

**Mono County
Community Development Department
Planning Division**

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Mammoth Lakes, CA 93546
(760) 924-1800, fax 924-1801
comdev@mono.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 William Bramlette

PROJECT TITLE Tub Sites Restroom Trailer

LOT SIZE (sq. ft./acre) 339 acres ASSESSOR'S PARCEL # 024-240-014-000

PROJECT LOCATION Benton Hot Sps - Tub Sites

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

Please Specify:

Number of Units 1 trailer Building Height/# of floors 1 level - 10ft
 Number of Buildings NONE Density (units/acre) N/A

Total lot coverage/imperious surface (sq. ft. & %) 176 sq ft trailer
 a. Buildings (first-floor lot coverage / sq. ft. & %) N/A
 b. Paved parking & access (sq. ft. & %) N/A

Landscaping/screening and fencing:
 a. Landscaping (sq. ft. & %) 0
 b. Undisturbed (sq. ft. & %) 0

Total parking spaces provided:

a. Uncovered 2
 b. Covered NONE
 c. Guest/Handicapped 1

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...

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

~~Site is located near the entrance of a 5 acre tub site area on a 339 ac parcel contiguous to 1,255 acre property.~~

3. ACCESS/CIRCULATION:

Name of Street Frontage(s) Tub site Road from Highway 120 (All private)
Paved Dirt No existing access

Are there any private roads, drives or road easements on/through the property? Yes No except Highway 120

Has an encroachment permit been submitted to Public Works or Caltrans? Yes No N/A

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 tub site area

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.).

North 300 ft BLM undeveloped South 1/2 mi - Benton Tube lands
East 1 mi - BLM undeveloped West 3/4 mi - BLM undeveloped

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.) Site is level (flat); hill to north.

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) NONE

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) NO vegetation! Sagebrush to north and grass to south. Clear flat site east + west.

B. How many trees will need to be removed? NONE

8. WILDLIFE:
- A. Will the project impact existing fish and wildlife? Yes No
- B. Describe existing fish and wildlife on site and note any proposed measures (if any) to avoid or mitigate impacts to fish and wildlife. Site is an existing area containing 11 tub sites used by guests. No wildlife except rabbits and squirrels.
- 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

9. CULTURAL RESOURCES: Entire larger parcel is historic town and cemetery.
- A. Are there any cemeteries, structures or other items of historical or archaeological interest on the property? Yes No Specify: However, project site does not contain any historical features.
- B. Are there any unique, rare or endangered animal species on site? Yes No squirrels
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 If YES, how much? _____
- 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. Existing site is already flat, without vegetation. No additional soil movement is necessary.

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 Solar
- 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? Proposed site is located near entrance of existing tub site area used by 25,000 people annually. Site can not be seen from Highway 120.
- B. How does the proposed project affect views from existing residential/commercial developments, public lands or roads? IT doesn't affect visual quality any different from current uses and structures.
- C. If outdoor lighting is proposed, describe the number, type and location Minor safety sign lights will be used for guests to access restroom trailer.

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
- 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? Yes No
- D. Will the project generate significant amounts of solid waste or litter? Yes No

This facility replaces existing portable toilets. Trash bin currently exists to properly dispose of water.

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

For _____

Signature _____

Date 1-27-2020

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.

2. If an extension of any of the above is necessary, indicate which service(s), the length of extension(s), and the infrastructure proposed. 50 feet water lines, Septic tank and leach field on flat and cleared site east of project site.

School District Benton / No change.

Fire Protection White MTN Fire Department / No change.

Sewage Disposal Septic tank and leach line (field) will be installed.

Water Supply Existing 50 ft from project.

Road/Access Existing, no modification required.

Underground Overhead (Show location of existing utility lines on Plot Plan)

Electricity of service. Not needed as restroom trailer contains solar unit.

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

IV. SERVICES

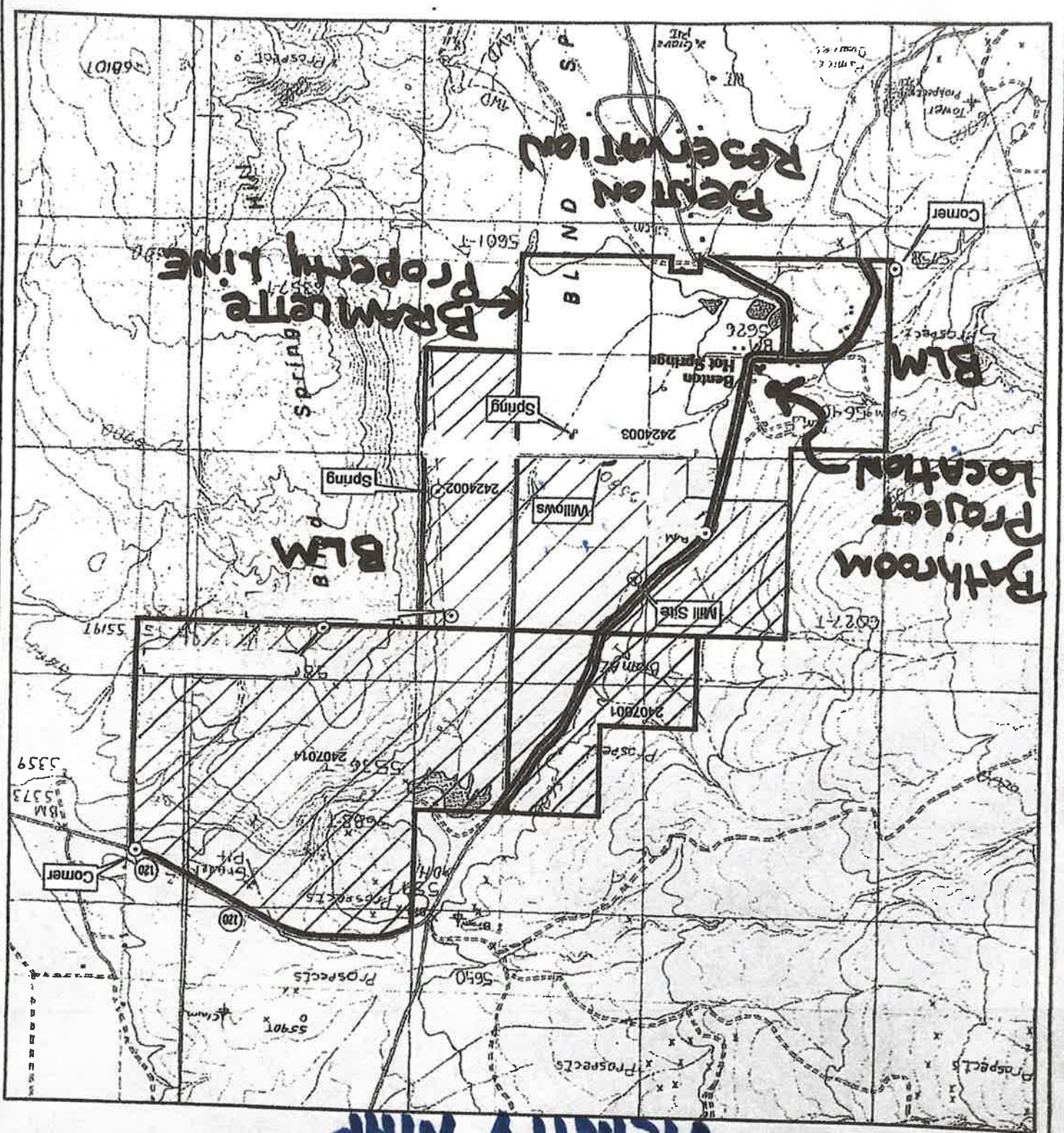
- Other
- Waste Discharge Permit from Lahontan Regional Water Quality Control Board N/A existing
- Timber Land Conversion from California Department of Forestry N/A
- Well/Septic from County Health Department
- Building Permit from County Building Division
- Grading Permit from Public Works N/A no modification of site necessary.
- 404 Wetland Permit from Army Corps of Engineers N/A
- Stream Alteration Permit from Department of Fish and Game N/A
- Encroachment Permits from Public Works or Caltrans. N/A Hwy 120 has no encroachment.

List any other related permits and other public approvals required for this project, including those required by county, regional, state and federal agencies:

OTHER PERMITS REQUIRED:

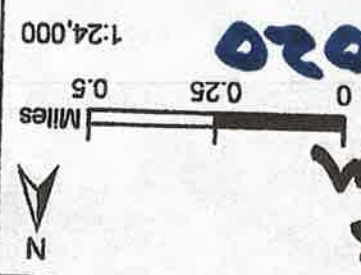
More on back...

E. Will there be a substantial change in existing noise or vibration levels? Yes No If YES to any of the above, please describe

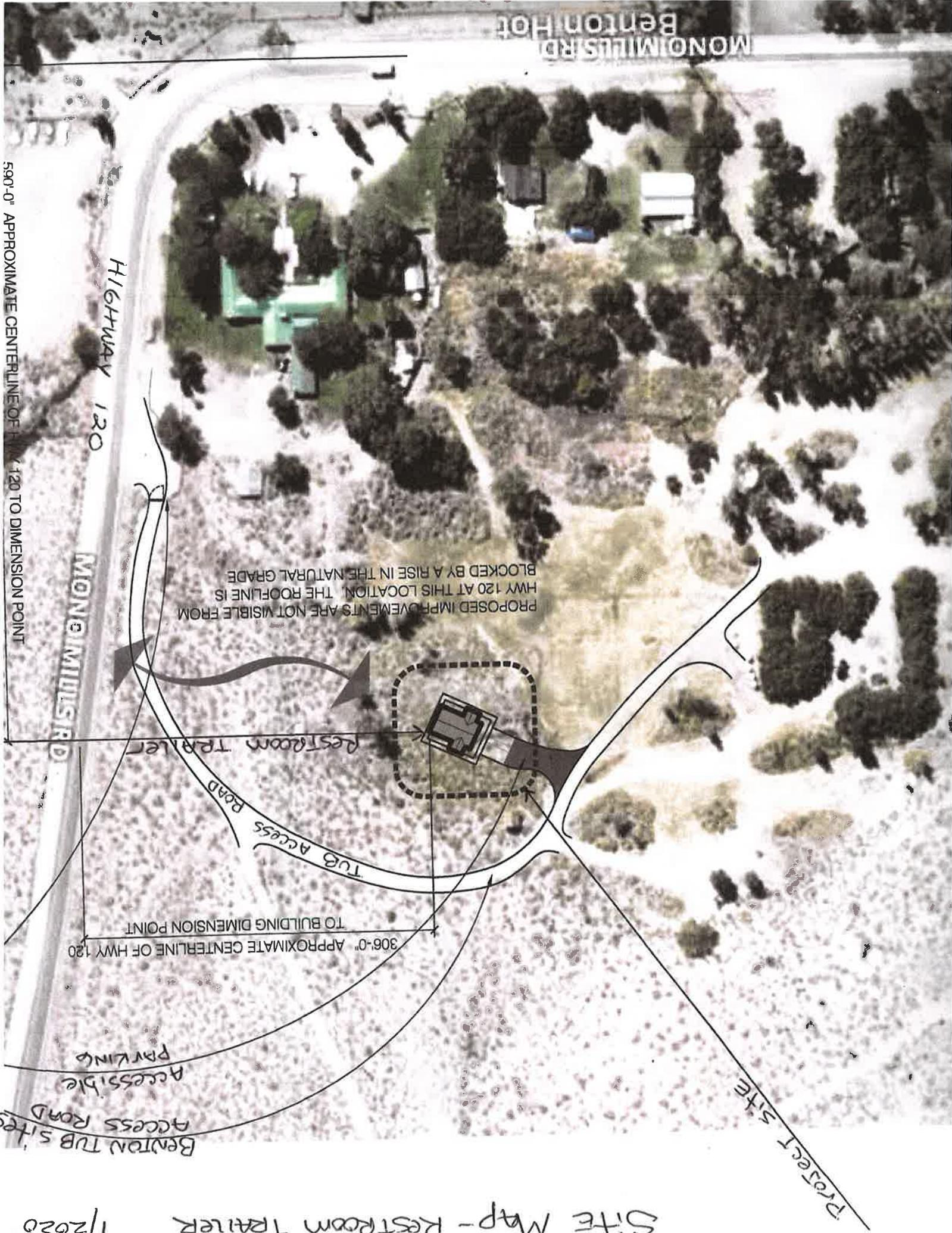


**BENTON HOT SPRINGS
ACCESSIBLE BATHROOM
PROJECT - 2018/
VICINITY MAP 2020**

- Legend**
- Point GPSed 17 Dec 2005
 - Line GPSed 17 Dec 2005
 - Poly GPSed 17 Dec 2005
 - Assessor Parcels - Bramlette



Site Map - Restroom Trailer 1/2020



Project Site

Benton Tub sites
Access Road

Accessible
Parking

306'-0" APPROXIMATE CENTERLINE OF HWY 120
TO BUILDING DIMENSION POINT

Restroom Trailer

Tub Access Road

PROPOSED IMPROVEMENTS ARE NOT VISIBLE FROM
HWY 120 AT THIS LOCATION. THE ROOFLINE IS
BLOCKED BY A RISE IN THE NATURAL GRADE

Highway 120

590'-0" APPROXIMATE CENTERLINE OF HWY 120 TO DIMENSION POINT

MONOMILLS RD

MONOMILLS RD
Benton Hot

Photo 2 Viewing West
Project Site

175'

40'

RESTROOM
TRAILER



CRITICAL WATER LINE

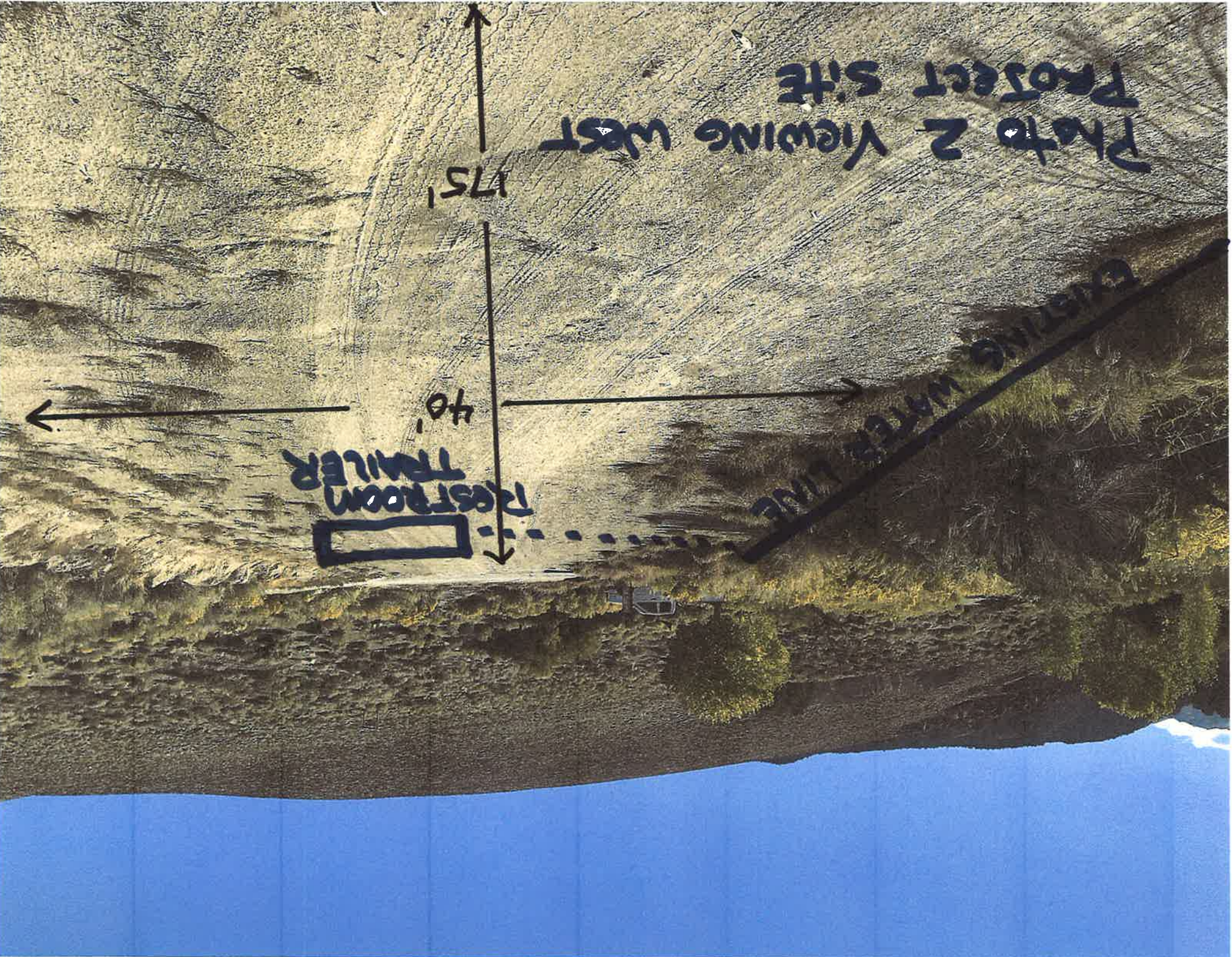


Photo 1 Viewing EAST
Project Site

WATER
LINE
EXISTING

PARKING

RESTROOM

SEPTIC
Leaking

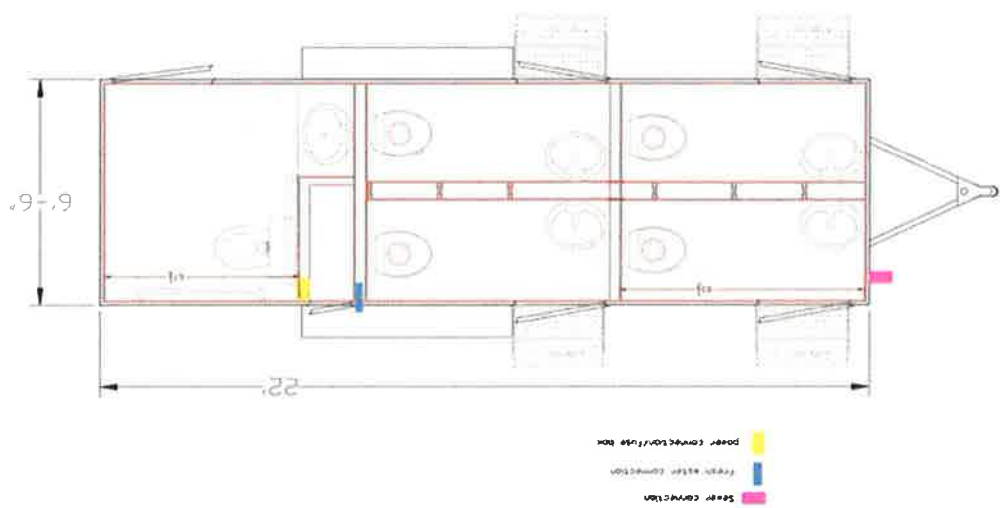
TUB SITE
Access Rd



North
↑



From: Dan@cohsi.com
Subject: Requested Layout
Date: Jan 28, 2020 at 6:08:36 AM
To: Bill Bramlette bbramlette@qnet.com
Cc: shane@cohsi.com



Bill

Above is the layout you requested for your permit.

Daniel Fischer
Senior Account Representative

Comforts of Home Services Inc
P:630-906-8002 Cell: 815-353-3045

www.cohsi.com

