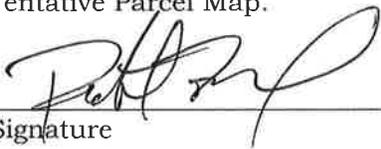


- Existing or proposed easements that may have influenced the proposed parcel line locations or may influence the locations of buildings.
- Domestic water source including the name of supplier, quality and an estimate of available quantity. If individual wells are proposed, show the location of each well. Show also each existing well within 200 feet of the subject property.
- Method of sewage disposal and name of sewage agency, if any. If individual septic disposal systems are proposed, show the location of leach field and replacement area. Show also each existing septic disposal system within 200' of the subject property.
- Other information needed by Land Development Technical Advisory Committee (LDTAC), including maps of adjoining land that may have been divided previously.

The items checked above have been included in the application packet or are shown on the Tentative Parcel Map.


Signature

6.11.2016
Date

I would like to purchase this property & split into two lots.

My Questions AND Concerns are:

1. IS THIS PROPERTY SPLITTABLE
2. Could one well supply two homes
3. Could one septic system supply two home.
4. AND MOST IMPORTANTLY, WOULD THE COUNTY REQUIRE ME TO DO ANY UPGRADES AS A RESULT OF SPLIT. I.E. ROAD WORK ETC. I NEED TO KNOW THIS PRIOR TO PURCHASE TO EVALUATE TOTAL COST. Thank you, Bob

GEOLOGIC SITE RECONNAISSANCE
6.70 Acre Parcel
Swall Meadows
(Parcel 2, Parcel Map No. 37-135,
Sec. 13, T5S, R3DE)
Mono County, California
for
Triad Engineering
W.O. 3.825-VN June 9, 1989

June 9, 1989
W.O. 3.825-VN

Triad Engineering
P.O. Box 1570
Mammoth Lakes, California 93546

Attention: Mr. Rich Sadalich

Subject: Geologic Site Reconnaissance
6.70 Acre Parcel, Swall Meadows
(Parcel 2, Parcel Map No. 37-135, Sec. 13, T35, R30E)
Mono County, California

Gentlemen:

As requested, this office has performed a geologic reconnaissance study of the subject 6.70 acre parcel in Swall Meadows, California, to assess the geotechnical feasibility of constructing one single-family dwelling. The study included research of pertinent published geologic and seismic data, a visual geologic site inspection, and visual examination of two backhoe test pits that were excavated primarily as percolation test pits. Due to the limited scope of this reconnaissance study, no sampling or laboratory testing was performed. A detailed, working-scale, topographic map of the site is not presently available. A detailed topographic survey should be considered as part of site development.

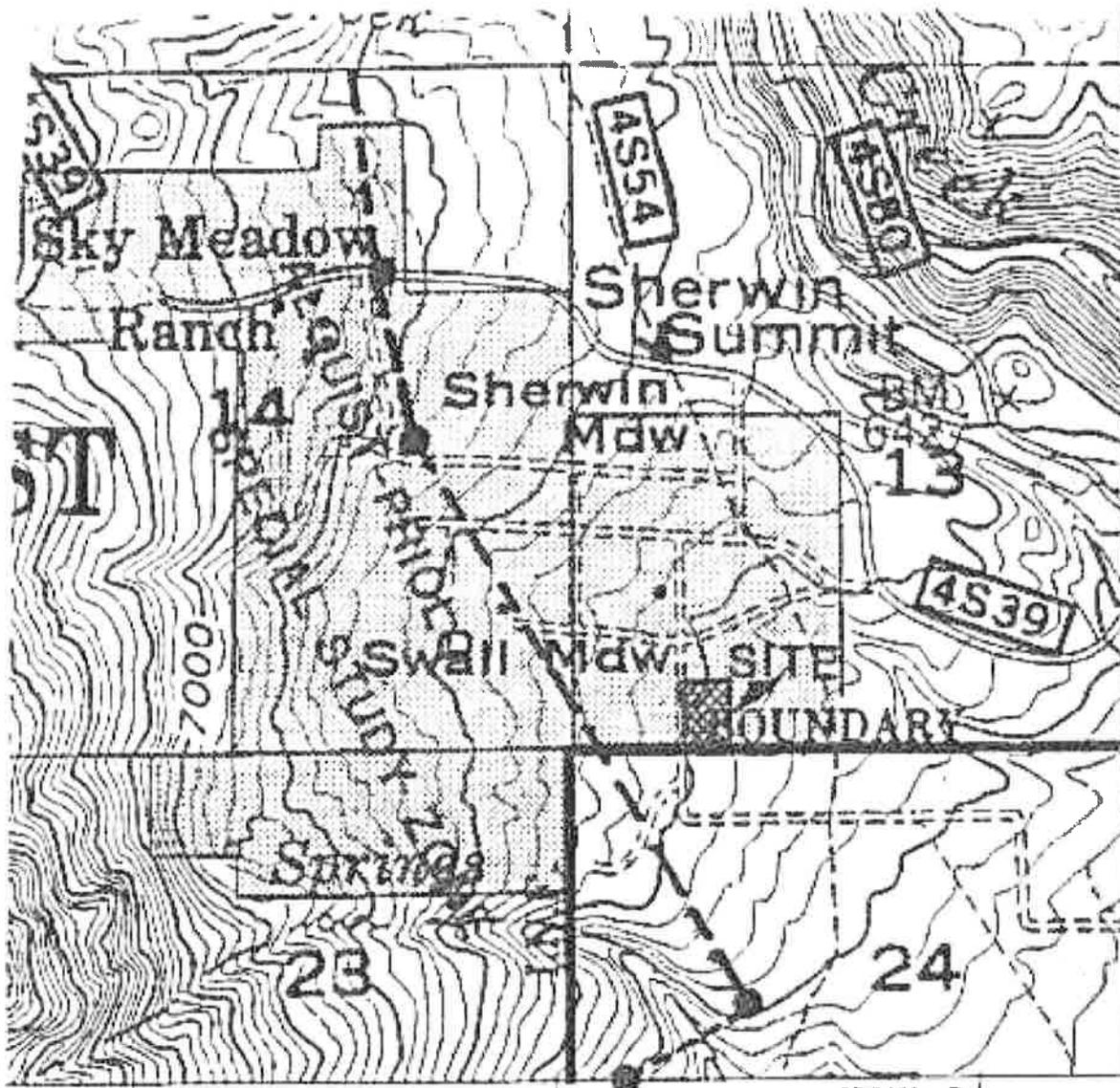
SITE DESCRIPTION

The site is a rectangular-shaped, 6.7 acre parcel of vacant land located near the eastern base of the Sierra Nevada mountain range. The topography of the site is relatively flat and slopes gently eastward. The steep Sierra Nevada mountain front rises rapidly above the Swain Meadow plain approximately one-half mile west of the site. Access to the site is via several unimproved dirt roads (see Vicinity Map, Figure 1).

Surface drainage on the site is generally by sheet flow toward two minor drainage courses which flow in an easterly direction. The available parcel map reflects two established drainage easements paralleling the natural drainage courses (see Figure 2). At the time of observation, these drainage courses were dry; however, significant amounts of water will most likely flow in these channels during and for short periods following high intensity rainfall and/or during years of above average snow melt. Provisions for surface drainage should be incorporated into final development plans.

SURFICIAL EARTH MATERIALS

Earth materials on the site consist of minor fill, thin topsoil and glacial outwash/alluvial debris shed from the steep mountains to the west. Logs of two backhoe test pits are presented in



4152000m N

355000m E

37°30' 118°37'30"

INT. TOX



SCALE



VINCINITY MAP
 8.70 ACRE PARCEL -
 SWALL MEADOWS, MONO COUNTY, CA
 TRIAD ENGINEERING

DATE 6/89 W.O. NO. 3.625

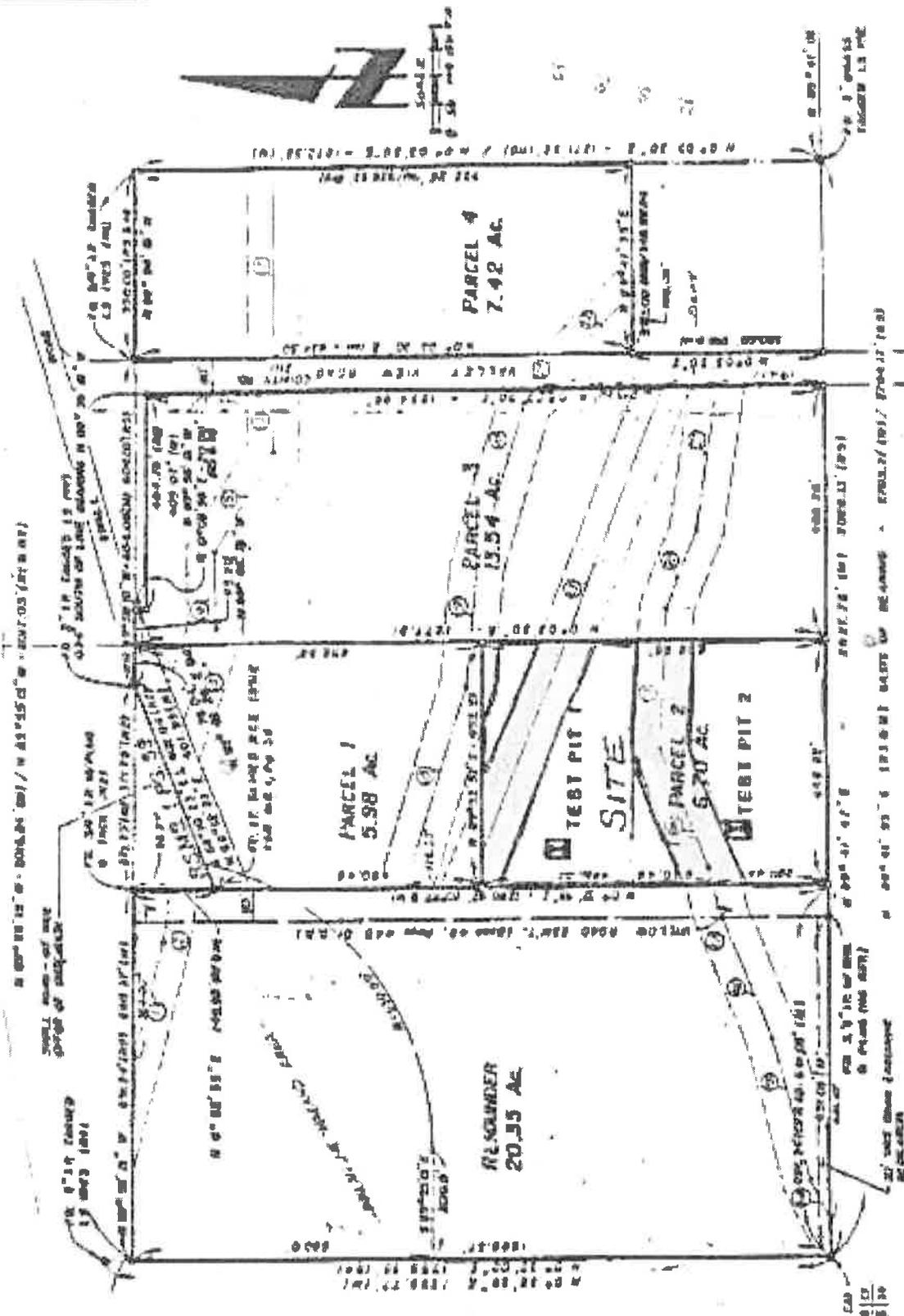
Soil Mechanics • Geology • Foundation Engineering



**PARCEL MAP & TEST PIT LOCATIONS
8.70 ACRE PARCEL
SWALL MEADOWS, MONO COUNTY, CA
TRIAD ENGINEERING**

DATE 8/89 W.O. NO. 3 825

Soil Mechanics • Geology • Foundation Engineering



and recompact within developed areas, and/or structural footings should be deepened to extend thorough the topsoil into competent material.

Glacial Outwash/Alluvium

Very coarse, granular to bouldery glacial outwash/alluvial clastic sediments underlie the majority of the site. Large granite boulders up to several feet in diameter are scattered across the surface of the site. In general, these materials are dense and competent and should provide adequate support of the proposed structure. In addition, these granular materials appear to be quite permeable and should provide an adequate percolation rate for the proposed on-site sewage disposal system.

Seismicity

The site is located in a seismically active region, as is most of California. The Sierra Nevada frontal fault zone trends in a northwesterly direction within one-half mile west of the site. The 1981 Hilton Creek earthquake appears to have occurred on a segment of the frontal fault system; therefore, it is considered to be active. The site is located approximately 700 feet east of an Alquist-Priolo Special Seismic Studies Zone outlined on the

southwest quarter of the Casa Diablo Mountain Quadrangle (see Vicinity Map, Figure 1).

Although evidence of surface faulting was not observed and no known faults are present on the site, periodic moderate to intense ground shaking on the site is likely to occur within the next 50 to 100 years from earthquakes on nearby as well as distant faults. The ground shaking should be no more severe than that on other existing developed properties in the vicinity.

The possibility of earthquake related effects such as ground surface rupture and liquefaction is considered remote.

Seismically resistant structural design is, however, required.

Experience has shown that one and two-story wood frame structures with reinforced concrete foundations constructed in accordance with current building codes perform well during moderately strong ground shaking (i.e., adequate shear panelling, mudsill anchor bolts, etc.).

CONCLUSIONS AND RECOMMENDATIONS

The proposed construction of a single-family dwelling on the site appears to be feasible from a geotechnical standpoint, provided the recommendations contained herein are adhered to during the design and construction phases of the project.

POSSIBLE LOCATION OF PROPOSED DEVELOPMENT

The meadow area located between the two drainage easements is the least desirable portion of the site for proposed structures because it is underlain by soft topsoil which would require removal and recompaction and/or deepened footings. Also, shallow ground water encountered in this area would make construction of an on-site sewage disposal system difficult, if not impossible.

It is recommended that the development be located in the area south of the southernmost drainage easement. This area appears to be the most feasible for construction as it is underlain by dense granular material suitable for structural support. Footings should be founded at least 18 inches into firm alluvium and designed for a Code bearing value of 1000 pounds per square foot.

The southern portion of the site also appears to be most suitable for construction of the on-site sewage disposal system, as the material is permeable and shallow ground water was not encountered.

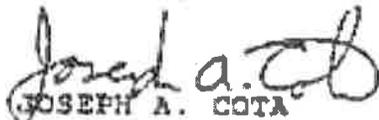
A more specific location for the proposed development can be evaluated upon receipt of a detailed, site specific topographic map.

All future development/grading plans should be reviewed by this office prior to construction.

We appreciate this opportunity to be of service to you. Should you have any questions regarding this report, please do not hesitate to contact us.

Very truly yours,

GEOSOILS, INC.


JOSEPH A. COTA
RG 4572


GEORGE R. LARSON
CEG 161

JAC:GRL/jc.C7:534

Encl: Appendix A, Test Pit Logs

cc: (3) Addressee

June 9, 1989
W.O. 3.835-VH

APPENDIX A
Test Pit Logs

TEST PIT LOGS

Test Pit No.	Depth Below Surface (FT.)	Material Type	Material Description	Comments
1	0	<u>TOPSOIL</u>	0-24' : Black silty SAND, with clay binder, fine to medium grained, organic, very soft, moist, slightly plastic, porous, common rootlets, appears compressible, easily probed to 2' depth, sharp contact with underlying alluvium.	
2	6	<u>ALLUVIUM</u> <u>GLACIAL</u> <u>OUTWASH/ALLU-</u> <u>VIIUM</u>	0-24-5' : Light gray-brown, coarse SAND, poorly sorted, dense, very moist to saturated good permeability, water seepage @ 44'. 0-0-6' : Tan, gravelly SAND, with common rounded granitic boulders and cobbles, very poorly sorted, very dense and compact, permeable appearance, dry to slightly moist, No groundwater encountered.	

LAW OFFICES OF
DAVID S. BAUMWOHL
A PROFESSIONAL CORPORATION

DAVID S. BAUMWOHL
MARK G. MAGIT

DEE NADWOCKI, CLA
CERTIFIED LEGAL ASSISTANT

THE MAMMOTH MALL, SUITE 220
POST OFFICE BOX 1188
MAMMOTH LAKES, CALIFORNIA 93546
TELEPHONE (619) 934-2000

FAX (619) 934-2600

June 6, 1989

Jim and Sherry Dodson
1970 Seville Drive
Napa, CA 94559

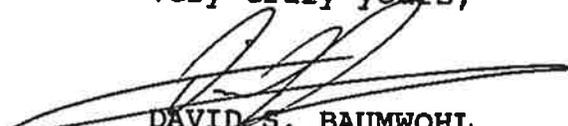
Jim and Sherry:

Enclosed herewith is a copy of correspondence Don Strain received from Southern California Edison. It did not appear from our copy that a copy had already been provided to you.

From my review of the document, it appears that you indeed have utility service available from Edison. There will be some hook-up costs as scheduled on page 2. We are not experts in utility services, and therefore, should you have any questions relating to this particular document, we suggest that you contact Edison directly at the number indicated on the letterhead. Should you need our assistance along these lines, please let us know.

As per your past request, we did follow-up with Triad Engineering. As we understand it, David Laverty has been in direct contact with you and has performed most of the tests. Everything appears to be moving along. Should you need us to do any further follow-up for you, please let us know.

Very truly yours,



DAVID S. BAUMWOHL

DB:dn:100
Enclosure

JUN - 1 1989



Southern California Edison Company *from Strain*

374 LAGOON STREET
BISHOP, CALIFORNIA 93514

MICHAEL K. GADD
DISTRICT MANAGER

TELEPHONE
(818) 873-6308

May 30, 1989

Mr. Don Strain
Coldwell Banker
P. O. Box 1059
Mammoth Lakes, CA 93546

Dear Don:

SUBJECT: Availability of Electrical Service
Parcel Map No. 37-135/Parcel #2 6.7 Acres

A field check of the subject parcel reveals that we have existing overhead facilities available 20' from the S/W corner of Parcel No. 2 Pole No. 2054266E.

Service would be provided via Rule No. 16 if underground at an estimated cost of \$1,000 to \$3000, plus the customer providing trench conduit, backfill and any substructures that might be required. Price will vary depending upon location of residence on the parcel.

If an overhead service is requested and permitted by Mono County, cost would be based on connected load per Rule No. 15 (copy attached).

If you have any questions regarding this matter or if you are in need of additional information that I am able to provide, please feel free to call.

Sincerely,

A handwritten signature in cursive script, appearing to read "David L. Jones".

DAVID L. JONES
CUSTOMER SERVICE PLANNER

DLJ/nb
Enclosure



Rule No. 15
LINE EXTENSIONS

Extensions of distribution lines of standard voltages (16.5 kV or less) necessary to furnish permanent electric service to applicants will be made by the Company in accordance with the following provisions:

- A. General. The Company will construct, own, operate and maintain lines only along public streets, roads and highways which the Company has the legal right to occupy, and on public lands and private property across which rights of way satisfactory to the Company may be obtained without cost or condemnation by the Company.
- B. Overhead Extensions to Individual Applicants for Service.

1. Free Footage Allowances. Overhead line extensions will be made by the Company at its own expense provided the length of line required does not exceed the free length as determined from the following allowances.

a. Domestic Service.

For lighting and appliances, each customer	300 feet
For each electric refrigerator customer	75 feet
For each electric range customer	200 feet
For each 30 gallon or larger storage type electric water heater customer ..	275 feet
For each electric clothes dryer customer	40 feet
For permanently installed heating equipment of at least 1.5 kW, per kW	35 feet
For motors of 1 hp or more, per hp connected	50 feet
For each home freezer customer	50 feet
For each automatic dishwasher customer	20 feet
For each permanently installed air cooling installation of less than 1 hp .	50 feet
For each furnace blower motor	10 feet
For each heat pump customer	800 feet
For air conditioning load, room or central unit, per hp connected	75 feet

b. Other Service.

For lighting load, per kW connected	125 feet
For permanently installed cooking or heating load, per kW	75 feet
For motors of 1 hp or more, per hp connected	175 feet
For air conditioning load, room or central unit, per hp connected	50 feet
For street lighting requiring pole line extensions, per 1,000 lumens	25 feet

Except for those instances where the customer requests special facilities, the Company will install, own and maintain the necessary transformers, meters and service wires in accordance with Rule No. 16 at its own expense.

2. Conditions.

- a. Seasonal, Intermittent and Standby Service. When an applicant will use electric service in establishments occupied seasonally or intermittently, as in seasonal resorts, cottages or other part-year establishments, one half of the allowance provided above will apply. No allowance will be made for equipment used for standby or emergency purposes only.
- b. Length and Location of Line. The length of line required for an extension will be considered as the distance along the shortest practical route, as determined by the Company, from the Company's nearest permanent distribution line pole to the pole from which the service connection is to be installed.
- c. Special Facilities. Under this Rule the Company shall install only those facilities which it deems are necessary to render service in accordance with the tariff schedules. Where the applicant requests facilities which are in addition to, or in substitution for, the standard facilities which the Company normally would install, the extra cost thereof shall be paid by the applicant.

Advances made under this section for service to three-phase motors of less than 3 hp shall be subject to refund in the event that the person making the advance increases his load so as to include service to three-phase motors of more than 3 hp.

(Continued)

(To be inserted by utility)

Issued by

(To be inserted by Cal. P.U.C.)

Advice No. 699-E

Michael R. Peevey

Date Filed November 19, 1985

Decision No. 85-08-043

Name

Effective December 19, 1985

Executive Vice President

Resolution No. _____

RULE 15(1)

Title