

**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

**DIRECTOR REVIEW
APPLICATION**

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

APPLICANT/AGENT Dan Landrum

ADDRESS 3200 Eastside Lane CITY/STATE/ZIP Coleville, CA 96107

TELEPHONE () E-MAIL

OWNER, if other than applicant Jeff Hinds

ADDRESS 55 Springer Court CITY/STATE/ZIP Coleville, CA 96107

TELEPHONE () E-MAIL

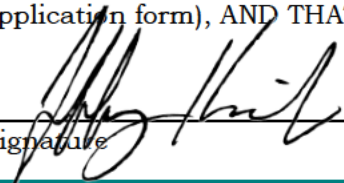
DESCRIPTION OF PROPERTY:

Assessor's Parcel # 002343003000 General Plan Land Use Designation ER

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.

This will be a pumphouse/garage. The house, a manufactured home, has already been purchased with deliver expected in December or January. The manufactured home construction application is in progress.

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 11/10/22
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 Variance General Plan Amendment
 Other _____

APPLICANT Jeff Hinds

PROJECT TITLE Hinds pumphouse/garage

LOT SIZE (sq. ft./acre) 1.8 ASSESSOR'S PARCEL # 002343003000

PROJECT LOCATION 55 Springer Court

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

Please Specify:

Number of Units 1 Building Height/# of floors 19/1
Number of Buildings 1 Density (units/acre) 0.55

Total lot coverage/impervious surface (sq. ft. & %) 527, 0.0067%
a. Buildings (first-floor lot coverage /sq. ft. & %) 527, 0.0067%
b. Paved parking & access (sq. ft. & %) none

Landscaping/screening and fencing:

- a. Landscaping (sq. ft. & %) none
b. Undisturbed (sq. ft. & %) none

Total parking spaces provided:

- a. Uncovered none
b. Covered none
c. Guest/Handicapped none

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) _____

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 2 passenger vehicles

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 Walker River South residential

East residential West residential

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) The property's northern border abuts the Walker River

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) The property has been grubbed of burned vegetation and reseeded. It has scattered native seedling vegetation, ie. cottonwoods and willows.

- 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 _____

- 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 Standard Mono County Best Management Practices

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?
It is a typical structure in a residential setting.

- B. How does the proposed project affect views from existing residential/commercial developments, public lands or roads? Distance from the nearest road allows very little visibility of the proposed structure.

- C. If outdoor lighting is proposed, describe the number, type and location Downward facing dark sky compliant lighting fixtures will be installed at the entry ways.

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 _____

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

Road/Access Meadow Drive to Springer Court

Water Supply well

Sewage Disposal septic

Fire Protection Walker Fire

School District Eastern Sierra Unified

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

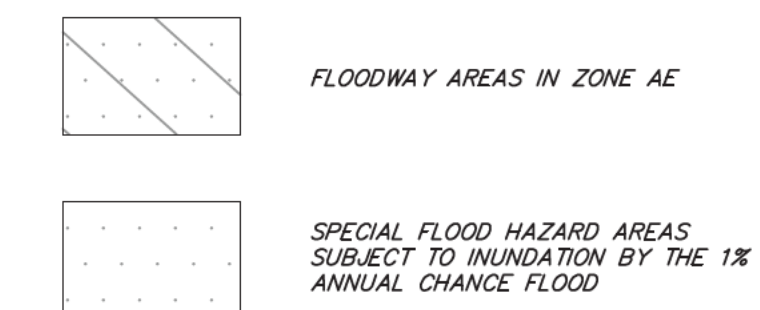
CERTIFICATION: I hereby certify that I have furnished in the attached exhibits the data and information required for this initial evaluation to the best of my ability, and that the information presented is true and correct to the best of my knowledge and belief. I understand that this information, together 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 Dan Landrum Date 11/10/22

For Jeff Hinds

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

FLOOD INFORMATION
 FLOOD INFORMATION PER FLOOD INSURANCE RATE MAP
 (FIRM) 06051C00890 EFFECTIVE DATE: FEBRUARY 18, 2011



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REVISIONS:	BY:

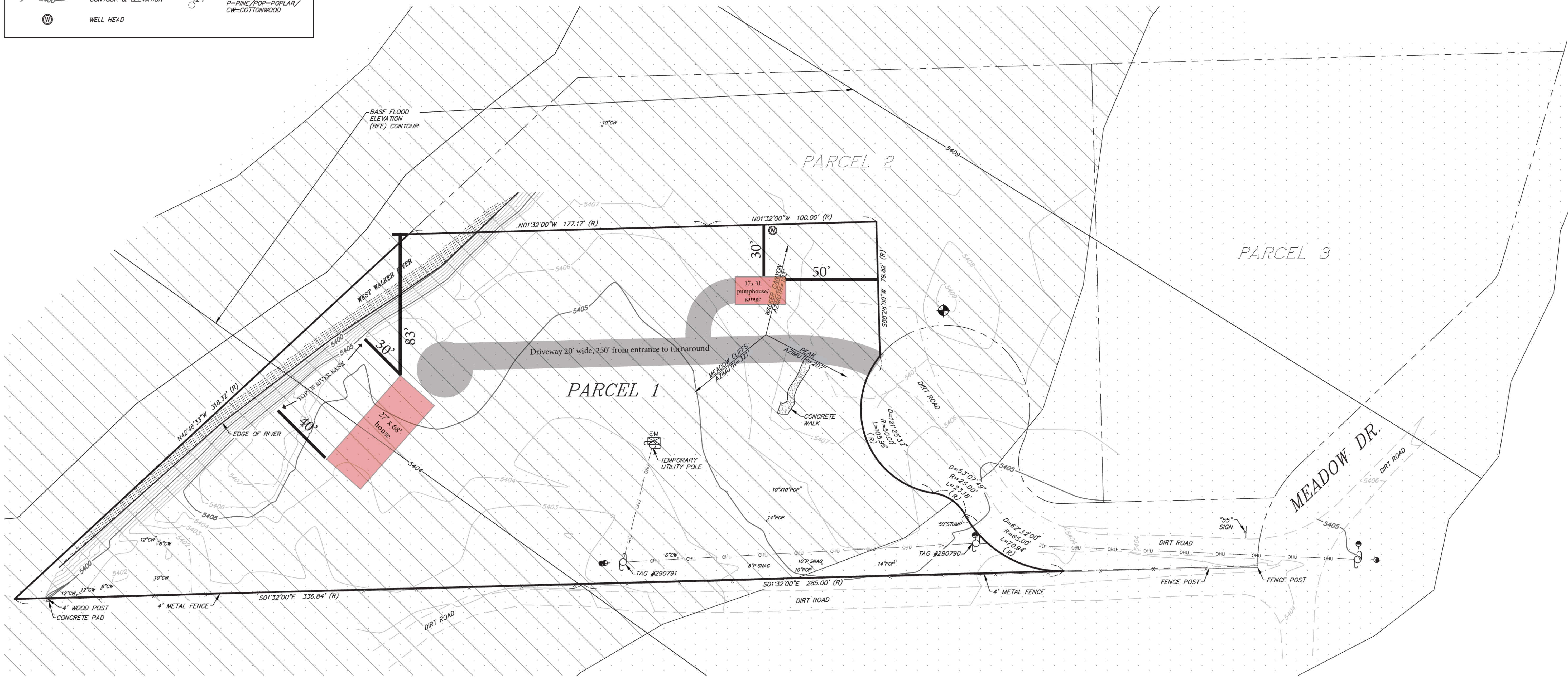
PREPARED FOR:
 JEFF HINDS
 MOUNTAIN VIEW BDO
 (714) 673-0369
 don@ellerrhighfarms.com

55 SPRING COURT
TOPOGRAPHIC SURVEY
 WALKER, MONO COUNTY, STATE OF CALIFORNIA

DATE:	8/8/22
SCALE:	1"=30'
DRAWN:	TJP
JOB NO.:	01.4441
DWG:	1
SHEET:	1 of 1

LEGEND

- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - CENTERLINE
- x- METAL FENCE
- OHU- OVERHEAD UTILITIES
- 5400- EXISTING GROUND CONTOUR & ELEVATION
- W WELL HEAD
- EM ELECTRIC METER
- GUY WIRE
- POWER POLE
- TREE TYPE & SIZE
P=PINE, POP=POPLAR,
CW=COTTONWOOD



PARCEL 1
 85,755 sq. ft.
 ±1.97 ACRES

BOUNDARY INFORMATION
 (R) = RECORD INFORMATION PER PARCEL MAP NO. 31-64,
 PMB 4 PAGE 2B
 (M) = MEASURED INFORMATION PER FIELD SURVEY JULY 2022

BENCHMARK
 TEMPORARY BENCHMARK:
 PROJECT BENCHMARK IS REBAR ON KNOLL
 ELEVATION=5409.49'
 (NAVD 88 DATUM)

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA, THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN JULY 2022, AND THAT THIS MAP DOES NOT INCLUDE EASEMENTS EXCEPT THOSE SPECIFICALLY DELINEATED HEREON.

IF UNDERGROUND UTILITIES, ZONE, SETBACK AND STREET WIDENING DATA ARE SHOWN HEREON, IT IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM AVAILABLE SOURCES NOT CONNECTED WITH THIS CORPORATION. THEREFORE, NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID INFORMATION.

ANDREW HOLMES L.S. 4428

SCALE: 1"=30'
 CONTOUR INTERVAL: 1'
 GRAPHIC SCALE

