailed Plot Plan meeting the requirements shown on the Lot Line Adjustment application, legal descriptions, and deeds (prior to recording).
- F. Deposit for project processing: See Development Fee Schedule.
- G. Environmental Review (CEQA): See Development Fee Schedule for Categorical Exemption.

APPLICATION REVIEW PROCEDURE:

- A. **Application packet submitted** to the Planning Division.
- B. **Planning staff review** of the application packet. If it is incomplete, the applicant will be notified of the deficiencies. If deemed complete, the packet will be sent for review to the Public Works and Health departments.
- C. **Staff verification** of ownership, property tax installments, and general plan consistency. Staff will verify property ownership, check on the status of tax installments for the parcels, and verify that the proposed lot line adjustment is consistent with applicable county policies.
- D. **Review and approval by LDTAC**, the Land Development Technical Advisory Committee. The LDTAC consists of representatives from the Planning, Public Works and Health departments. Before taking action, the LDTAC will review the Lot Line Adjustment application, as well as pertinent background information and any comments. The LLA may be: 1) denied; 2) approved; or 3) approved with conditions.

The end of a calendar year is popular for recording LLAs due to payment of two tax installments versus three. In order to allow staff a reasonable amount of time to process, review, and verify the information required for LLAs, applications received after December 1, may not be accepted and/or processed by December 31.

- E. **Appeal of the decision.** The applicant or other interested parties can appeal the LDTAC decision to the Planning Commission. If an appeal is filed, the LLA will not be recorded at the County Recorder's office until the appeal is considered and the Planning Commission renders a decision. A completed appeal application with accompanying fees must be filed with the Planning Division within 15 days of the decision date.
- F. **County Code §17.37.110 Recording of lot line adjustments.**

1. Should dedications or improvements be required, the record of survey for the lot line adjustment shall not be recorded until such time as said dedications or improvements have been made in accordance with Section 17.37.070.
2. Upon review and approval by the County Surveyor of all maps and documents (legal descriptions, deed descriptions) required in accordance with this chapter and payment by the applicant of all fees including record of survey map check fees, the County Surveyor shall transmit the approved legal descriptions to the Planning Division for a final review prior to recordation.
3. Any requests for a certificate of compliance regarding a lot line adjustment shall be submitted and processed in accordance with Chapter 17.50 of this code.
4. An approved lot line adjustment shall expire 12 months after its approval by the advisory agency. The expiration of the approved lot line adjustment shall terminate all proceedings and no maps or documents of all, or any portion, of the real property included within the approved lot line adjustment shall be recorded without first processing a new application in accordance with this chapter. (Ord. 98-03 § 2, 1998; Ord. 83-446-K § 2 (part), 1983.)

G. Property Tax Installments.

Government Code § 66493 (a) provides that whenever a subdivision is subject to a lien for taxes or special assessments collected as taxes not yet due, prior to recording the owner must pay property tax installments. Payment options include cash, check or via the County’s website: <http://monocounty.ca.gov/tax/page/property-tax-payments-and-data-inquiry> For information on property tax installments and amounts due, please contact the tax collector’s office at 760.932.5480.

If your LLA will record between January and September, the County may need to calculate your estimated taxes for the coming year. Please call the tax collector’s office at 760.932.5480 to determine if this is applicable to you.

The reason such payment of tax installments are required is that taxes collected during a given fiscal year (July 1 to June 30) are based on the parcels in existence at 12:01 a.m. Jan. 1 of the preceding fiscal year; as of that date, a lien securing payment of those taxes attaches to the then-existing parcels.

A lot line adjustment technically creates “new” parcels for which new parcel numbers are issued by the assessor; the old parcels and parcel numbers cease to exist. In other words, a lot line adjustment effectively eliminates the parcel securing payment of taxes. Thus, the only way to ensure collection of those taxes is to require payment of tax installments. For that reason, an owner filing a lot line adjustment before the end of a calendar year or earlier needs to prepay both tax installments (December 10 and April 10). After December 31, the owner must also pay tax installments on estimated taxes for the subsequent tax year (April 10, December 10 and April 10).

H. Prior-to-recording Checklist.

All of the below items should be completed and/or reviewed by December 1, in order to allow adequate processing time and/or corrections before December 31:

- | | | |
|--------------------------|--------------------------------------------------------------------------|--------------|
| <input type="checkbox"/> | Pay tax installments at tax collector’s office - applicant | 760.932.5450 |
| <input type="checkbox"/> | Review legal descriptions for accuracy - county surveyor | |
| <input type="checkbox"/> | Review exhibits - staff and/or county surveyor | |
| <input type="checkbox"/> | Review deed descriptions - staff and/or county surveyor | |
| <input type="checkbox"/> | Assign new assessment number just prior to recording – assessor’s office | 760.932.5510 |
| <input type="checkbox"/> | Prepare final LLA packet for recording – planning division | 760.924.1800 |

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**LOT LINE ADJUSTMENT
APPLICATION**

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

APPLICANT/AGENT _____

ADDRESS _____ CITY/STATE/ZIP _____

TELEPHONE (_____) _____ E-MAIL _____

OWNER, if other than applicant _____

ADDRESS _____ CITY/STATE/ZIP _____

TELEPHONE (_____) _____ E-MAIL _____

PROJECT DESCRIPTION: Assessor's Parcel # _____

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.

Signature

Signature

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 _____

PROJECT TITLE _____

LOT SIZE (sq. ft./acre) _____ ASSESSOR'S PARCEL # _____

PROJECT LOCATION _____

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 _____ 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) _____

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 _____ South _____

East _____ West _____

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) _____

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) _____

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

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?

B. How does the proposed project affect views from existing residential/commercial developments, public lands or roads? _____

C. If outdoor lighting is proposed, describe the number, type and location _____

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*
- 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 _____

Water Supply _____

Sewage Disposal _____

Fire Protection _____

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 _____ Date _____

For _____