

Fusaro Parcel Split Proposal

We propose to split our single 14.95 parcel (Map A) up to 5 parcels. We are proposing five alternative parcel maps. Each alternative includes the retention of 10 acres with our primary residence and display five potential ways to split 4.95 acres. We intend for these parcels to be sold as residential lots. We already have several local individuals interested in purchasing the parcels to build their primary residence on.

The 4.95 acres we are proposing to split is vacant and contains minimal common desert vegetation (Map B). It was previously plowed and irrigated to produce alfalfa, thus is level and cleared of most rocks and vegetation (Photos 1-3). No cultural artifacts have been found on the property, and no threatened or endangered species (flora or fauna) are present. Land to the north and east is owned by DWP and is open desert, south is residential housing accessed by Coyote Rd., west is owned by the BLM and is open desert. A 20' drainage easement exists on the portion of the property that would remain with the home and 10 acres and would not be altered in any way by any proposal to divide property. All proposed parcels are within a FEMA flood hazard zone AE, with a small portion on the East side considered floodway (Map C). Flood risk has been mitigated significantly in the past year by Mono County dredging the ditch along the West side of the property, rerouting the ditch approximately 1 mile north of the property, and by DWP maintain the 6-10' berm to divert water away from the neighborhood. After these measures were taken, no flooding has occurred on the property despite the heavy flows from snowmelt and rainfall. We have spoken with SCE and have an unofficial map of the currently available electrical system (Map D). There is 1 ½ inch unused conduit that runs parallel to Chalfant road and would intersect the SW corner of our proposed parcel splits. It is our understanding that the abundance of UG transformers and "handholes" would make running power to divided parcels possible.

1. Our primary proposal would be to divide the 14.95 acres into 4 parcels (Alternative 1). Parcel 1 would contain our residence and 10 acres. Parcel 2 would be 1.25 acres on the North side of the property accessed by Roadrunner Lane which is unpaved. Parcels 3 & 4 would be 1.85 acres in a long rectangle accessed from paved Chalfant Road. Power could be run in a single line North/South along the western sides of all 3 new parcels.
2. Our secondary alternative would also be to divide the 14.95 acres into 4 parcels (Alternative 2) but into a different configuration of parcels 3 & 4. Parcel 1 would contain our residence and 10 acres. Parcel 2 would be 1.25 acres on the North side of the property accessed by Roadrunner Lane which is unpaved. Parcels 3 & 4 would be 1.80 acres in a square shape. This configuration would require a road (30' unpaved) and easements to be created between the Northern parcels (Parcel 2 & the parcel owned by C. Villar Construction Inc.) and the southern parcels 3&4. Power design would require a more in depth analysis to determine the most appropriate method to provide power to each parcel.
3. Our third alternative is to divide the 14.95 acres into 5 parcels (Alternative 3). Parcel 1 would contain our residence and 10 acres. Parcel 2 would be 1.235 acres on the North side of the property accessed by Roadrunner Lane which is unpaved. Parcels 3, 4, and 5 would be 1.235 acres. This configuration would require a road (30' unpaved) and easements to be created

between the Northern parcels (Parcel 2 & the parcel owned by C. Villar Construction Inc.) and the southern parcels 3, 4, and 5. Power design would require a more in-depth analysis to determine the most appropriate method to provide power to each parcel.

4. Our fourth alternative is to divide the 14.95 acres into 3 parcels (Alternative 4). Parcel 1 would contain our residence and 10 acres. Parcel 2 would be 1.25 acres on the North side of the property accessed by Roadrunner Lane which is unpaved. Parcel 3 would be 3.70 acres accessed by Chalfant Road. Power could be run in a single line North/South along the western sides of all 3 parcels.
5. Our fifth alternative is to divide the 14.95 acres into 2 parcels (Alternative 5). Parcel 1 would contain our residence and 10 acres. Parcel 2 would be 4.95 acres west of parcel 1, accessed by Chalfant Road. Power could be installed with minimal trenching.

Map A

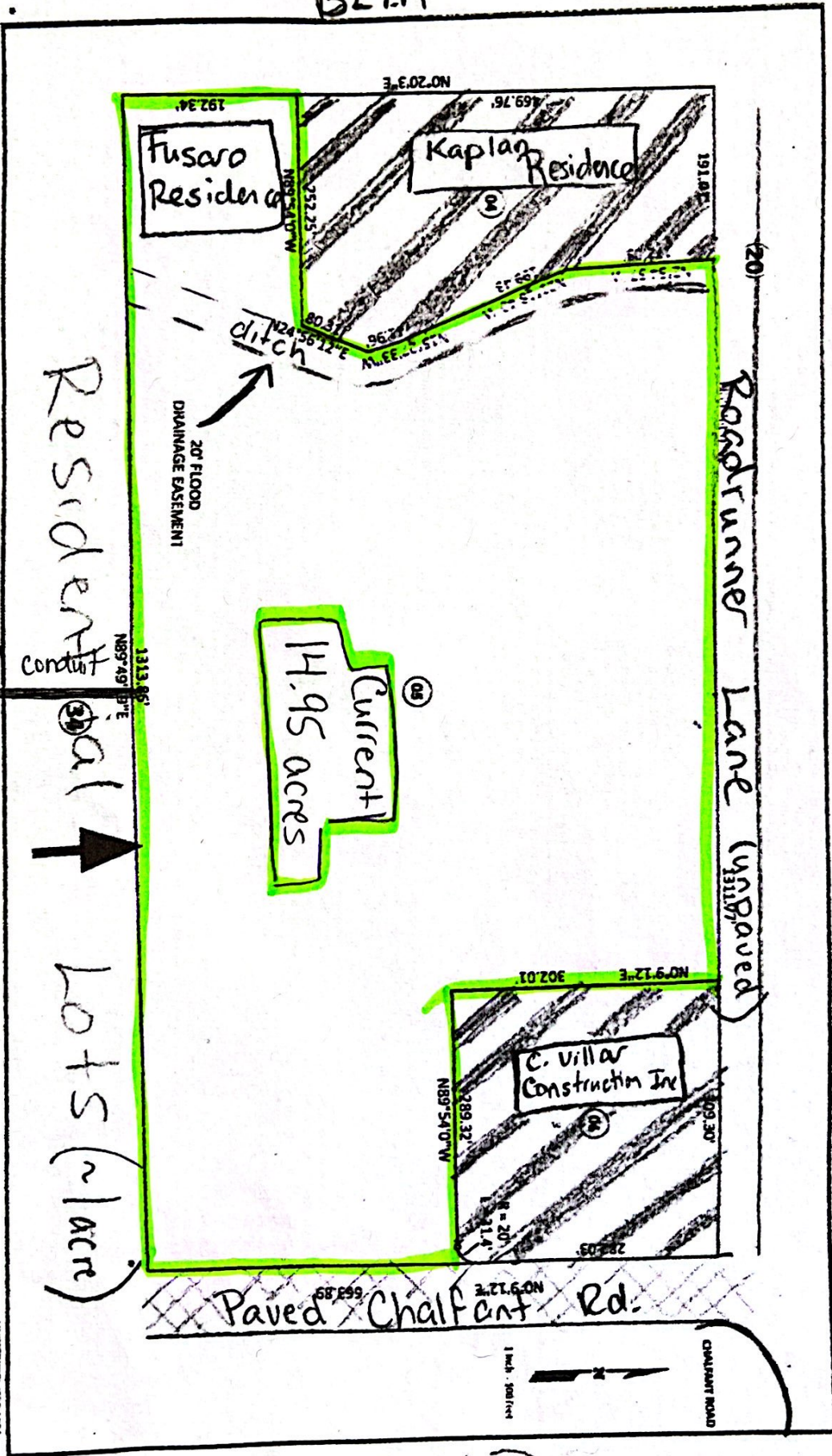
LA. D.W.P.

N 1/2, NE 1/4, SW 1/4, SEC. 8, T. 5S., R. 33E., M.D.B.M.
JENSEN SUBDIVISION

Tax Rate Area
51-05

26-36

B.L.M.



LLA 14-004 DDCR2014004983 (22U, 38P, 004, 016, 018)
PM 37-075 WAB NO 02-017 (028, 300, 001, 002, 003)

Note: This map is prepared for the use of the Public County Assessor
It is not intended for use as a legal document and should not be used
in any legal proceeding without the assistance of a qualified attorney.

Prepared by: R. Gregory Clark
Map No. 26-36, Chalfant Rd. Subdiv.
Book 26, Page 36
Date: 11/17/2011

UNINCORPORATED AREA
Assessor's Map
Book 26, Page 36
County of Fresno, California
Assessor: Tracy Roberts, Assessor's Office

Coyote Road
UG transformers

LA. D.W.P.

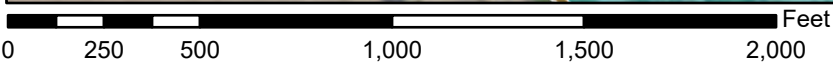
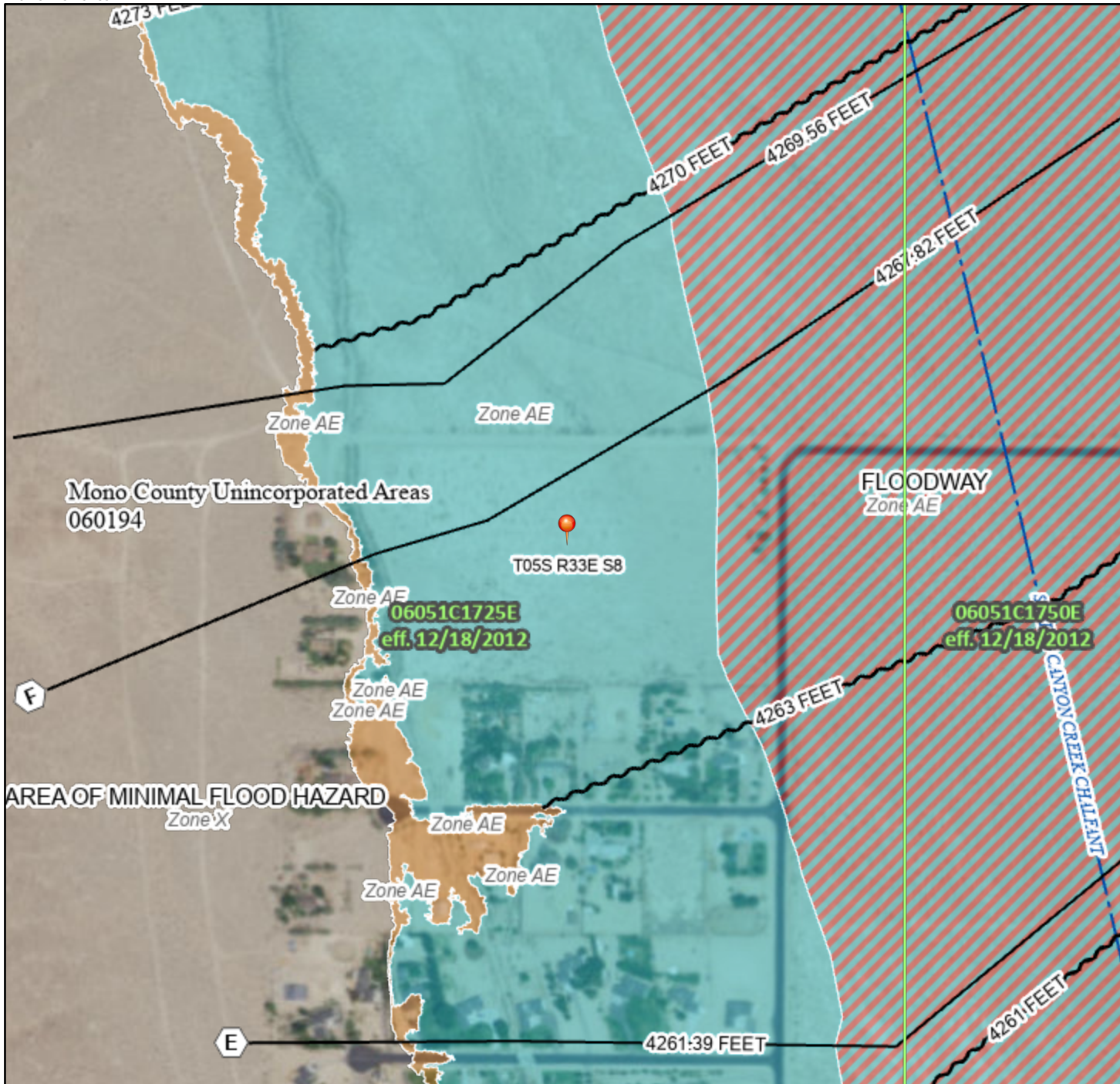
Map B: Aerial Imagery of Property



National Flood Hazard Layer FIRMMette



118°23'W 37°31'53"N



1:6,000

118°22'23"W 37°31'24"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
	Profile Baseline	
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/7/2023 at 7:07 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

MAP D: Electrical Power Access

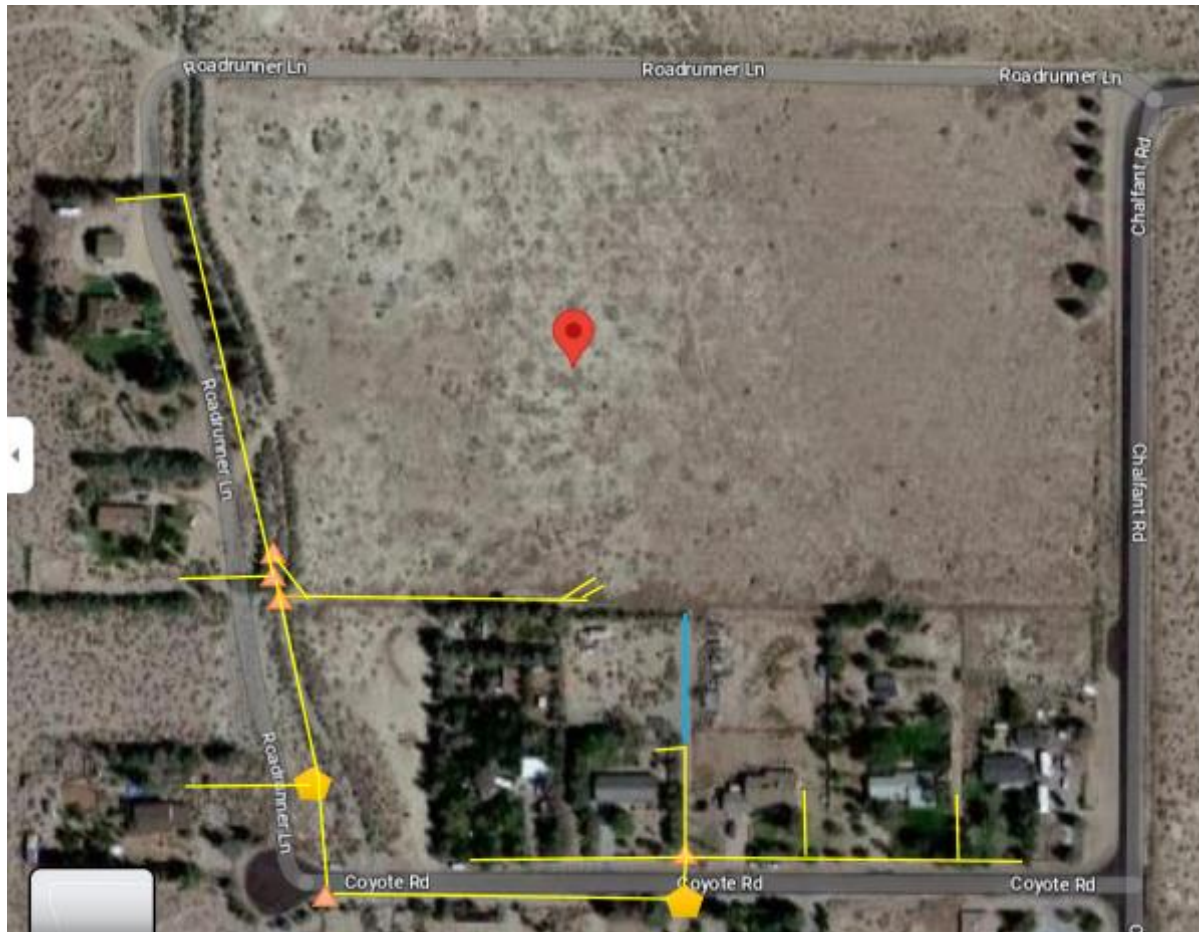
SCE information provided by:

Tanner Hannon

SCE Planning Associate Specialist

760.336.9488

Tanner.F.Hannon@sce.com



- Yellow Pentagon: represents UG transformers
- Orange Triangles: represents handholes. Places we have access to the ug conduits and can pull cable through to homes/electrical panels.
- Yellow lines: Where our UG conduits run. This is the electrical lines. We can get handholes or xfmrs attached along these lines to either power something or install a xfmr to push power further down the line.
- Blue line: This is an unused 1 1/2 in conduit that currently does not have electrical running through it.



☀ 140°SE (T) ● 37°31'38"N, 118°22'41"W ±13ft ▲ 4283ft



Fusaro property

4.95 acres to split
07 Sep 2023, 15:26:03

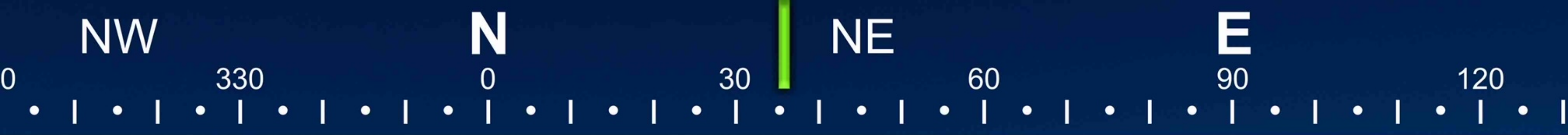


☀ 87°E (T) ● 37°31'38"N, 118°22'41"W ±13ft ▲ 4283ft



Fusaro property

4.95 acres to split
07 Sep 2023, 15:26:09



☀ 36°NE (T) ● 37°31'38"N, 118°22'41"W ±13ft ▲ 4283ft



Fusaro property

4.95 acres to split
07 Sep 2023, 15:26:15

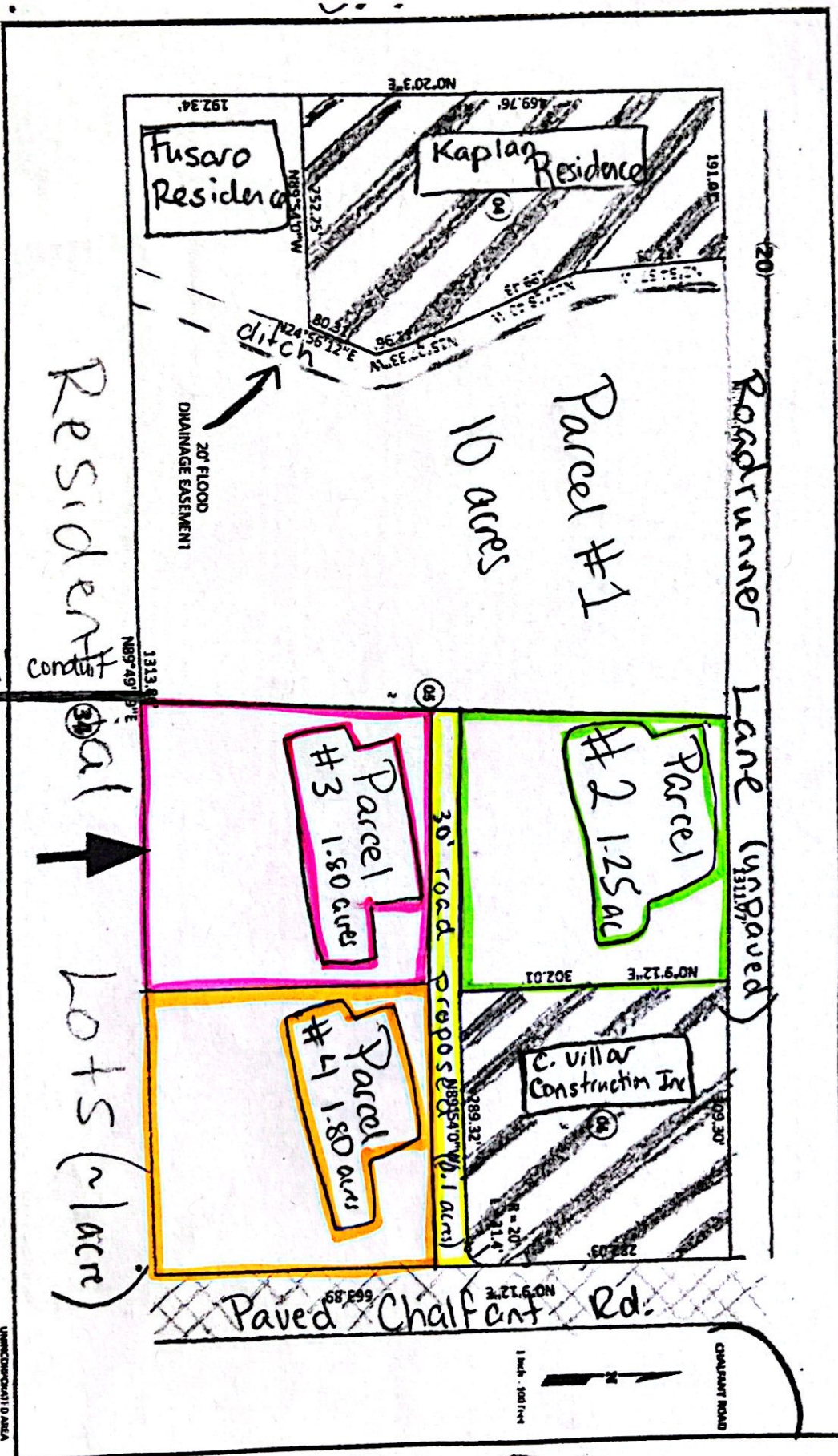
Alternative #2

LA. D.W.P.

N 1/2, NE 1/4, SW 1/4, SEC. 8, T. 55, R. 31, M.D.B.M. JENSEN SUBDIVISION

Tax Rate Area 51-05

26-36



LLA 14-004 DCC#2014004833 (12/1/2014, 01/6, 01/14) PM 37-075 MB NO 02-017 (02/6, 3/09, 001, 002, 003)

This map is prepared by the City of the State of California. It is not a warranty, representation, or contract. It is for informational purposes only. The City of the State of California is not responsible for any errors or omissions on this map.

Approved by: [Signature] Date: [Date] Prepared by: [Signature] Date: [Date]

UNINCORPORATED AREA Book 26, Page 36 County of Mono, California

LA. D.W.P.

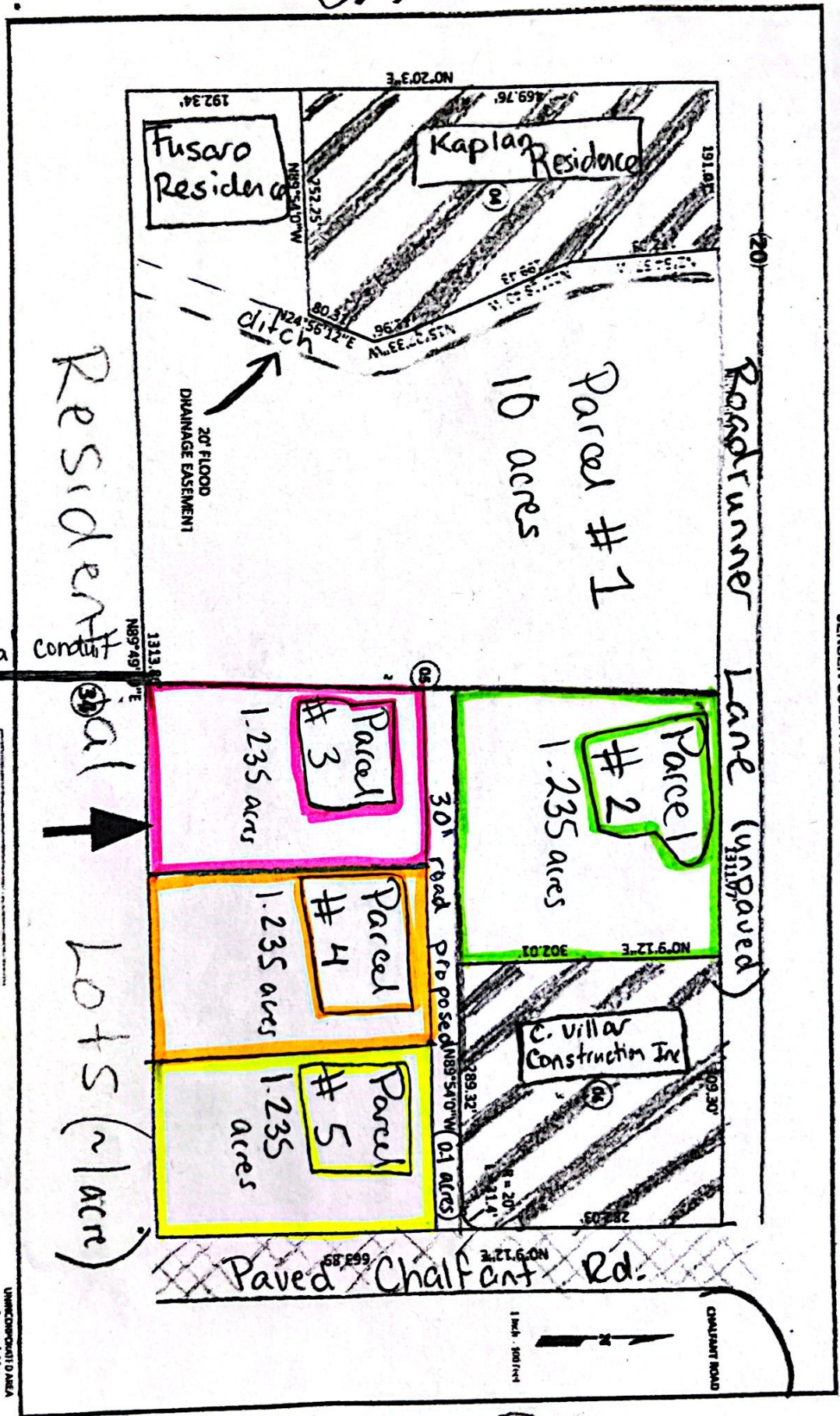
Alternative #3

LA. D.W.P.

N 1/2, NE 1/4, SW 1/4, SEC. 8, T. 55., R. 33E., M.D.B.M.
JENSEN SUBDIVISION

Tax Rate Area
51-05

26-36



LLA 14-004 DDCR2014004853 (ECL: 389-004, 005, 006)
PM 37-075 MB NO 02-017 (026 300 001, 002, 003)

Note: This map is not intended to be used as a legal document. It is for informational purposes only. The user assumes all responsibility for the accuracy of the information shown on this map and for any use thereof.

Designed by R. Cooper Inc. Created: 07/2011
Approved by: [Signature] 07/2011

UNINCORPORATED AREA
Author: Mike
Book 26, Page 36
County of Mendocino, California
Approved: [Signature] 07/2011
Approved: [Signature] 07/2011

LA. D.W.P.

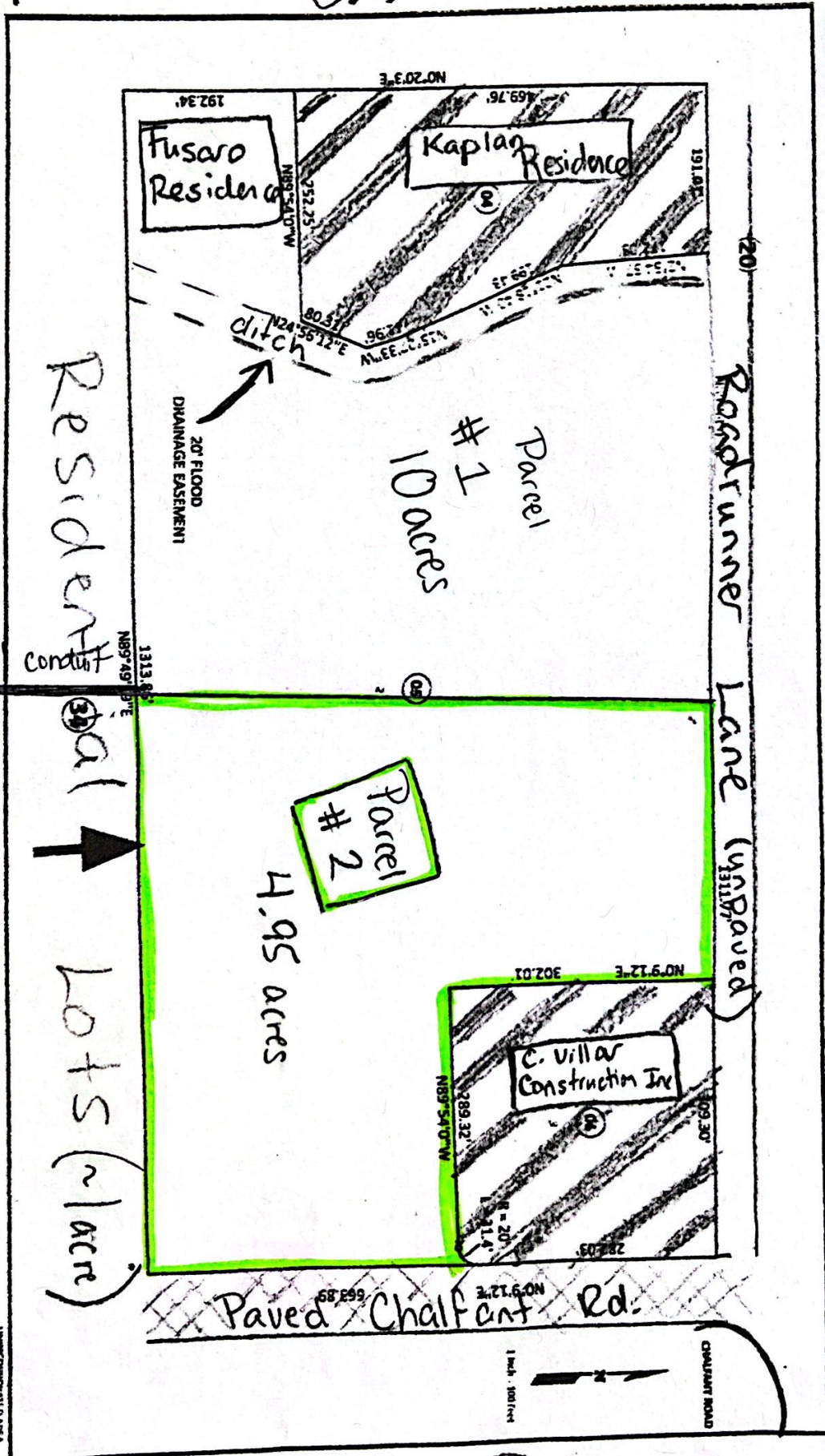
Alternative #5

LA. D.W.P.

N 1/2, NE 1/4, SW 1/4, SEC. 8, T.5S., R.3E., M.D.B.M. JENSEN SUBDIVISION

Tax Rate Area 51-05

26-36



LLA 14-004 DDC02304400403 (026), 300-004, (005, 014) PM 37-075 MB NO 02-017 (026, 300-001, 002, 003)

Note: This map is prepared for the use of the County of Mendocino and is not to be used for any other purpose. It is not to be used for any other purpose. It is not to be used for any other purpose.

Prepared by: St. George's Inc. 1/20/2011

UNINCORPORATED AREA
Approved: [Signature]
Book 26, Page 36
County of Mendocino, California
Approved: [Signature]

Coyote Road
UG Gaslines

LA. D.W.P.