

**Mono County
Community Development Department**

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Planning Division

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**PREAPPLICATION
REVIEW REQUEST**

DATE 8/27/2021

PROJECT NAME EI REFUGIO

ANTICIPATED PERMIT OR APPLICATION:

- General Plan Amendment Specific Plan Conditional Use Permit Director Review
 Other Use Permit under Resource Management

REPRESENTATIVE John Kyle Heins

ADDRESS _____ /ZIP _____

TELEPHONE (626) 272-6057 FAX (____) _____

E-MAIL Jkheins9@gmail.com ASSESSOR PARCEL # 037110015000

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 explanation and illustrations

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

El Refugio

LDTAC Review

Sept 6, 2021

Our intention is to construct up to 12 canvas yurt structures. Ten of the structures will be used for purposes of a hospitality business, including one larger yurt for central gathering. Two smaller yurts will be assembled for employee housing and owners' units. All units will be colored to blend with the existing landscape.

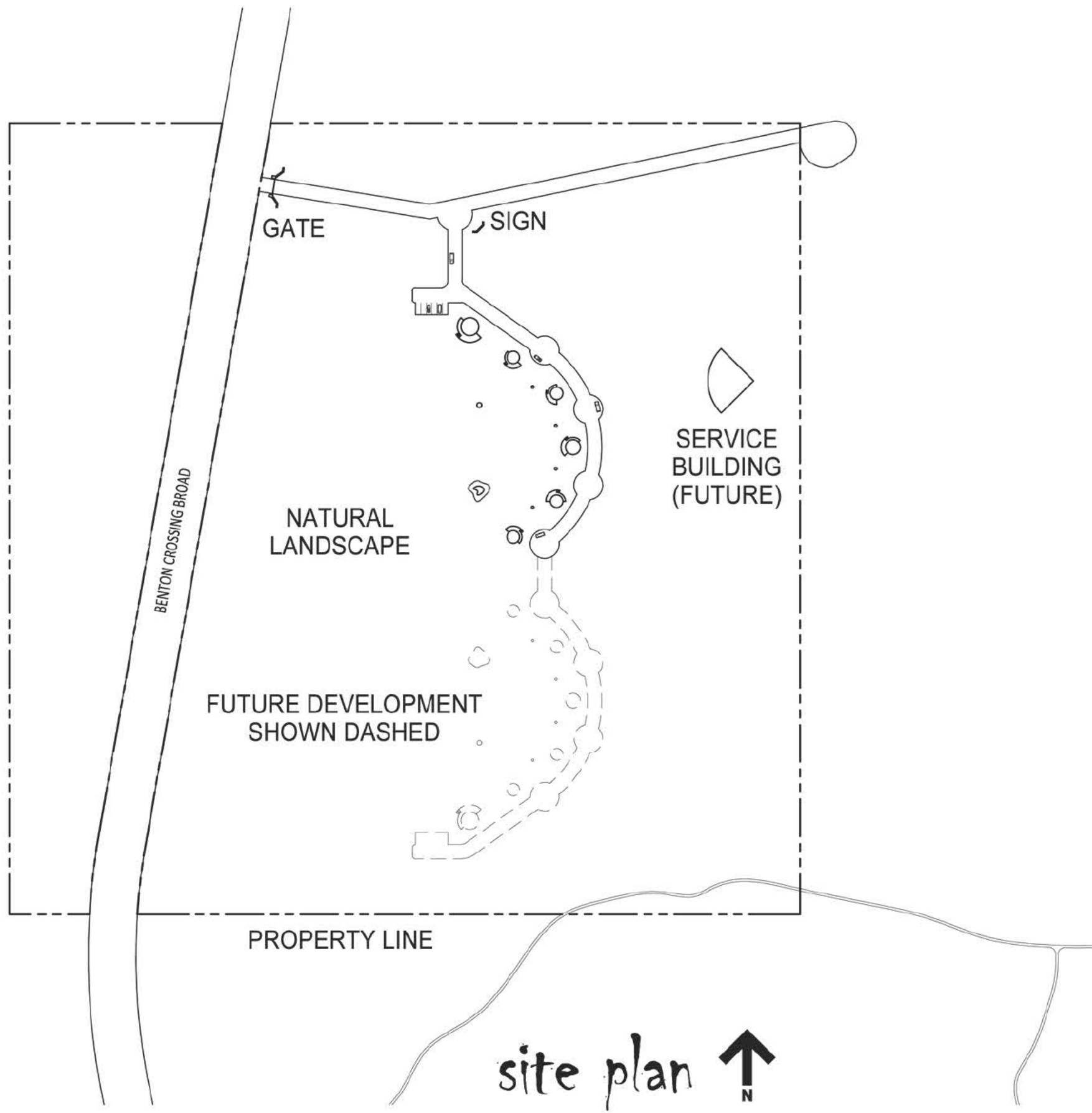
We will need to install septic, a well for water, propane, solar and potentially wind power generating utilities as well as off grid storage. The yurt structures are design engineered for snow and wind loads from the manufacturer. The Foundations are expected to be post and pier construction allowing for a small enclosed crawl space under each unit for utility service.

Each unit will be self-contained with a kitchenette (2 burner stove, small refrigerator, sink), 3/4 bath (shower, sink and toilet), hot water heater, air conditioning (minisplit system), and wood burning stove.

The structure sizes will be five: 20' Diameter units, approximately 314 sqft each with 80-100 sqft decks each. Five 24' diameter units, approximately 450 sqft with 80-100 sqft decks each. Two 16' diameter units, 200 sqft, each equipped with an 80 sqft deck. There will be an outdoor hot tub/spa and up to 4 fire pits, and outdoor BBQ areas. We would like to have a service utility building most likely constructed of steel to house equipment and a utility vehicle for snow removal etc. We do not intend to pave any road ways or walk ways through the property.

Our focus throughout the design, development and management of this project is and will be to maintain the integrity of the paradigm of the Resource management zoning. Aligned with our own beliefs and ideologies of ecological friendly living and our responsibility as stewards.

Please see the attached preliminary proposed site plan showing the first phase of 5 yurts, and dotted lines representing the second phase of construction for the additional 5 yurts. Not noted on this plan yet is the site for the solar panels, well, and septic.



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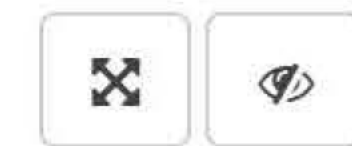
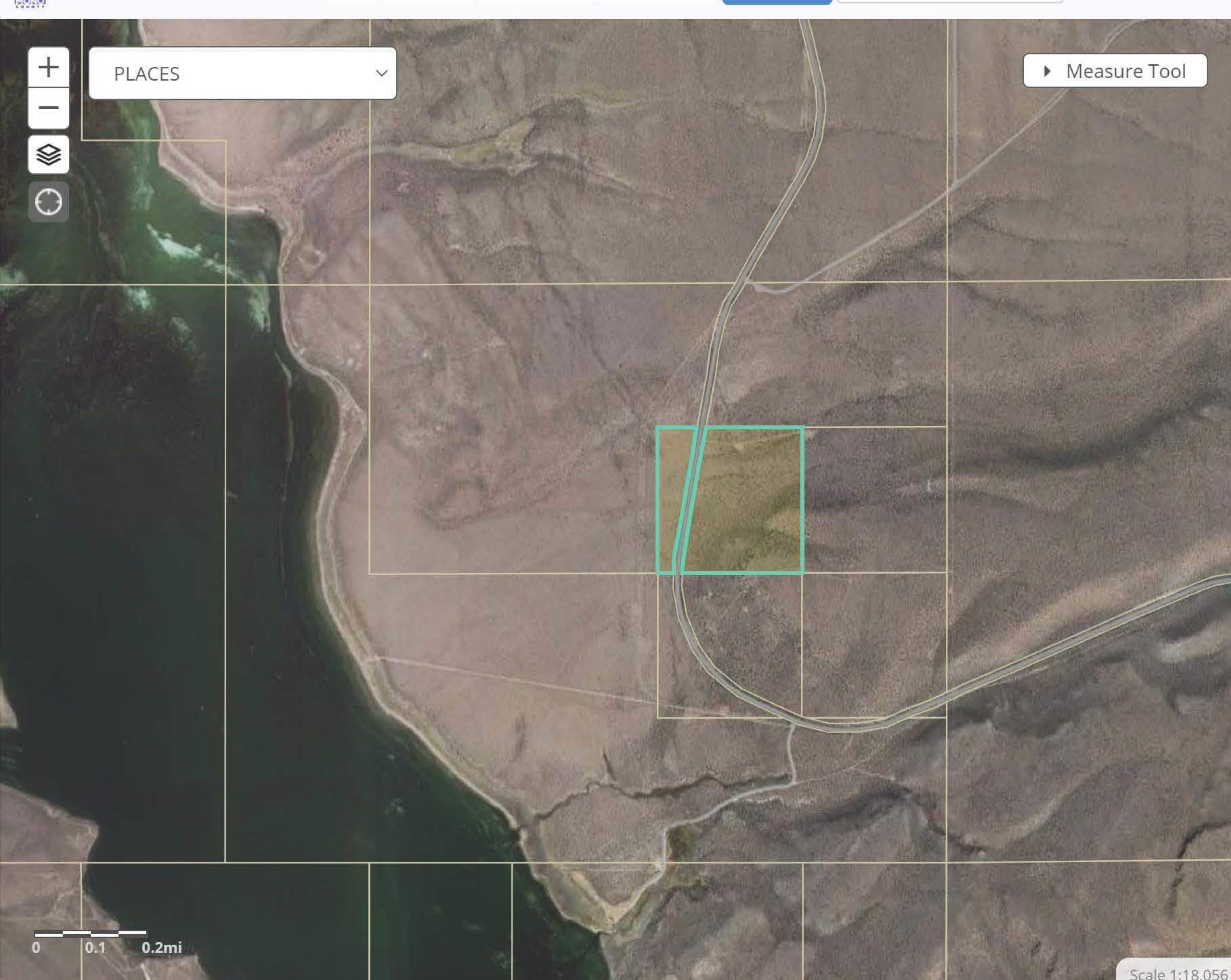
SHEET



El Refugio
Crowley Lake, CA

Kevin Daniel Bundy
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The logo for Kevin Daniel Bundy, consisting of the letters "KDB" in a large, bold, stylized font with a 3D effect.



Unassigned
037-110-015-000

[View or Print Value Notice](#)

Address	Unassigned
Community	Crowley Lake
Complex	
Land Use Designation	Resource Management (RM) ?
Zoning	NA ?
Transient Rental	To Be Determined
Voting Precinct	07 - Long Valley
Supervisor District	Dist #2: Rhonda Duggan
GIS Calculated Acres	37.69
Previous Assessment #	003711915000000
Latitude/Longitude	37.645987, -118.723734

0 0.1 0.2mi

Scale 1:18,056