

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

USE PERMIT
APPLICATION

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

APPLICANT/AGENT Kent Smith and Tessa Roper
ADDRESS 93 Nevada St CITY/STATE/ZIP June Lake, CA 93529
TELEPHONE (805) 794-6631 E-MAIL kentessa@sbcglobal.net

OWNER, if other than applicant _____
ADDRESS _____ CITY/STATE/ZIP _____
TELEPHONE (____) _____ E-MAIL _____

PROPERTY DESCRIPTION:
APN# 016-098-011-000 General Plan Land Use Designation General plan Amend 2013 Zoned for Short-term Rental
Assessor's Parcel # _____ 03-00B Anderson/Brogart

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

NOTE: An incomplete or inadequate project description may delay project processing.
Short-term Rental / Transient Rental property
- Nightly rentals

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

Tessa L Roper
Signature

10/15/2019
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 Kent Smith and Tessa Roper
PROJECT TITLE Short-term nightly transient rental
LOT SIZE (sq. ft./acre) _____ ASSESSOR'S PARCEL # ^{APN #} 016-098-011-000
PROJECT LOCATION 93 Nevada Street, June Lake, CA 93529

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

Please Specify:

Number of Units 1 Building Height/# of floors 2 4 bedroom
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 easily 5 — see parking side plan
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 ~~REDACTED~~

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) Nevada St, 158 (June Lake Loop)

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 SFR

South SFR

East SFR

West ER

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? _____

developed parcel

5. SITE TOPOGRAPHY:

Is the site on filled land? Yes No Describe the site's topography (i.e., landforms, slopes, etc.) _____

developed parcel

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) _____

developed parcel

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) _____

Grass and a few trees - see site map

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 _____

11. AIR QUALITY:
- A. Will the project have wood-burning devices? Yes No If YES, how many? one fireplace
- 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
Some smoke from one chimney
12. VISUAL/AESTHETICS:
- A. How does the proposed project blend with the existing surrounding land uses?
See site map
- B. How does the proposed project affect views from existing residential/commercial developments, public lands or roads?
developed parcel
- C. If outdoor lighting is proposed, describe the number, type and location _____
existing
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.* - Pre-existing
- 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 Nevada St., June Lake

Water Supply PUD

Sewage Disposal June lake PUD

Fire Protection June Lake Fire station

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 [Signature] Jenna Lopez Date 10/15/2019

For _____

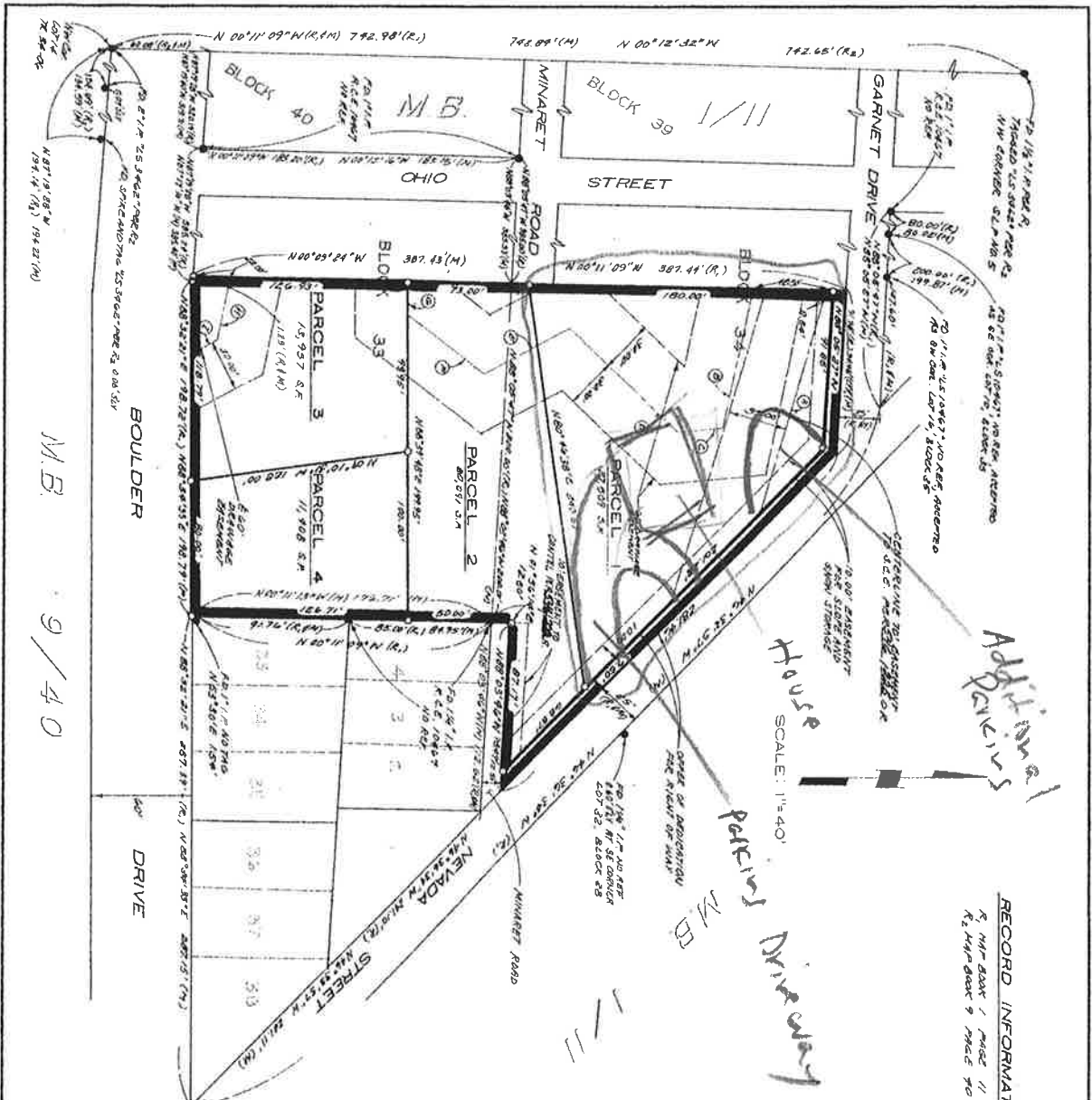
NOTE: Failure to provide any of the requested information will result in an incomplete application and thereby delay processing.



Parking

93 Nevada St.

Parking



RECORD INFORMATION
 R. MAP BOOK 1, PAGE 11
 R. MAP BOOK 9, PAGE 70

BASIS OF BEARINGS
 THE BASIS OF BEARINGS FOR THIS MAP IS
 N 00° 11' 09" W ON THE WEST LINE OF
 BLOCKS 37, 38, 39 AND 40 OF SILVER LAKE
 BLOCK 11, PAGE 11.

EASEMENT COURSE DATA AT C

①	N 74° 16' 48" W	134.97'
②	N 70° 57' 09" W	83.80'
③	N 06° 45' 09" W	26.80'
④	N 43° 20' 52" E	87.50'
⑤	N 28° 27' 04" W	58.00'
⑥	N 35° 29' 48" S	57.23'
⑦	N 88° 39' 48" E	19.40'
⑧	N 87° 09' 34" W	37.00'
⑨	N 30° 27' 00" W	16.99'

LEGEND

- SET 5/8" REBAR & CAP STRENGTH U.S. 49887
- FOUND FOUNDATION AS NOTED
- ④ MEASURED
- ⑤ PHOTOGRAPHED

PARCEL MAP NO. 34-46
 IN THE UNINCORPORATED TERRITORY OF
 THE COUNTY OF MONO, STATE OF CALIF.
 BEING A RESUBDIVISION OF BLOCKS 33 AND 34 OF
 SILVER LAKE PINES TRACT NOS. 5 AS PER MAP
 RECORDED IN BOOK 1, PAGE 11 OF MAPS IN THE
 OFFICE OF THE MONO COUNTY RECORDER,
 LOCATED IN A PORTION OF THE NORTHWEST
 QUARTER OF THE NORTHWEST QUARTER OF
 SECTION 21, TOWNSHIP 2 SOUTH, RANGE 26
 EAST, M.D.B. 8W.