

**Mono County
Community Development Department**

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Planning Division

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**PREAPPLICATION
REVIEW REQUEST**

DATE 6/11/19 DATE RECEIVED BY CDD _____

PROJECT NAME Sierra Dog Ventures - Day and Overnight Care Expansion

ANTICIPATED PERMIT OR APPLICATION: General Plan Amendment Specific Plan

Conditional Use Permit Director Review Other _____

Christi Contois - Owner of Sierra Dog Ventures

REPRESENTATIVE _____

ADDRESS 70 Carter St. CITY/STATE/ZIP Mammoth Lakes, CA 93546

TELEPHONE (714) 609-8510 FAX (_____) _____

E-MAIL sierradogventures@gmail.com ASSESSOR PARCEL # 006204019000000

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.

Please see attached. Please also note that there are two options being proposed - Option 1 proposes

new construction and Option 2 proposes a manufactured home. Option 1 (pages 2-4) is preferred

by Sierra Dog Ventures. However, Option 2 (pages 5-7) is more cost effective.

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

LDTAC PREAPPLICATION NARRATIVE - SIERRA DOG VENTURES LLC

Option 1: New Construction

Sierra Dog Venture's Owner Preface: It is our greatest dream to operate not a kennel but a home where dogs are cared for. Our vision is familial and will incorporate the dogs into our home and life in a way that would mimic what they experience at home. We are committed to being a valuable and highly regarded asset in our community and look forward to continuing our track record of that in this new venture. We are so thankful for your consideration.

Sierra Dog Ventures LLC (SDV) is proposing the expansion of their current dog adventure day camp (no facility) into both a daycare and overnight dog care outfit. We are hoping to purchase parcel #006204019000000 located at 6387 Crowley Lake Drive in the community of Aspen Springs. The parcel is 3.12 acres and is zoned Estate Residential (ER). The parcel would be used primarily as residence but be outfitted to also operate as a dog kennel. This parcel does not have CC&R's that the current parcel owner is aware of and is not a part of the Aspen Springs HOA. It is our understanding that an SC&E easement exists on the property and runs east to west along the south most property line. For business purposes, SDV would host no more than 15 client dogs for day care and no more than 10 client dogs for overnight care. Residents have 2 dogs of their own. Please note that no client dog will ever be unsupervised AT ANY TIME. SDV offers pickup and drop off service of dogs so there would be no increase in traffic. The property will not be open to the public.

Required Permits and Licensing to Include (but not be limited to): Use Permit, Building Permit and Kennel License.

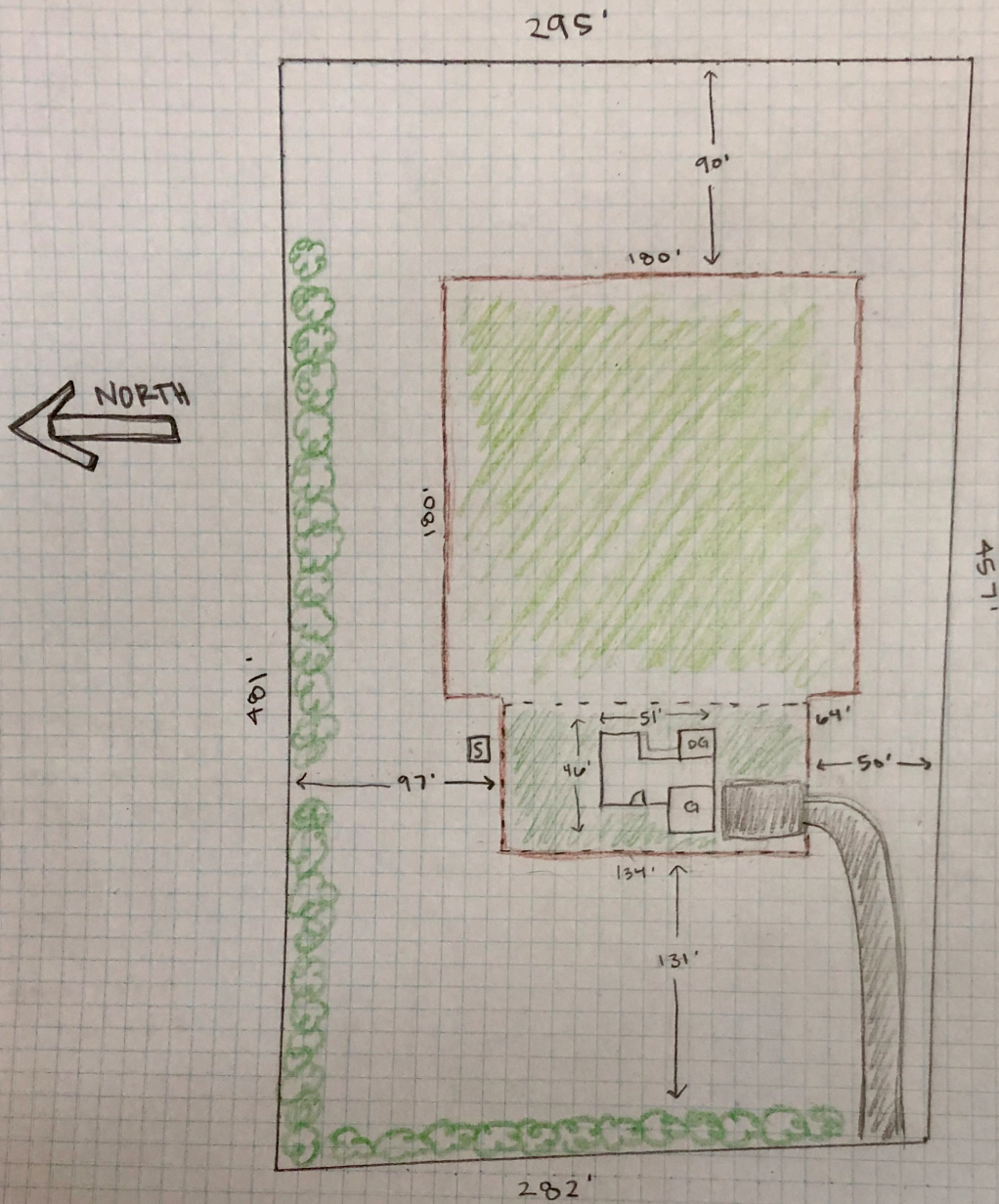
Structure OPTION 1: New Construction

The building placed on the parcel will tentatively be 46' west to east and 51' north to south. 165 sq. ft. of residence home will be dedicated to indoor dog care (living room style). 225 sq. ft. will be a "dog garage" providing shelter from the elements and a roll up garage door to allow indoor and outdoor play when possible. These portions of the overall structure will sit as far south as possible on the parcel to help with any potential noise affecting current neighbor to the north. The parcel currently boasts a graded area that is 131' x 64' where the structure will sit. Construction on the property will be done by local businesses and green building practices will be used whenever possible.

Minimum Setbacks: Front: 50' Rear: 30' sl Side: 30' sl

Visual and Sound Abatement Strategies: SDV will fence 1 acre of the parcel for the dogs and personal use. Trees and heavy landscaping will be immediately placed along the neighboring plot line to the north to provide visual barriers and reduce noise levels. Dogs will not be allowed outside after 8pm except for supervised bathroom breaks in fenced yard.

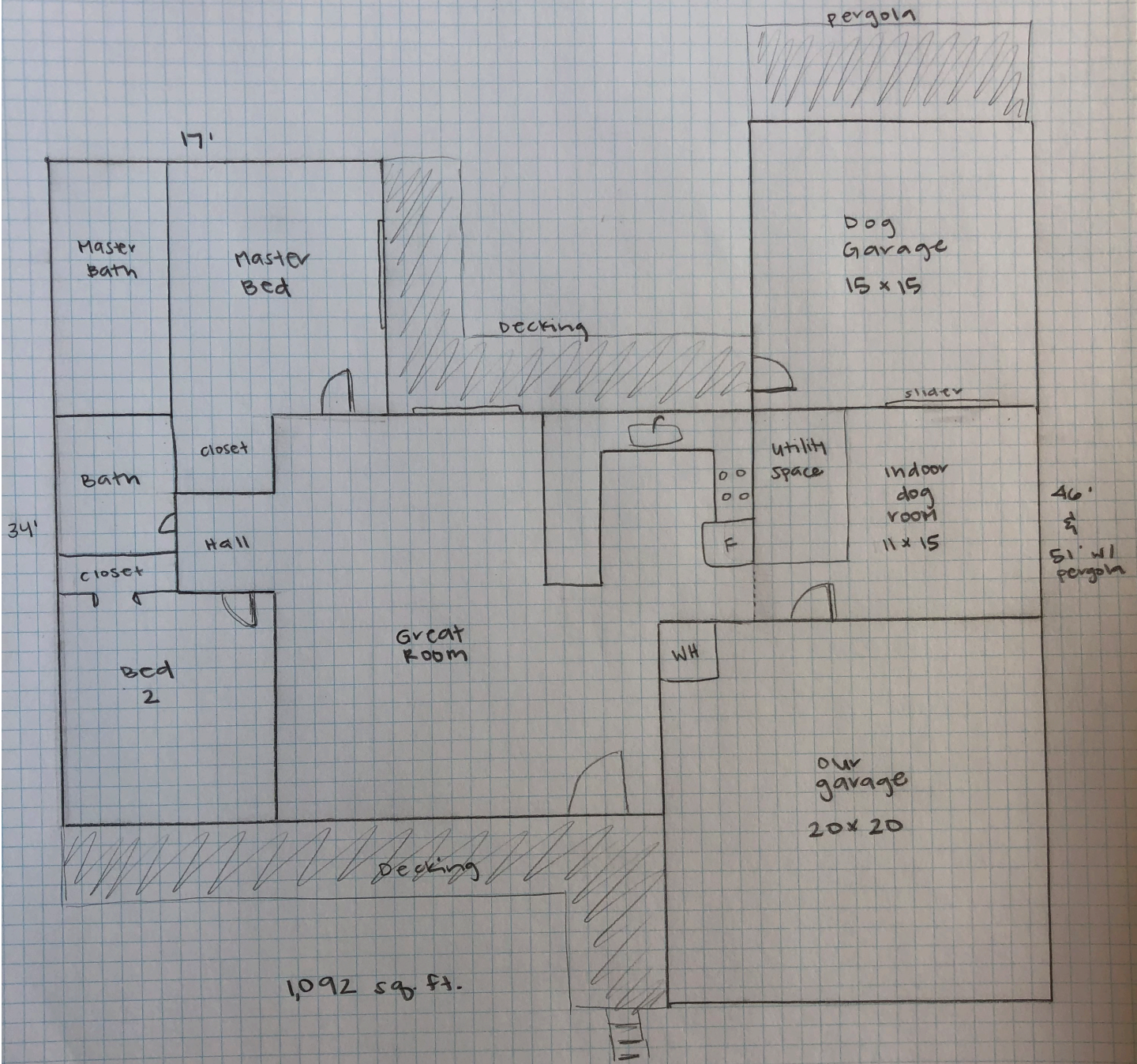
Additional Notes: Parcel currently has electric. Parcel currently has a well, however we are unsure of its condition. A working well would be conditional on the purchase of the land. A septic tank will be installed. Propane will be installed.



Structure sits:

- 100 ft from right lot line
- 140 ft from left lot line
- 140 ft from front lot line
- 290 ft from back lot line

■ Flat Area: 131' x 64'
■ Fenced area: 40,784 sq. ft.



LDTAC PREAPPLICATION NARRATIVE - SIERRA DOG VENTURES LLC

OPTION 2 : Manufactured Home

Sierra Dog Venture's Owner Preface: It is our greatest dream to operate not a kennel but a home where dogs are cared for. Our vision is familial and will incorporate the dogs into our home and life in a way that would mimic what they experience at home. We are committed to being a valuable and highly regarded asset in our community and look forward to continuing our track record of that in this new venture. We are so thankful for your consideration.

Sierra Dog Ventures LLC (SDV) is proposing the expansion of their current dog adventure day camp (no facility) into both a daycare and overnight dog care outfit. We are hoping to purchase parcel #006204019000000 located at 6387 Crowley Lake Drive in the community of Aspen Springs. The parcel is 3.12 acres and is zoned Estate Residential (ER). The parcel would be used primarily as residence but be outfitted to also operate as a dog kennel. This parcel does not have CC&R's that the current parcel owner is aware of and is not a part of the Aspen Springs HOA. It is our understanding that an SC&E easement previously existed on the parcel but has since been moved to the neighboring 5-acre parcel. For business purposes, SDV would host no more than 15 client dogs for day care and no more than 10 client dogs for overnight care. Residents have 2 dogs of their own. Please note that no client dog will ever be unsupervised AT ANY TIME. SDV offers pickup and drop off service of dogs so there would be no increase in traffic. The property will not be open to the public.

Required Permits and Licensing to Include (but not be limited to): Use Permit, Building Permit and Kennel License.

Structure OPTION 2: Manufactured Home

The building placed on the parcel will tentatively be 64' west to east and 35' north to south. 203 sq. ft. of residence home will be dedicated to indoor dog care. Snowload will be 80#, eave length will be 12", roof pitch will be 3/12 and structure will meet WUI regulations. 225 sq. ft. will be a "dog garage" providing shelter from the elements and a roll up garage door to allow indoor and outdoor play when possible. These portions of the overall structure will sit as far south as possible on the parcel to help with any potential noise affecting current neighbor to the north. The parcel currently boasts a graded area that is 131' x 64' where the structure will sit. Construction on the property will be done by local businesses and green building practices will be used whenever possible.

Minimum Setbacks: Front: 50' Rear: 30' sl Side: 30' sl

Visual and Sound Abatement Strategies: SDV will fence 1 acre of the parcel for the dogs and personal use. Trees and heavy landscaping will be immediately placed along the neighboring plot line to the north to provide visual barriers and reduce noise levels. Dogs will not be allowed outside after 8pm except for supervised bathroom breaks in fenced yard.

Additional Notes: Parcel currently has electric. Parcel currently has a well, however we are unsure of its condition. A working well would be conditional on the purchase of the land. A septic tank will be installed. Propane will be installed.

Light	Can Light	DB Drawers	Quote#	Customer	ZM	REV
Switch	Ceiling Fan	PP Pot & Pans	24617	RWG SAC CONTUIS	LC	
Recept	TV Jack	HB Hose Bib	Paddle fan prep			
GFCI	Phone Jack	PB Paddle fan prep				

A B C D E E E D C B A

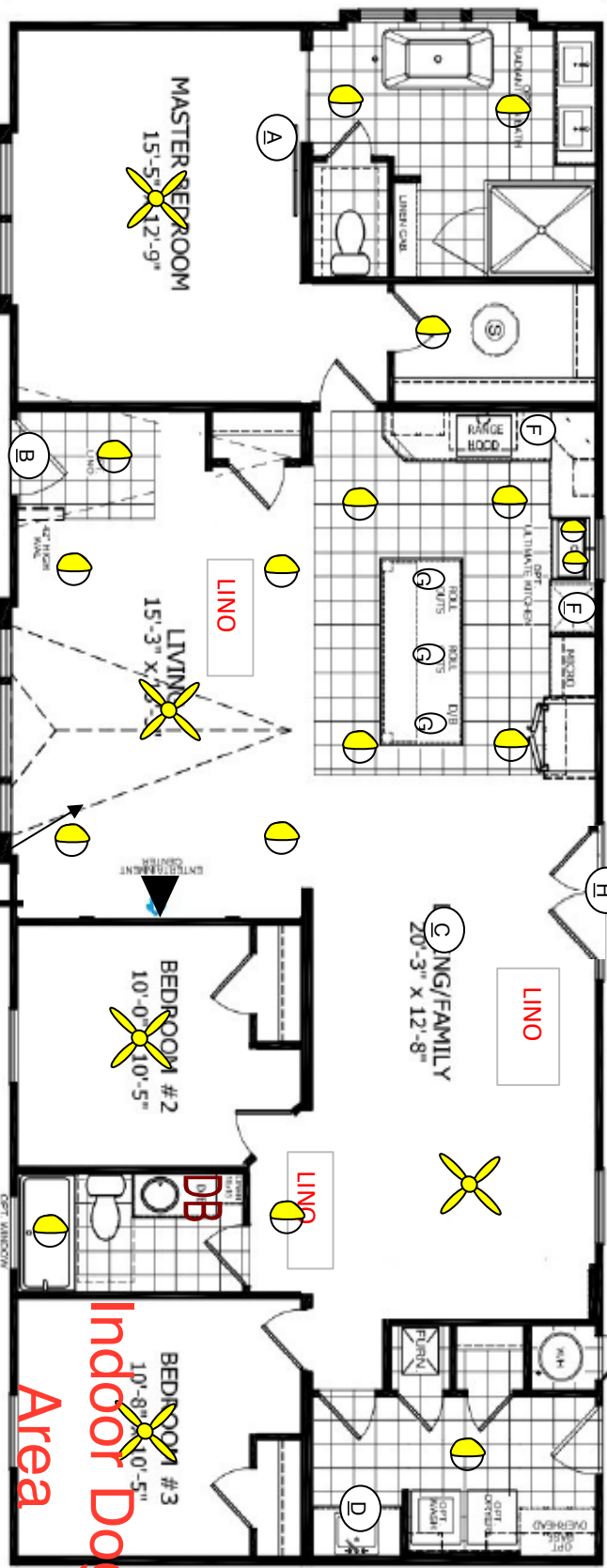
N M L K J I I H H G G E E D C B A

Z Y X W V U T S R Q P O O N M L K J I I H H G G E E D C B A

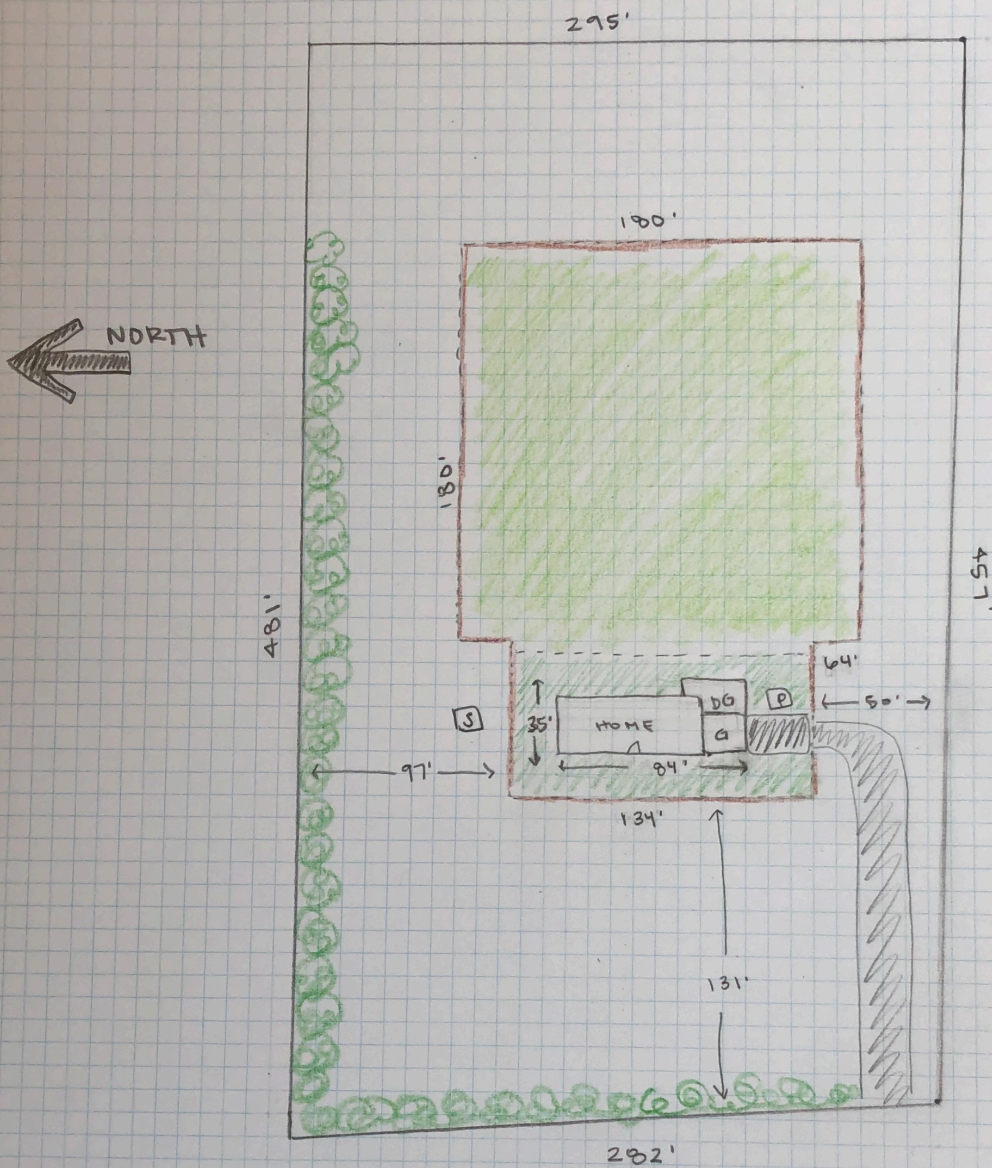
26'-8"

64' french door

- A BARN DOOR
- B 96" 3-LITE CRAFTSMAN DOOR
- C CHANDELIER
- D LAUNDRY TUB
- E DORMER
- F UNDER CAB LIGHTS
- G PENDANT LIGHTS
- H FRENCH DOOR



* RADIANT SPA BATH
 * DUTCH DORMER
 * SPECIAL EXTERIOR
 * UKII KITCHEN



Structure sits:

- 115' from left lot line
- 160' from front lot line
- 90' from right lot line
- 295' from back lot line

- Flat Area: 134' x 64'
- Fenced Area: 40,784'

All Client Dogs:

- Will provide proof of current vaccination records.
- Will have completed an initial temperament evaluation and be placed on probation during their first stay. We have a zero tolerance barking/aggression policy.
- Will have completed a services agreement/contract. (Attached for reference)
- Will remain indoors after 8pm except for supervised bathroom breaks.
- Will be subject to pet corrector spray, water bottle spray and/or citronella bark collars if barking occurs. Owner consent will be required and documented.
- Will have crates available in the “dog garage” for segregation if needed.
- Will remain within the 1-acre fenced yard and will never leave yard area except on leash or in a vehicle.

About Sierra Dog Ventures: We are an active daycamp that takes dogs hiking for the day rather than traditional indoor daycare. We have been fully operational for over 2 ½ years.

SDV has 2 employees, Christi Contois (owner and operator) and Duncan Constable (C.O.O. and Pack Leader). Christi Contois was previously the C.O.O of Dog Republic in Newport Beach, which is a cage-free 29 dog boarding facility and day camp. She was integral in the ground-up creation and operation of the boarding resort. Duncan Constable was a Senior Pack Leader for Dog Republic and also worked on the creation and operation of the boarding facility for 2 years. Duncan and Christi consider themselves experts in the world of dog care, and their clients agree.

Noteworthy Items:

- Licensed business in both Mammoth Lakes and Mono County
- Business is fully insured through Pet Sitters Associates
- Issued a Special Use Permit exemption letter by USFS to operate business on Forest Service land
- Voted Best Business in 2018 by the Mammoth Lakes Chamber of Commerce
- Voted Runner-Up for Best Business Person in 2018 by the Mammoth Lakes Chamber of Commerce
- Voted Runner-Up for Best Green Business in 2018 by Mammoth Lakes Chamber of Commerce
- Voted Runner-Up for Best New Business in 2017 by Mammoth Lakes Chamber of Commerce
- 3-year Mammoth Lakes Chamber of Commerce Member
- Registered California Green Business
- Sponsors of the Mammoth Poo Fairy Program with MLTPA and Mammoth Lakes Recreation
 - o This program places poop bag dispensers and trash bins around town and funds maintenance of these stations.
- Founders of POOch Patrol in partnership with Mammoth Lakes Recreation
 - o Host monthly town clean up events in spring and summer.
 - o Encourage “leave no trace” behaviors through PSAs
 - o Encourage dog owners to put backpacks on dogs while hiking to collect trail trash
 - o Invested in finding green solutions for poop bags
- Member of Mammoth Lakes Women in Business
- Donator to all major charitable events and foundations in town
- 43 five-star Yelp reviews – no reviews lower than 5 stars

Current Client Testimonials:

“Best company and owners!” – Jeannie Erickson, Tourist

“Everything is so much better with you guys in our lives!” – Kim Frank, Resident

“Our dog children are lucky to have you in their world, taking them on adventures day after day, week after week. We pet humans are lucky too. Thank you for being you.” – Robyn Grasseschi, Resident

“I am choosy with my Ruby. I trust you whole heartedly. You make my Mammoth life better and Ruby loves you and Duncan.” – Laura Burton, Resident

“Excellent communication each time they care for our dogs. Extremely reliable and willing to accommodate our dogs' needs. It's wonderful to come home knowing that our dogs have been so well taken care of while we were away.” – Anna Stratham, Resident

“This is a incredible service. I have never known people who are so caring and dedicated to dogs. Rain, snow or shine they find fun for the dogs in their care. Christi and Duncan are the best!” Bob Brumfield, Local Homeowner and Business Owner

“...Christi and Duncan are not only the sweetest and most loving dog people but very professional and communicative too. Our pup Cashel loves them. They go on amazing adventures and we know she is safe and well cared about. Thank you so much for working so hard and being here for all of us!” – Lori McNaught, Mammoth Homeowner

“Christi and Duncan are amazing. They provide incredible service to us humans but give the dogs the best love and attention. I honestly can't think of a way they could do their job better. Thanks for taking such good care of our lab- Hula.” – Bob Burke, Resident

“...what Christi and Duncan provide is an incredible value and much needed in Mammoth.” – Jessica Kennedy, Resident

“Christi and her partner are clearly dog people, familiar with all breeds and comfortable with all dogs.” –Susan B., Tourist

“Christi was amazing with my dogs. They took an instant liking to her. From the moment I met her I found her to be competent and professional. She was prompt and on time. The best part, she sent me photos of my dogs so I could see how happy they are. I would absolutely recommend her for all of your pet needs.” Jennifer Burrows, Resident