

Mono County
Community Development Department

Planning Division

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

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

**DIRECTOR REVIEW
APPLICATION**

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

APPLICANT/AGENT ANDREW + VICTORIA CARTER

ADDRESS 2587 Hwy 158 CITY/STATE/ZIP June Lake, CA 93529
Po Box 700

TELEPHONE (978) 394 2541 E-MAIL ANDY.CARTER.001@gmail.com

OWNER, if other than applicant _____

ADDRESS _____ CITY/STATE/ZIP _____

TELEPHONE (_____) _____ E-MAIL _____

DESCRIPTION OF PROPERTY:

Assessor's Parcel # 015-111-014-000 General Plan Land Use Designation Med Use

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.

Single family home under construction for occupation by owners as their sole residence. Propose to let as a vacation rental when owners travel to visit family in U.K & N. Zealand. Max days available for rent - 100 days per year.

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 V. L. Carter Date 10/21/21

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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 Variance General Plan Amendment
 Other _____

APPLICANT ANDREW & VICTORIA CARTER

PROJECT TITLE 33 Raymond Ave, June Lake, CA 93529

LOT SIZE (sq. ft./acre) 4,983 SF ASSESSOR'S PARCEL # 015-111-014-000

PROJECT LOCATION 33 Raymond Ave.

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

Please Specify:

Number of Units 1 Building Height/# of floors 30ft. 2 floors
Number of Buildings 1 Density (units/acre) _____

Total lot coverage/impervious surface (sq. ft. & %) 2,554 SF 51.2%
a. Buildings (first-floor lot coverage /sq. ft. & %) 1,894 SF 38%
b. Paved parking & access (sq. ft. & %) ~~464 SF~~ 660 SF 13.2%

Landscaping/screening and fencing:

- a. Landscaping (sq. ft. & %) _____
b. Undisturbed (sq. ft. & %) _____

Total parking spaces provided:

- a. Uncovered 2
b. Covered 2
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...

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

SINGLE FAMILY HOME UNDER CONSTRUCTION

3. ACCESS/CIRCULATION:

Name of Street Frontage(s) RAYMOND AVENUE

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

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 2nd Home South Duplex

East 2nd Home + Vacation Rental West multi-use

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.) _____

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) N/A

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) _____

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
- 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 _____

- 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 _____

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?
style of building fits in with existing buildings in area
- B. How does the proposed project affect views from existing residential/commercial developments, public lands or roads? _____

- C. If outdoor lighting is proposed, describe the number, type and location
lamps by garage doors, and other doors will be dark sky compliant

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? 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 _____

IV. SERVICES

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

Electricity SKE

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

Road/Access _____

Water Supply J. Lake PUD

Sewage Disposal J. Lake PUD

Fire Protection J Lake Fire Prot. DIST.

School District Eastern Sierra Unified School District

2. If an extension of any of the above is necessary, indicate which service(s), the length of extension(s), and the infrastructure proposed _____

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 10/20/21

For _____

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

Project Description

33 Raymond Avenue. Applicants: Andrew and Victoria Carter.

This house is currently under construction with an expected completion date of February/March 2022. When completed it will be the permanent residence of the applicants. The applicants propose to let the house as a vacation rental when they are traveling. Note: The applicants have family in the U.K. and New Zealand as well as in June Lake. The ability to let the house will help fund travel to visit grandchildren overseas.

The house is 3,200 sq. feet. It has four bedrooms, and the proposed maximum number of renters would be 6 adults and 2 children. The bedrooms are on the second floor and consist of a primary bedroom with king bed and en-suite bathroom, a second bedroom with queen bed, a third bedroom with bunk beds suitable for children, and a fourth bedroom with a queen sofa bed. In addition to the en-suite bathroom there is a full family bathroom, and a separate half-bath. Maximum number of vehicles would be 3 (one garaged and 2 on driveway). Renters would have access to the entire house, except for 3 locked closets and one garage space. The locked closets would contain the personal possessions of the applicants.

The maximum number of days per year that the house would be available to renters would be 100. The intention of the applicants is to travel from mid-January until mid-March (approximately 7-8 weeks) in New Zealand, most of May (approximately 3-4 weeks) in England and November, including Thanksgiving, (approximately 3-4 weeks) in England. This is of course approximate, but the maximum number of days for availability as a vacation rental would be 100.

