

**Mono County  
Community Development Department**

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**Planning Division**

PO Box 8  
Bridgeport, CA 93517  
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www.monocounty.ca.gov

**USE PERMIT  
APPLICATION**

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

**APPLICANT/AGENT** MATT SCHOBER, TRIAD/HOLMES

ADDRESS 873 N. MAIN ST CITY/STATE/ZIP BISHOP, CA 93514

TELEPHONE ( \_\_\_\_\_ ) 760-873-4273 E-MAIL mschober@thainc.com

**OWNER**, if other than applicant TOM HOPKINS

ADDRESS 130 VALLEY VIEW ROAD CITY/STATE/ZIP BISHOP, CA 93514

TELEPHONE ( \_\_\_\_\_ ) 760-387-2023 E-MAIL tomhopkins@cruzio.com

**PROPERTY DESCRIPTION:**

Assessor's Parcel # 064-100-056 & -059 General Plan Land Use Designation ER-2

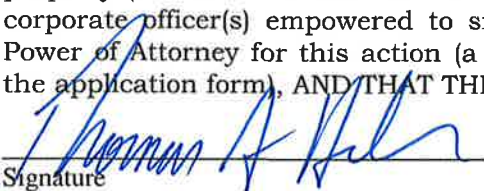
**PROPOSED USE:** Describe the proposed project in detail, using additional sheets if necessary.

NOTE: An incomplete or inadequate project description may delay project processing.

Construct a driveway entrance at both 70 Valley View and 248 Valley View, Parcels 1 and 3 of Parcel Map No. 37-172 respectively for the purposes of fire restoration as explained in more detail in attached letter from the owner.

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

Date

5-19-2017

**TOM and JULIE ANNE HOPKINS**  
**130 Valley View Road**  
**Swall Meadows, CA 93514-7116**

May 19, 2017

Scott Burns, Director  
Community Development Department  
County of Mono  
437 Old Mammoth Road  
Mammoth Lakes, CA 93546

Dear Mr. Burns,

I am the owner of three contiguous parcels on Valley View Road in Swall Meadows which total approximately ten acres (70, 130, and 248 Valley View Road). The middle parcel (130) is developed with a single family home which is my wife's and my primary residence. The entire property burned in the 2015 Round Fire, although our home and adjacent structures were mostly spared.

We have replanted the installed landscape immediately around our home that was destroyed in the fire. We are now intending to restore the native vegetation on the adjacent parcels by planting additional native species. We have created a plant nursery on our developed parcel to grow native trees and shrubs for this restoration. Emphasis will be on single-leaf pinyon pine (*Pinus monophylla*), sagebrush (*Artemisia tridentata*) and antelope bitterbrush (*Purshia tridentata*), the latter two being primary food sources for the local Round Valley mule deer herd. Another benefit of accelerating the restoration of the native plant community with new plantings is that soil erosion in the form of windblown dust and runoff will be reduced. My wife is a retired BLM botanist with substantial experience restoring native plant communities. She also currently serves as the Conservation Chair for the Bristlecone Chapter of the California Native Plant Society.

Vehicle access to the undeveloped Parcels 1 and 3 (70 and 248 Valley View Road) is necessary to enable the installation and maintenance of new nursery plants, including the irrigation necessary to establish the new plants. At present there is no vehicle access to either of the undeveloped parcels. Developed vehicle access points, to be used initially in conjunction with the revegetation process, can also serve as driveway locations for future residences. I have retained civil engineer Matt Schober of Triad Holmes Associates to design these two driveway entrances.

Matt has prepared the appropriate drawings and applications for the construction of these two entrances. I appreciate your prompt attention to this matter to allow us to proceed with the native plant restoration of these two parcels as expeditiously as possible.

Sincerely,



Tom Hopkins



