

**Mono County
Community Development Department**

PO Box 347
Mammoth Lakes, CA 93546
(760) 924-1800, fax 924-1801
commdev@mono.ca.gov

Planning Division

PO Box 8
Bridgeport, CA 93517
(760) 932-5420, fax 932-5431
www.monocounty.ca.gov

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 Variance General Plan Amendment
 Other _____

APPLICANT Peter Jones

PROJECT TITLE Ancillary structure prior to dwelling, off grid connection to power well pump

LOT SIZE (sq. ft./acre) 10,082 Acres ASSESSOR'S PARCEL # 019 140 002 000

PROJECT LOCATION Lot # 2 Lundy Lakes RD

Has your project been described in detail in the project application? Yes No

Please Specify:

Number of Units 2 Building Height/# of floors 4'x4'x5' well house
Number of Buildings 1 Density (units/acre) 120 sqft / 10 Acres Storage shed

Total lot coverage/impervious surface (sq. ft. & %) 464 AC Lundy Canyon RD / .043%
a. Buildings (first-floor lot coverage /sq. ft. & %) 120 sqft + 16 sqft = 136 sqft .0013%
b. Paved parking & access (sq. ft. & %) N/A

Landscaping/screening and fencing:

a. Landscaping (sq. ft. & %) 300 sqft / .0006%
b. Undisturbed (sq. ft. & %) 437,000 sqft / 99.9%

Total parking spaces provided: N/A

- 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.

More on back...

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**DIRECTOR REVIEW
APPLICATION**

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

APPLICANT/AGENT Peter Jones

ADDRESS [REDACTED] CITY/STATE/ZIP Lee Vining, CA 93541

TELEPHONE ([REDACTED]) E-MAIL [REDACTED]

OWNER, if other than applicant _____

ADDRESS _____ CITY/STATE/ZIP _____

TELEPHONE (_____) E-MAIL _____

DESCRIPTION OF PROPERTY:

Assessor's Parcel # 019140002000 General Plan Land Use Designation SFR

PROPOSED USE: Applicant(s) should describe the proposed project in detail, using additional sheets if necessary. Note: An incomplete or inadequate project description may delay project processing.

See Attached Sheet.

I CERTIFY UNDER PENALTY OF PERJURY THAT I am: legal owner(s) of the subject property (all individual owners must sign as their names appear on the deed to the land), corporate officer(s) empowered to sign for the corporation, or owner's legal agent having Power of Attorney for this action (a notarized "Power of Attorney" document must accompany the application form), AND THAT THE FOREGOING IS TRUE AND CORRECT.

[Signature]
Signature

Signature

5/1/23
Date

✓

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**PLOT PLAN
CHECKLIST**

Lack of a plot plan or any of the required information will delay the review of your plans by the Planning Division.

PLOT PLANS MUST INCLUDE:

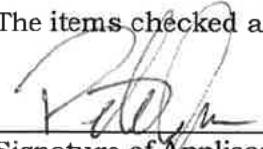
- Name/address/phone number of owner, applicant, plan preparer ✓
- North arrow, scale (1"=20', etc.) ✓
- Assessor's Parcel Number (APN) ✓
- Location/name of boundary streets, surface waters and recorded easements on property (include type and size of any easements) ✓
- Dimensioned property lines/project boundary lines ✓
- Location/outside dimensions/use of proposed structures, driveways, parking areas -- distance between structures and setbacks to all property lines and surface waters ✓
- Contour lines if the property is in a flood zone

PLOT PLANS MUST ALSO INCLUDE THE FOLLOWING, if applicable:

- Location/outside dimensions/use of existing structures: distance between structures and setbacks to all property lines and surface waters ✓
- Location and name of surface waters within 50 feet of property ✓
- Location of utility lines 115 kV or greater within 35 feet of property ✓
- Unusual site features (e.g., hilly terrain, drainages) on property ✓

NOTE: New development in the Swall Meadows area are required to submit a Wheeler Crest Design Review application.

The items checked above have been included on the submitted plot plan.



Signature of Applicant

5/1/23

Date

PROPOSED USE:

- 1) To connect well pump to Solar Power Supply for the purpose of irrigation and fire suppression. The construction of a 4'x4'x5' well house located over well head for the protection of well head and pump controller.
- 2) installation of two 330 watt ground mounted solar panels. Connected by direct feed to well pump controller.
- 3) installation of frost free hose bib to provide seasonal water to fire suppression tanks and land scaping.
- 4) Planting of Hops by fire suppression tanks and four conifer trees to screen shed and well from road view.
- 5) Permission to habitate RV upon approval of Mono County Residential building permit. RV would be connected to Septic and parked on property for the duration of the construction period.
- 6) Construction of 10'x12'x12' storage shed. For the purpose of storing hoses, irrigation, hand tools and associated materials (non hazardous materials) PRIOR TO single family residence.

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

Well, SEPTIC, WATER TANKS, Road

3. ACCESS/CIRCULATION:

Name of Street Frontage(s) Lundy Canyon RD

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 one small truck Toyota Tacoma

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 SCE LAND

South Forest service land

East Private property

West Private property

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? through use of vegetation for visual screening

5. SITE TOPOGRAPHY:

Is the site on filled land? Yes No Describe the site's topography (i.e., landforms, slopes, etc.) a 10 Acre plot comprised of forest, River and open Sage Brush Areas, and Aspen groves

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) The project is located on a gently sloping Sage Brush plateau

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) Sage Brush covers approximately 2/3's of the lot with mixed conifer forest occupying the Riverine Corridor

B. How many trees will need to be removed? 0

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 UNKNOWN possibly Grazing

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 Mill Creek Runs Through the property but project will have no impact as it is over 250 feet from water course.

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 the only disturbance will be a 10' x 12' concrete slab on grade.

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?

The shed will be weathered tones and screen trees will be planted to reduce visual impact

B. How does the proposed project affect views from existing residential/commercial developments, public lands or roads? CANNOT be seen from any existing residential developments, trees will screen view from lundy Road, CAN be seen from public land but impact minimal.

C. If outdoor lighting is proposed, describe the number, type and location NO outdoor lighting of any kind

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

C. Does the project require the disposal or release of hazardous substances? NO

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 _____
More on back...

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 Well And septic have been installed and approved in accordance with Mono County Building/Enviro health departments.

IV. SERVICES

1. Indicate how the following services will be provided for your project and the availability of service.

Electricity Two Ground mounted solar panels / No Grid tie Available
Underground Overhead (Show location of existing utility lines on Plot Plan)

Road/Access DIRT Road

Water Supply Residential wells

Sewage Disposal septic system

Fire Protection Two three thousand gal Green poly water tanks

School District Lee Vining

2. If an extension of any of the above is necessary, indicate which service(s), the length of extension(s), and the infrastructure proposed NONE, EXCEPT temporary

Above ground hose and irrigation lines to supply fire suppression TANKS and land scaping.

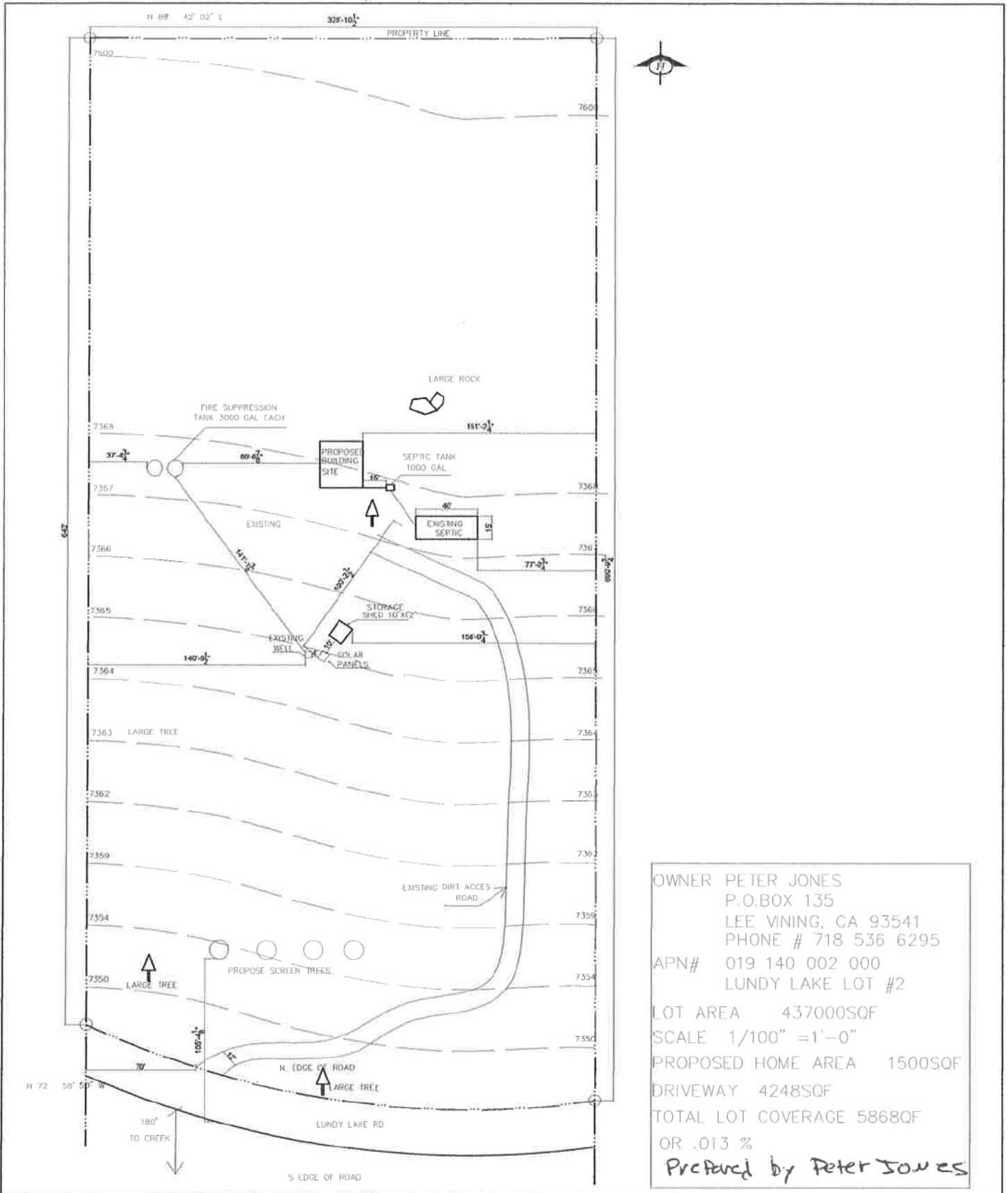
CERTIFICATION: I hereby certify that I have furnished in the attached exhibits the data and information required for this initial evaluation to the best of my ability, and that the information presented is true and correct to the best of my knowledge and belief. I understand that this information, together 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 [Signature] Date 5/1/23

For _____

NOTE: Failure to provide any of the requested information will result in an incomplete application and thereby delay processing.

Plot Plan

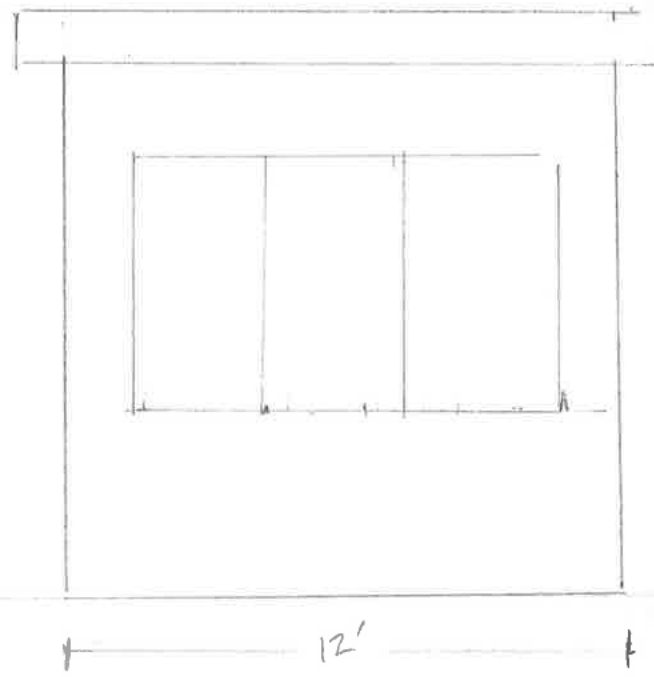
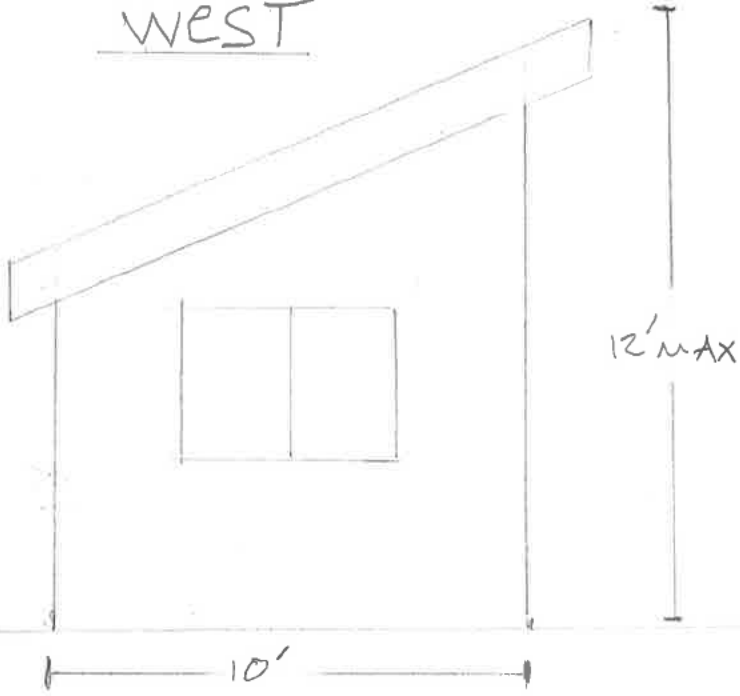


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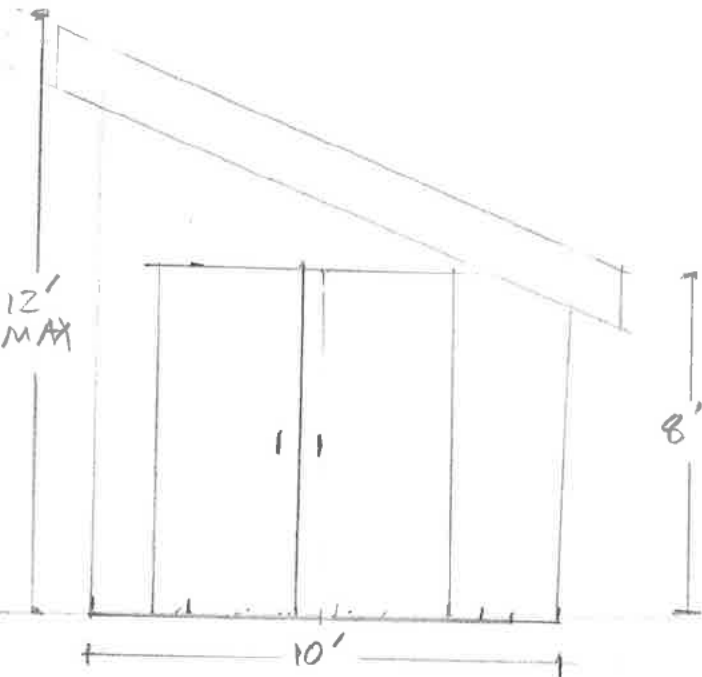
ELEVATIONS

10' X 12' X 12' SHED SOUTH

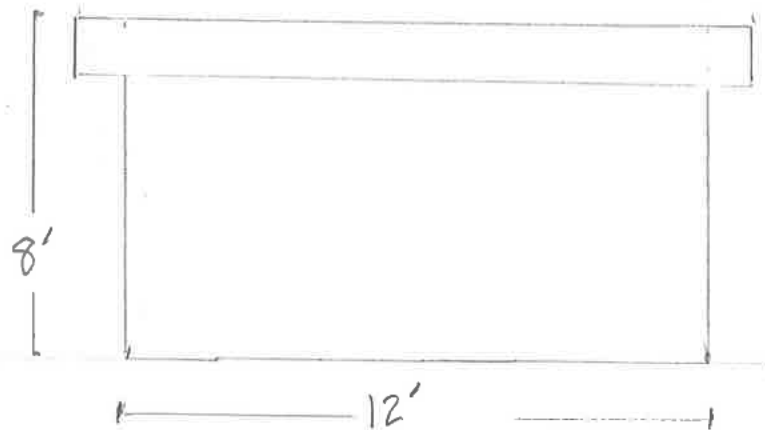
WEST



EAST

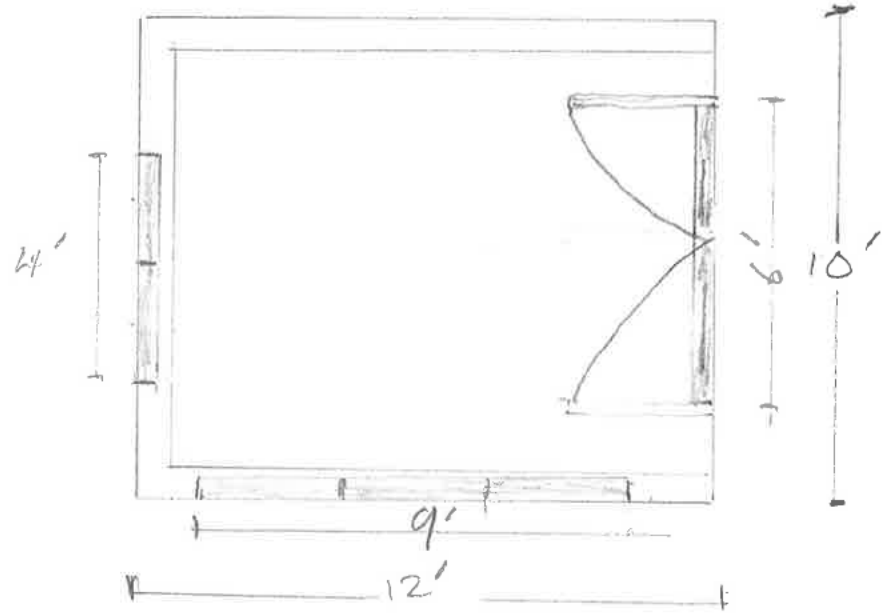


NORTH



SHED FLOOR PLAN

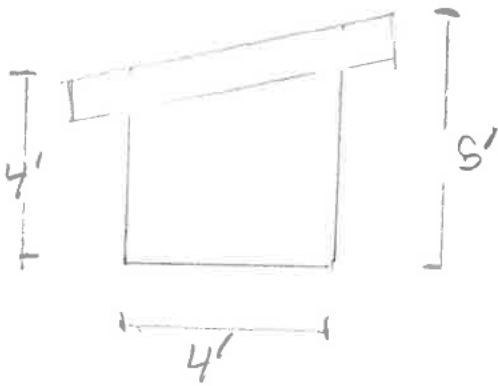
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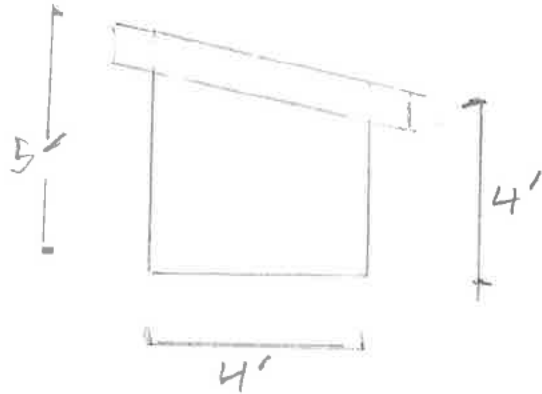
WELL HOUSE ELEVATIONS

SCALE $\frac{1}{4}'' = 1'$

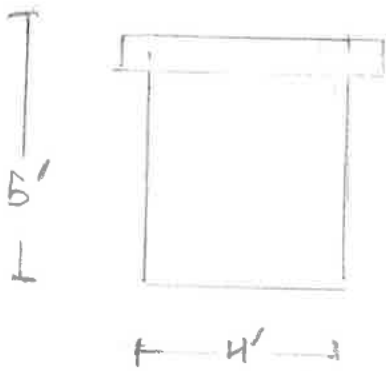
EAST



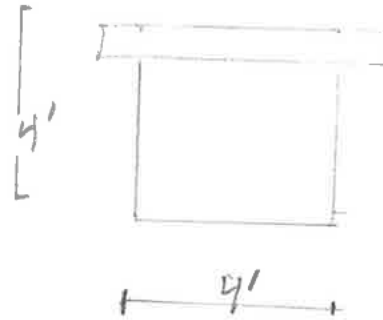
WEST



SOUTH

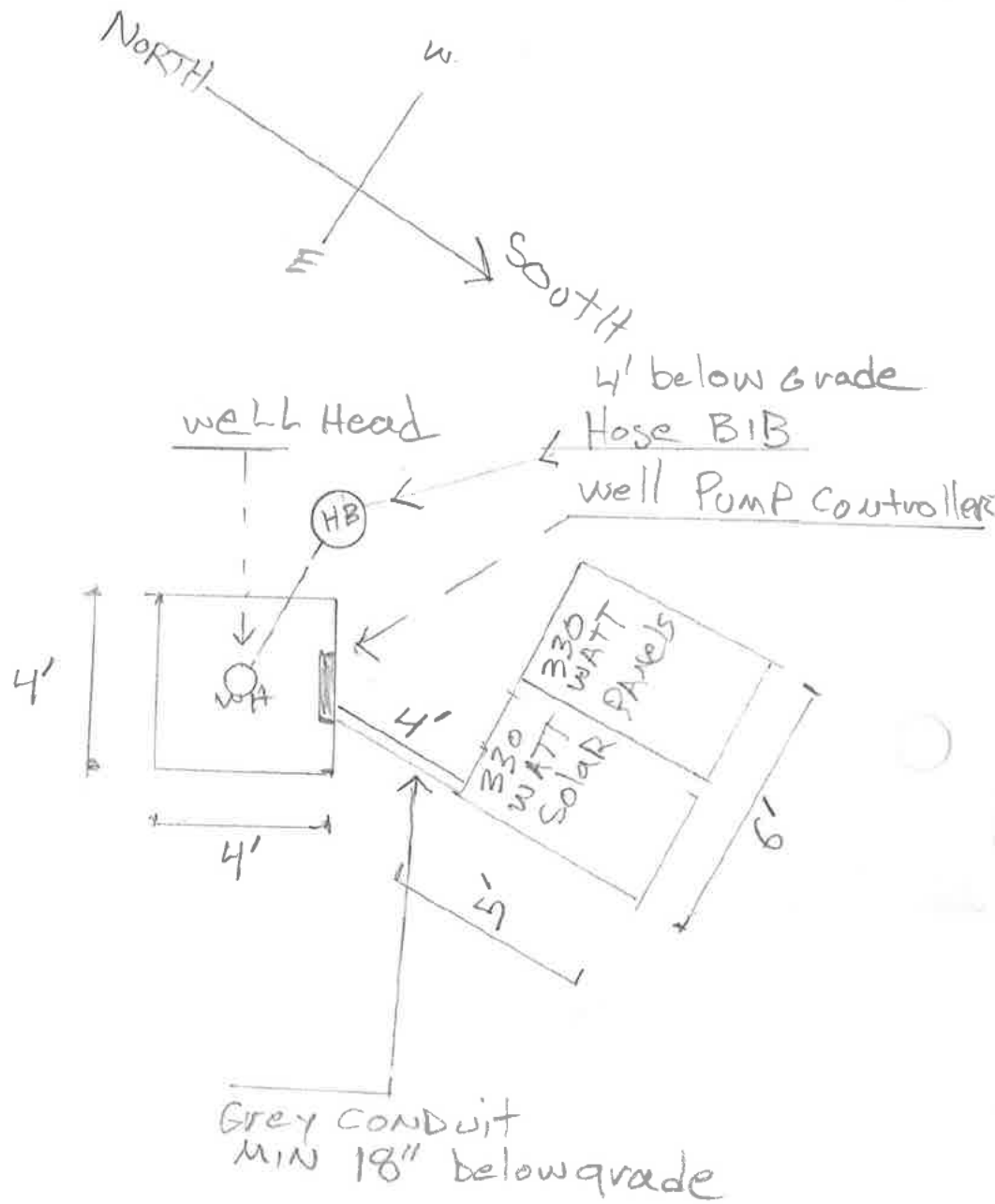


NORTH



well HOUSE FLOOR PLAN

SCALE $\frac{1}{4}'' = 1'$



FINAL MAP N^o 34-3

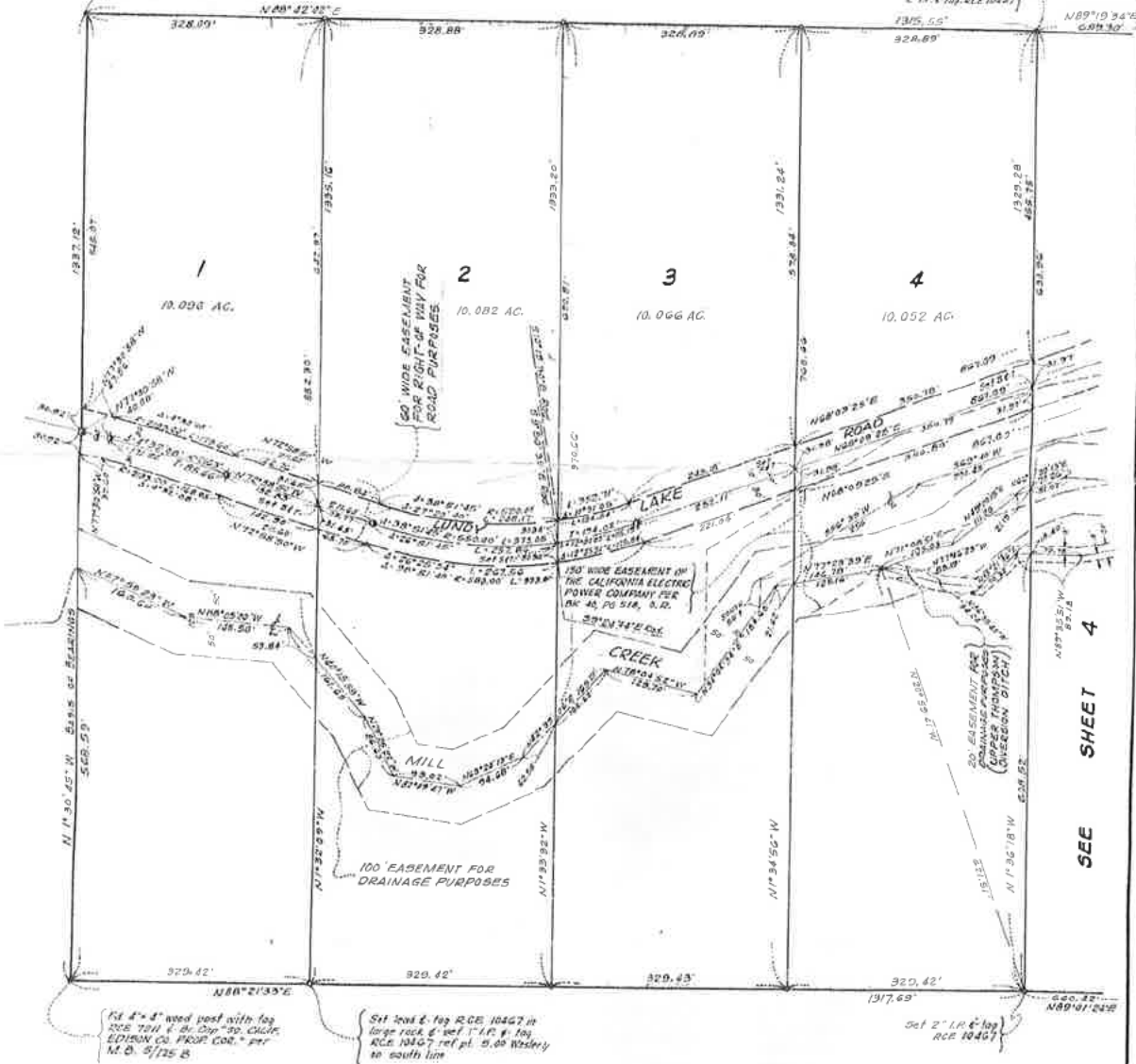
IN THE COUNTY OF MONO, STATE OF CALIFORNIA,
BEING A SUBDIVISION OF A PORTION OF SECTION 13
AND A PORTION OF SECTION 14, ALL WITHIN
TOWNSHIP 2 NORTH, RANGE 25 EAST, M. D. M.

MONUMENT NOTE

- Monument found as noted.
- Set 1" I.P. & tag R.C.E. 10467 unless otherwise noted.
- Set 1" iron pipe topped R.C.E. 10467 in monument well of B.C. & C. the P.R.C. and the west 500' east Tract lines on the centerline of Lundy Lake Road.
- Set steel spike and tag, R.C.E. 10467, at lot line intersections with the centerline of Lundy Lake Road as noted, "Set S.T."

Set 4" x 4" wood post with tag R.C.E. 7211
E. Br. Cap. "30. CALIF. EDISON CO. PROP.
COR." per M.D. 5/125 B.

Set 2" I.P. & tag
R.C.E. 10467
E. Br. Cap. "30. CALIF. EDISON CO. PROP.
COR." per M.D. 5/125 B.



ACREAGE TABULATION

LOT NO	AREA NO. OF ROAD	ROAD	AREA SA. OF ROAD	TOTAL LOT NET AREA	TOTAL LOT GROSS AREA
1	4.463 AC.	0.474 AC.	5.189 AC.	9.622 AC.	10.094 AC.
2	5.152 AC.	0.464 AC.	4.866 AC.	9.618 AC.	10.082 AC.
3	4.828 AC.	0.478 AC.	4.760 AC.	9.588 AC.	10.066 AC.
4	3.907 AC.	0.483 AC.	5.692 AC.	9.569 AC.	10.052 AC.

SEE SHEET 4