

**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

**GENERAL PLAN  
AMENDMENT  
APPLICATION**

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

**APPLICANT/AGENT** George and Tom Swiggum

ADDRESS 228 Cottonwood canyon Road CITY/STATE/ZIP Lee Vining CA, 93541

TELEPHONE ( 805 ) 698 7599 E-MAIL georgeswiggum@yahoo.com

**OWNER**, if other than applicant Tom Swiggum

ADDRESS 1318 N. Ontare Road CITY/STATE/ZIP Santa Barbara CA, 93105

TELEPHONE ( 805 ) 682-8574 E-MAIL tbswiggum@cox.net

**PROPERTY DESCRIPTION:**


Assessor's Parcel # 3630809 General Plan Land Use Designation Rural Residential


**PROPOSED CHANGE:** Describe in detail the requested change and the reason for the change and propose a General Plan designation or state the proposed General Plan text revision. Please attach additional sheets if necessary. **NOTE:** An incomplete or inadequate project description may delay project processing.

**APPLICATION SHALL INCLUDE:**

- A. Completed application form.
- B. Completed Project Information form.
- C. Deposit for project processing: See Development Fee Schedule for General Plan Amendment.
- D. Environmental Review (CEQA): See Development Fee Schedule for Categorical Exemption, Negative Declaration, and Environmental Impact Report (deposit for initial study only).
- E. Environmental Processing & Review agreement.

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

3/16/2020  
Date

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**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    Zone Variance    Zoning Amendment  
 General Plan Amendment    Other \_\_\_\_\_

APPLICANT George Swiggum

PROJECT TITLE Plan Amendment for 228 Cottonwood Canyon

LOT SIZE (sq. ft./acre) 20 acres      ASSESSOR'S PARCEL # 3630809

PROJECT LOCATION 228 Cottonwood Canyon Road

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

Please Specify:

Number of Units \_\_\_\_\_ Building Height/# of floors \_\_\_\_\_

Number of Buildings 1      Density (units/acre) \_\_\_\_\_

Total lot coverage/impervious surface (sq. ft. & %) \_\_\_\_\_

a. Buildings (first-floor lot coverage /sq. ft. & %) \_\_\_\_\_

b. Paved parking & access (sq. ft. & %) \_\_\_\_\_

Landscaping/screening and fencing:

a. Landscaping (sq. ft. & %) \_\_\_\_\_

b. Undisturbed (sq. ft. & %) \_\_\_\_\_

Total parking spaces provided:

a. Uncovered 10-15

b. Covered \_\_\_\_\_

c. Guest/Handicapped 1-2

**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

\_\_\_\_\_

3. ACCESS/CIRCULATION:

Name of Street Frontage(s) Cottonwood Canyon Road

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 \_\_\_\_\_

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 Rural residential

South Resource Management

East Resource Management

West AG

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.) Topography consists of sand dunes some natural arroyos, A slight slope from southern lot line to the northern lot line

\_\_\_\_\_

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 closest stream is seasonal and is located about 1/2 mile to the west.

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, Juniper, Pinion, are the most common vegetation. Sage brush covers most of the site, trees make up close to 10% of the lot.

\_\_\_\_\_



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

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

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 Small rodents mostly are found here.

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 All driveways will have decomposed granite applied to them

11. AIR QUALITY:

A. Will the project have wood-burning devices? Yes . No  If YES, how many? 2-3 steel campfire rings

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?

we will use the natural landscape to hide all sites from Cottonwood canyon road.

B. How does the proposed project affect views from existing residential/commercial developments, public lands or roads? very little to none.

C. If outdoor lighting is proposed, describe the number, type and location \_\_\_\_\_  
there will be some small solar lights installed on the driveway

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  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



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

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 \_\_\_\_\_

IV. SERVICES

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

Electricity We are off grid and produce our own electricity , all power to the site will be underground  
Underground  Overhead  (Show location of existing utility lines on Plot Plan)

Road/Access Cottonwood Canyon road

Water Supply We have our own well

Sewage Disposal Currently we have one septic on site, each site will have a vault or septic installed

Fire Protection Blm fire station, 7 miles away, 3,000 gallons of standing water and one fire hydrant on site.

School District Lee Vining

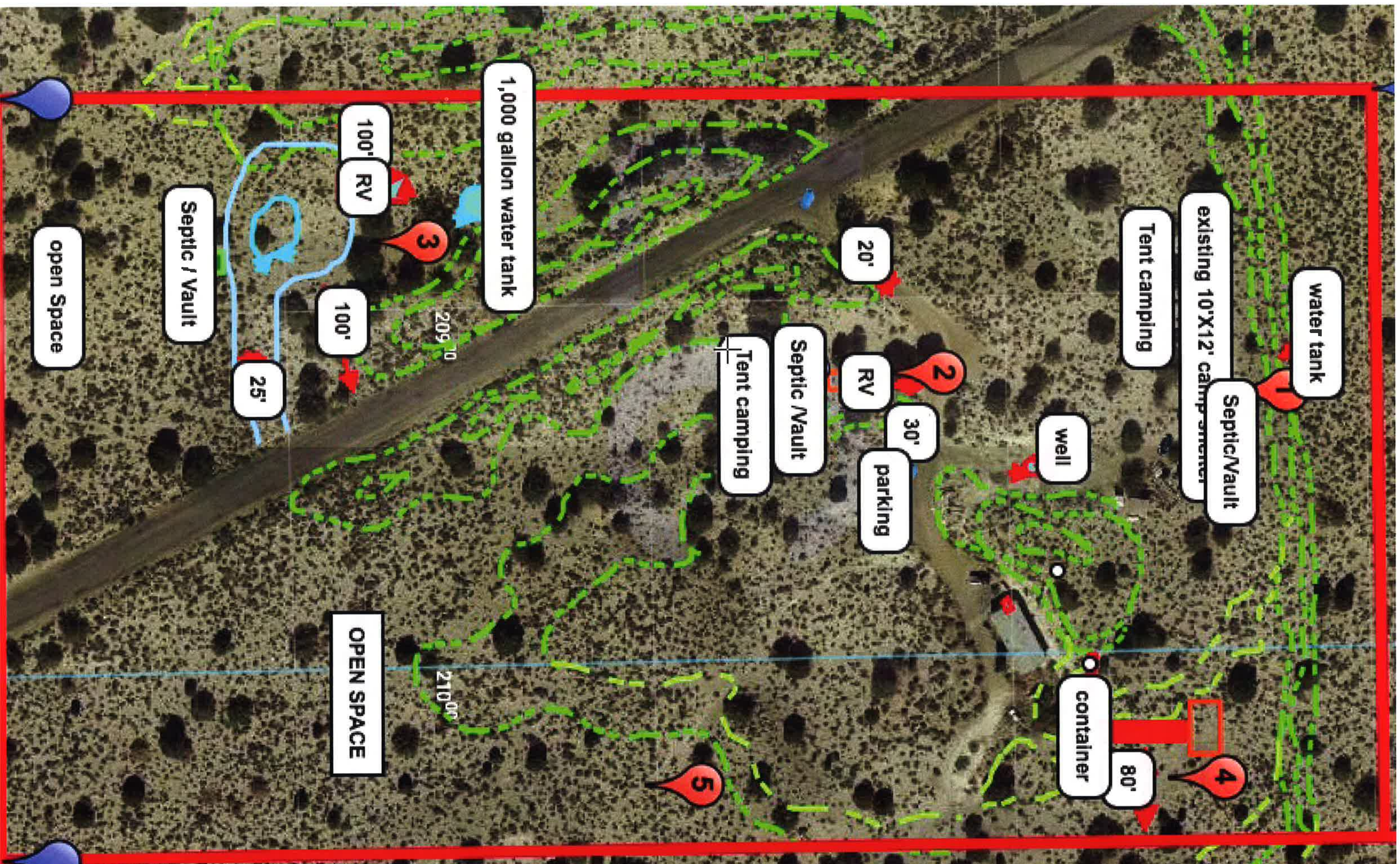
2. If an extension of any of the above is necessary, indicate which service(s), the length of extension(s), and the infrastructure proposed we would need to add small vault or septic , and would need to expand current solar system.

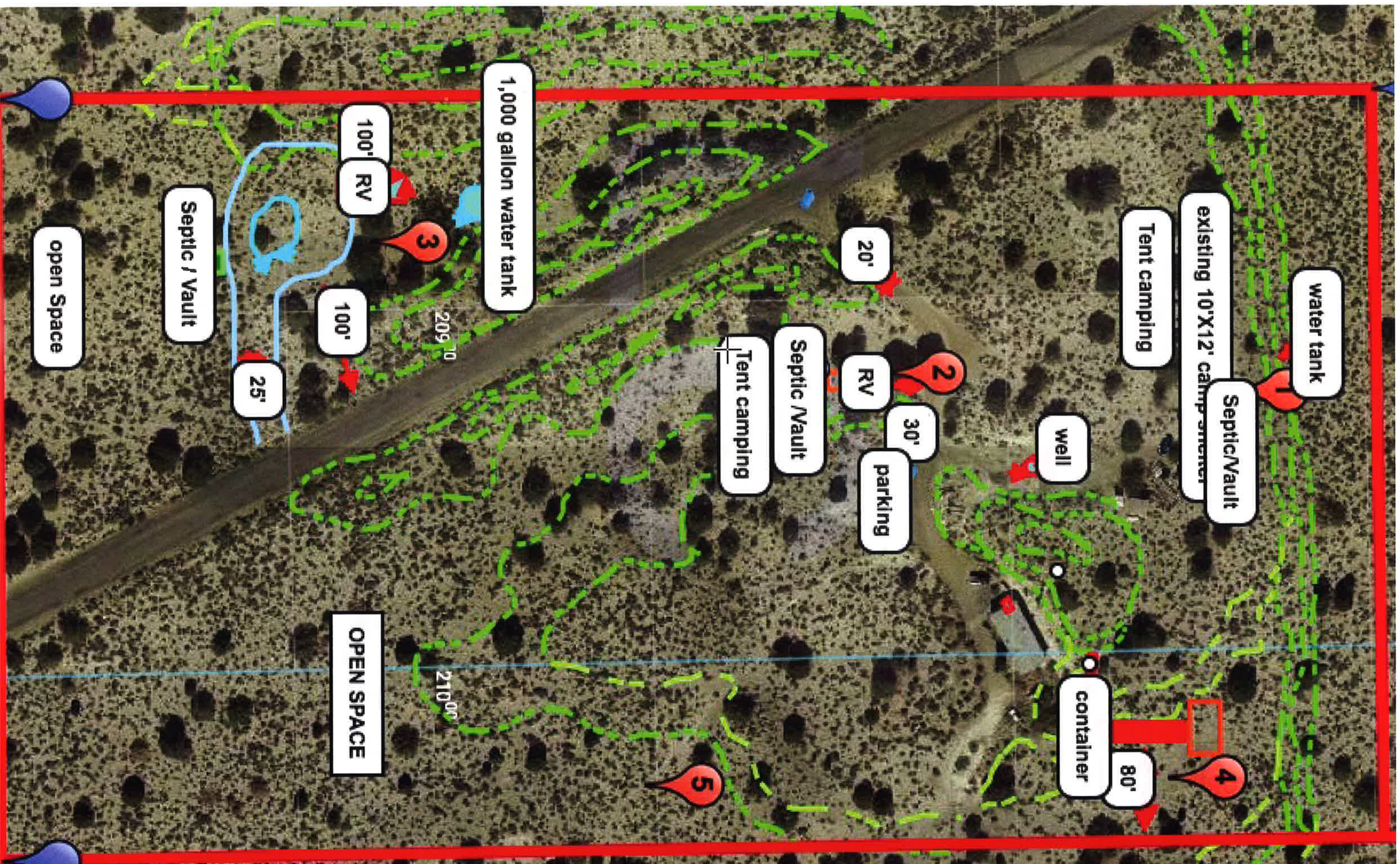
**CERTIFICATION:** I hereby certify that I have furnished in the attached exhibits the data and information required for this initial evaluation to the best of my ability, and that the information presented is true and correct to the best of my knowledge and belief. I understand that this information, 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.

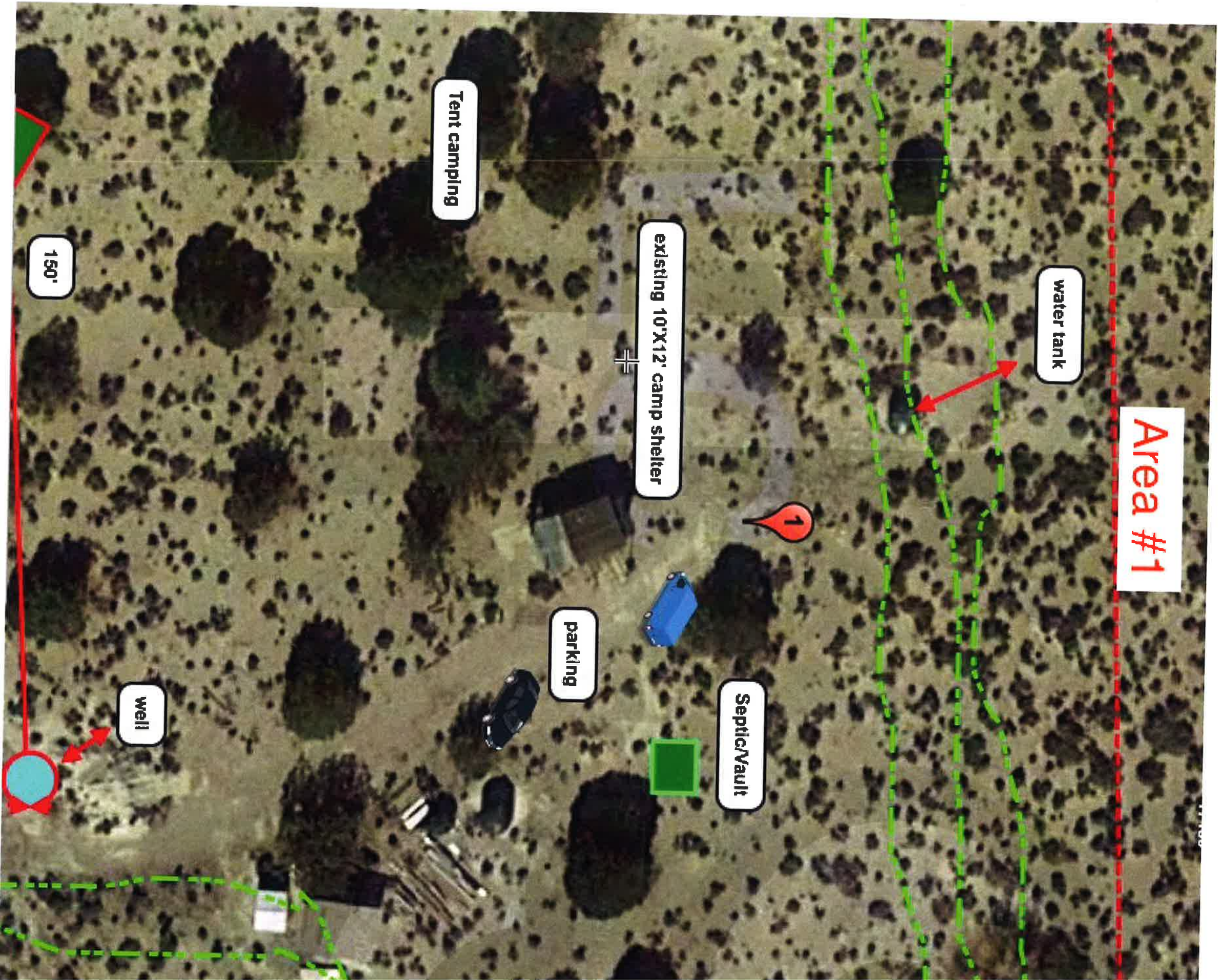
Signature [Signature] Date 3/16/2020  
For Land use designation

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









Area #1

water tank

existing 10'X12' camp shelter

Septic/Vault

parking

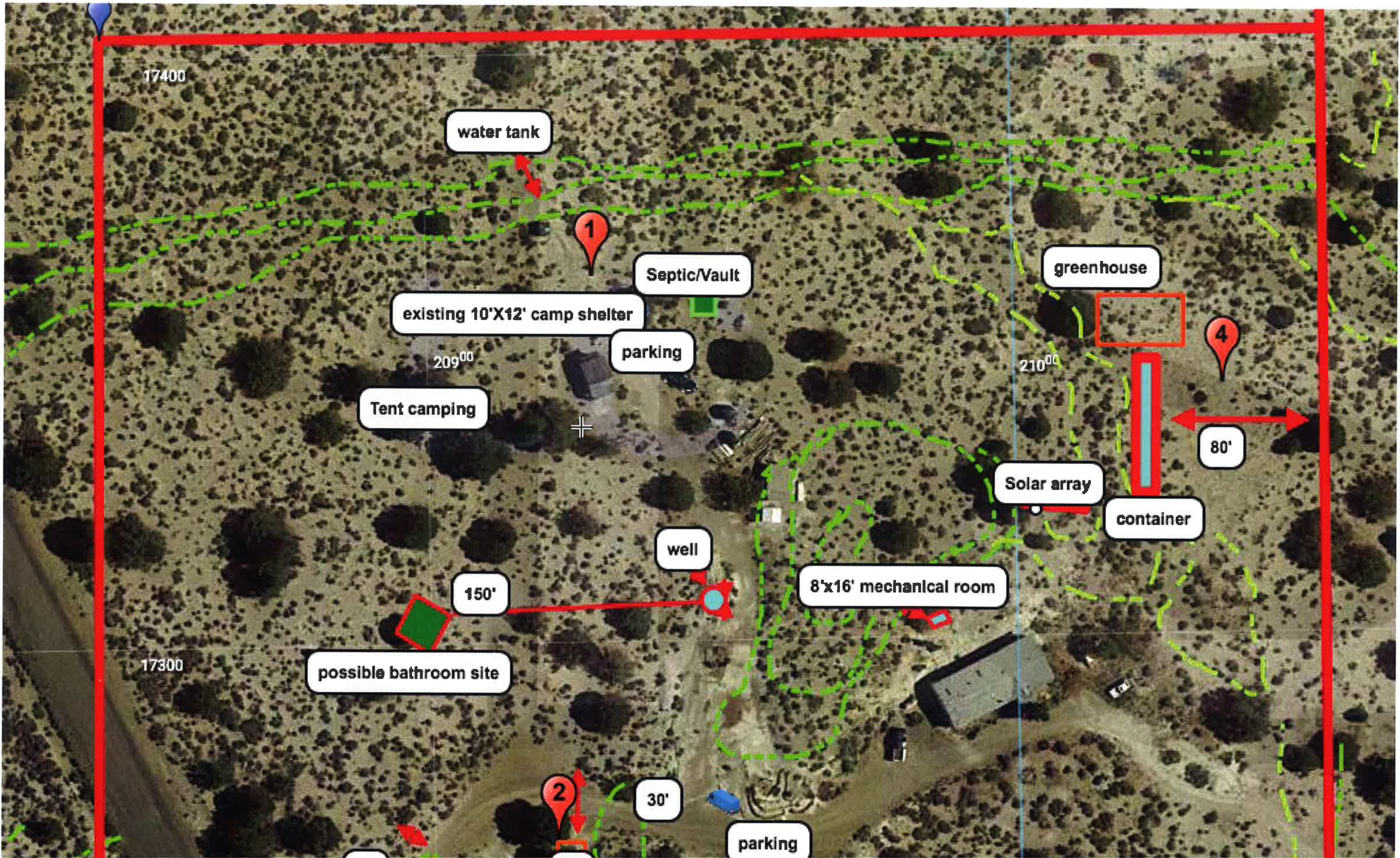
Tent camping

well

150'

1





17400

water tank

1

Septic/Vault

existing 10'X12' camp shelter

parking

209<sup>00</sup>

Tent camping

greenhouse

4

210<sup>00</sup>

Solar array

container

80'

well

8'x16' mechanical room

150'

possible bathroom site

17300

30'

parking

2

# Area #3

1,000 gallon water tank



209<sup>00</sup>

210<sup>00</sup>

100'

RV



3

100'

OPEN SPACE

17100

Driveway

25'

Septic / Vault



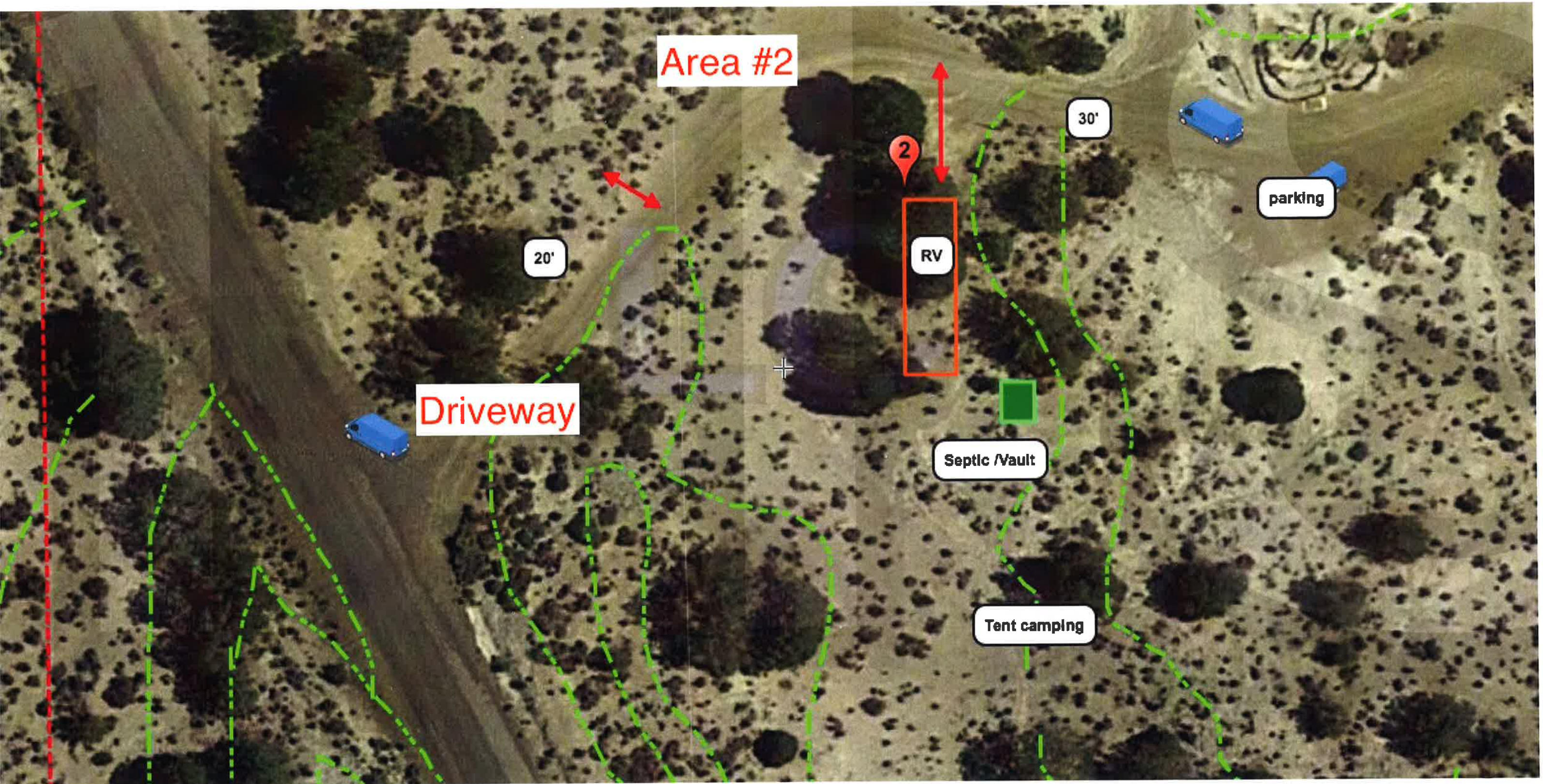
open Space

Green dashed lines =elevation

Custom

Google





Area #2

20'

30'

2

RV

parking

Driveway

Septic / Vault

Tent camping