

# 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** Brett Emery

ADDRESS P.O. Box 758 CITY/STATE/ZIP Bridgeport, CA 93517

TELEPHONE ( 760 ) 616-0643 E-MAIL bemery@qnet.com

**OWNER**, if other than applicant \_\_\_\_\_

ADDRESS \_\_\_\_\_ CITY/STATE/ZIP \_\_\_\_\_

TELEPHONE ( \_\_\_\_\_ ) \_\_\_\_\_ E-MAIL \_\_\_\_\_

**DESCRIPTION OF PROPERTY:**

Assessor's Parcel # 007-040-030-00 General Plan Land Use Designation ER 40

**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.

Construction of metal barn.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Sept. 3, 2020  
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 Brett Emery

PROJECT TITLE \_\_\_\_\_

LOT SIZE (sq. ft./acre) 1,773,327.6/40.71 ASSESSOR'S PARCEL # 007-040-030-000

PROJECT LOCATION South side of Highway 395, west of Devils Gate Summit.

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

Please Specify:

Number of Units \_\_\_\_\_ Building Height/# of floors 30 feet  
 Number of Buildings 1 Density (units/acre) \_\_\_\_\_

Total lot coverage/impervious surface (sq. ft. & %) 0  
 a. Buildings (first-floor lot coverage /sq. ft. & %) 4,500/0.25%  
 b. Paved parking & access (sq. ft. & %) 0

Landscaping/screening and fencing:

a. Landscaping (sq. ft. & %) 0  
 b. Undisturbed (sq. ft. & %) 1,768,827.6/99.75%

Total parking spaces provided:

a. Uncovered 0  
 b. Covered 0  
 c. Guest/Handicapped 0

**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   
Existing unpaved access road.

3. ACCESS/CIRCULATION:

Name of Street Frontage(s) Highway 395  
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 1 pickup truck.

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 Private, undeveloped 40 ac parcel, USF South Private, undeveloped 40 ac parcel, USFS

East Private, undeveloped 40 ac parcel West Private, undeveloped 40 ac parcel

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.) See topography on site map.

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) None.

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) Building site contains sparse sage, bitterbrush, snowberry shrubs and native grasses. 50% coverage. Mature forest screens site from highway and adjacent parcels.

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 Deer, bear, lions, small mammals, birds.  
Highway has greatest impact on wildlife in the area.
- 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 Weed-free wood chip and/or pine straw to be spread on any disturbed areas.
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? Well.
- B. How does the proposed project affect views from existing residential/commercial developments, public lands or roads? Building site is heavily screened from highway and adjacent parcels by mature forest.
- C. If outdoor lighting is proposed, describe the number, type and location \_\_\_\_\_
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 None proposed.

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

Road/Access Existing.

Water Supply None proposed.

Sewage Disposal None proposed.

Fire Protection Existing response from Calfire, HTNF, BLM.

School District N/A

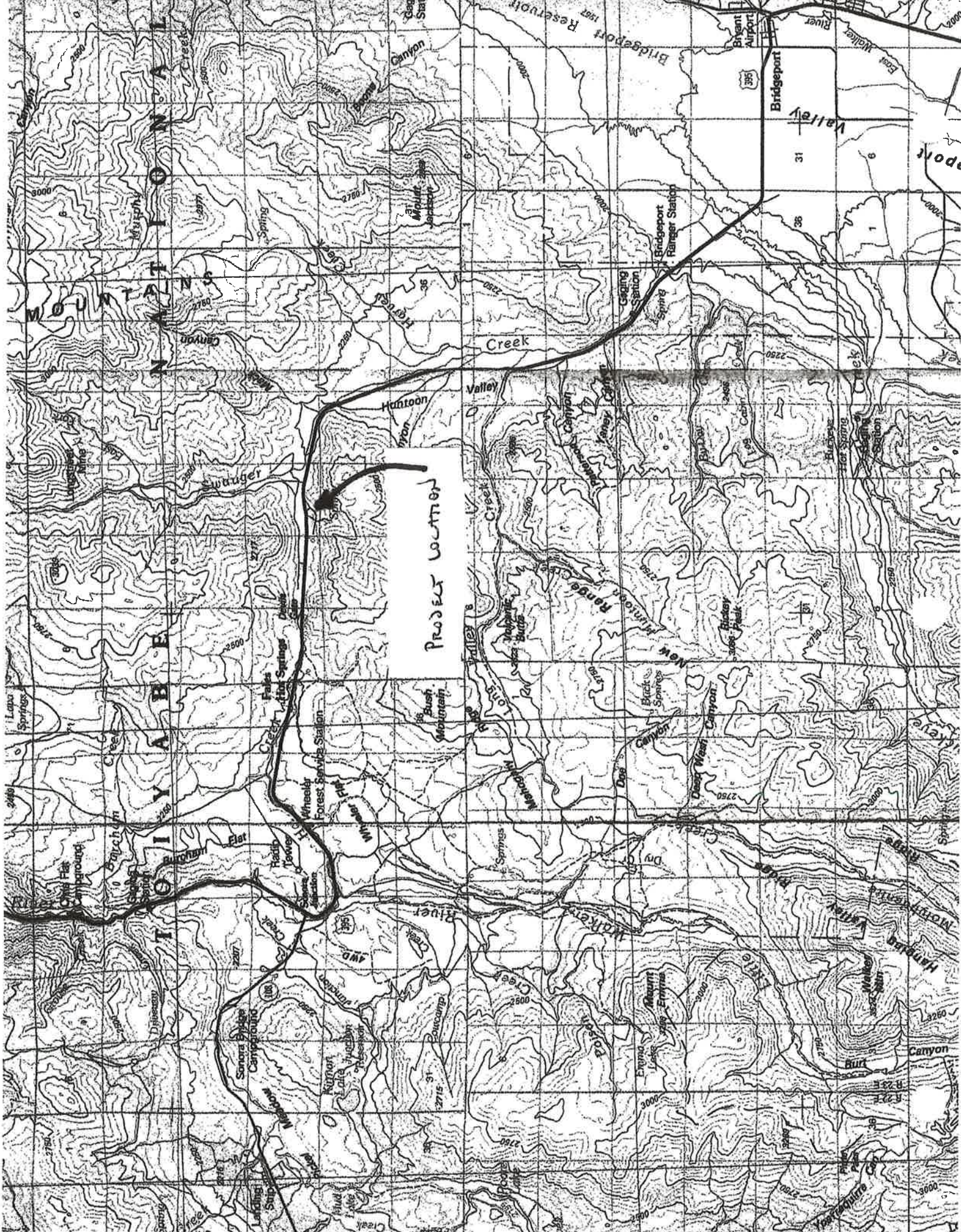
2. If an extension of any of the above is necessary, indicate which service(s), the length of extension(s), and the infrastructure proposed \_\_\_\_\_

**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  Date September 3, 2020

For \_\_\_\_\_

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



TETON NATIONAL FOREST

PROJECT LOCATION

Snake River

Soda Springs

Hutton Valley

Bridgport Reservoir

Snake River

Hutton Valley

Snake River

Snake River

Snake River

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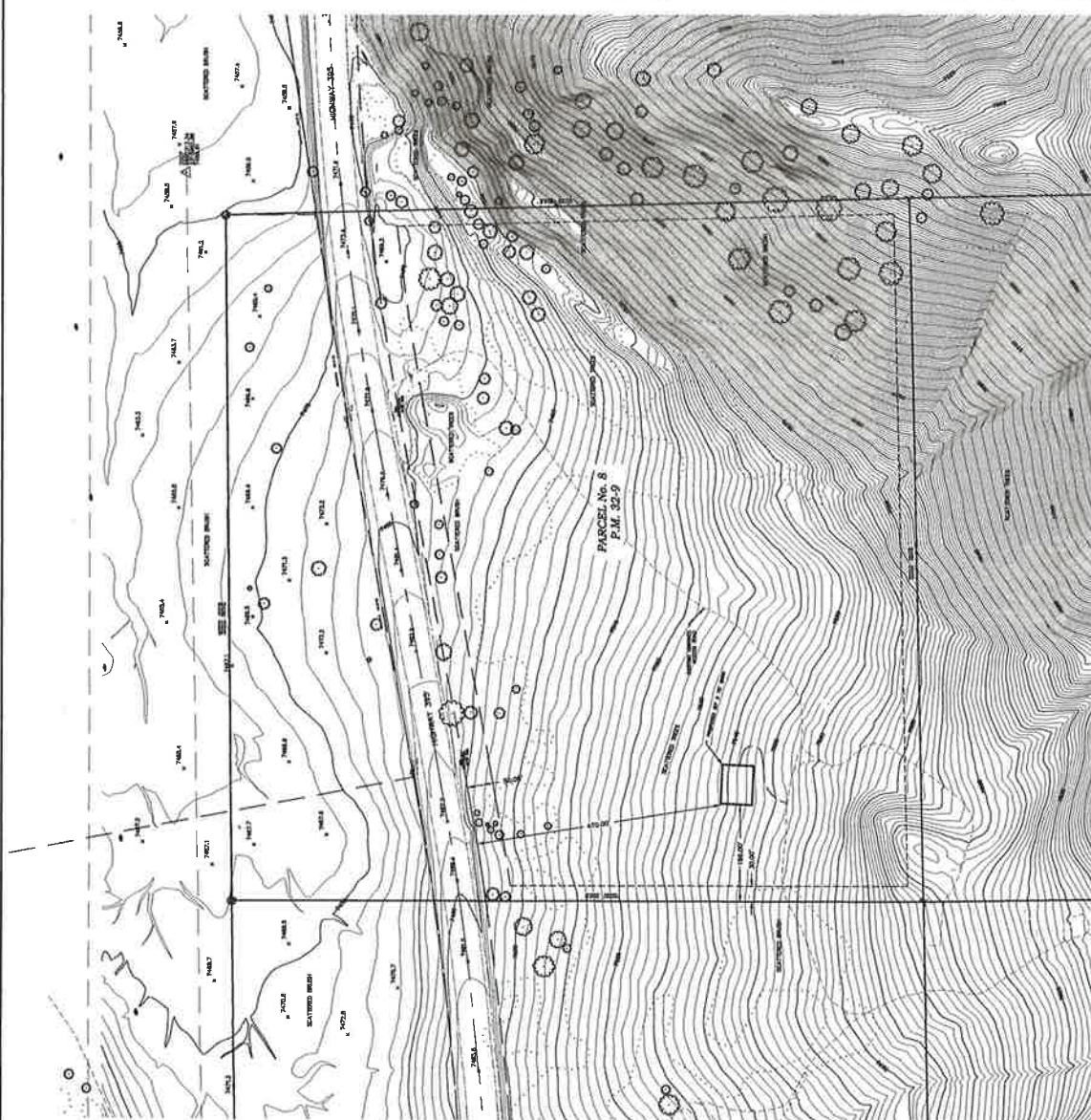
Snake River

**PARCEL MAP BOOK 1, PAGES 66-66C, PARCELS 5-9**

ARIAL TOPOGRAPHIC SURVEY

Eastern Sierra Land Surveys, Inc.

Sheet No.	2
Block No.	
Parcel No.	
Area (Acres)	
Volume	
Date	12/1/2014
Scale	1" = 100'
Projection	NAD 83
Zone	11N



1" = 100'

GRAPHIC SCALE



**PROJECT DATUM**

THE DATUM FOR THIS SURVEY IS THE MEAN SEA LEVEL DATUM. THE ELEVATIONS WERE DETERMINED FROM A N.O.S. "OMEGA" SOLUTION. THERE ARE VERY FEW BENCHMARKS IN THE AREA. THE BENCHMARKS WERE DERIVED FROM GPS SURVEY DATA. THE ELEVATIONS WERE CALCULATED USING THE GEODETIC HEADING CALCULATED FROM THE GPS DATA.

**LEGEND**

- 1" BROWN PINS WITH TAGS AND JAWBY PINS
- ⊕ PINS FOUND THIS SURVEY
- ⊙ U.S.F.S. ALUMINUM CAP PINS (B.I.) FOUND THIS SURVEY

**RECORD INFORMATION**

AS REQUIRED INFORMATION FOR PAR. 1, PARCEL 66, THERE IS NO RECORD INFORMATION FOR PAR. 2, PARCEL 66C, THERE IS NO RECORD INFORMATION FOR PAR. 3, PARCEL 66C.

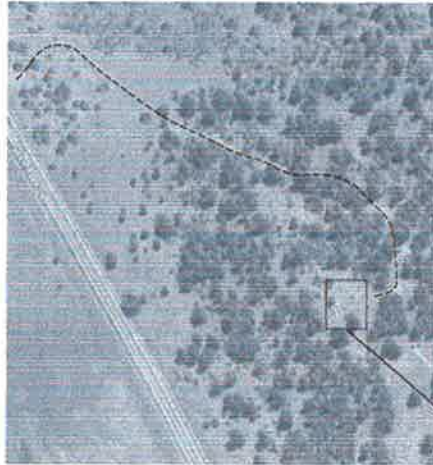
**SITE INFORMATION**

MONO COUNTY, CALIFORNIA  
 PARCEL MAP BOOK 1, PAGES 66-66C

	<p>Surveyed by:                  Eastern Sierra Land Surveys, Inc.                  11500 Highway 99, Suite 100                  Mammoth Lakes, CA 93546                  Phone: 760-935-1150                  Fax: 760-935-1151                  Email: info@esls.com</p>
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# BARN PLANS for BRETT EMERY

HWY. 395, DEVIL'S GATE SUMMIT  
BRIDGEPORT, CA



PROJECT SITE



### ABBREVIATIONS

AS	ASPHALT CONCRETE	IN	INCH
AW	AGGREGATE BASE	IP	INCH PER FOOT
BL	BLACK TOP	LA	LEAVE
BU	BOTTOM OF CURB	LI	LINE
CA	CONCRETE	MA	MANHOLE
CB	CONCRETE BASE	MB	MANHOLE
CC	CONCRETE CURB	MC	MANHOLE
CD	CONCRETE DRIVE	MD	MANHOLE
CE	CONCRETE EDGE	ME	MANHOLE
CF	CONCRETE FINISH	MF	MANHOLE
CG	CONCRETE GROUND	MG	MANHOLE
CH	CONCRETE HATCH	MH	MANHOLE
CI	CONCRETE INTERIOR	MI	MANHOLE
CJ	CONCRETE JUNCTION	MJ	MANHOLE
CK	CONCRETE KEY	MK	MANHOLE
CL	CONCRETE LIFT	ML	MANHOLE
CM	CONCRETE MOUNT	MM	MANHOLE
CN	CONCRETE NAIL	MN	MANHOLE
CO	CONCRETE OUTFLET	MO	MANHOLE
CP	CONCRETE PAVEMENT	MP	MANHOLE
CQ	CONCRETE QUARRY	MQ	MANHOLE
CR	CONCRETE RAMP	MR	MANHOLE
CS	CONCRETE SIDEWALK	MS	MANHOLE
CT	CONCRETE TOP	MT	MANHOLE
CU	CONCRETE UNDER	MU	MANHOLE
CV	CONCRETE VALVE	MV	MANHOLE
CW	CONCRETE WALL	MW	MANHOLE
CX	CONCRETE WALK	MX	MANHOLE
CY	CONCRETE YARD	MY	MANHOLE
CZ	CONCRETE ZONE	MZ	MANHOLE
DA	DRIVE	NA	NORTH
DB	DRIVE BRIDGE	NB	NORTH BOUND
DC	DRIVE BRIDGE	NC	NORTH CURB
DD	DRIVE BRIDGE	ND	NORTH DRIVE
DE	DRIVE BRIDGE	NE	NORTH ELEVATION
DF	DRIVE BRIDGE	NF	NORTH FINISH
DG	DRIVE BRIDGE	NG	NORTH NORTH
DH	DRIVE BRIDGE	NH	NORTH HATCH
DI	DRIVE BRIDGE	NI	NORTH INTERIOR
DJ	DRIVE BRIDGE	NJ	NORTH JUNCTION
DK	DRIVE BRIDGE	NK	NORTH KEY
DL	DRIVE BRIDGE	NL	NORTH LIFT
DM	DRIVE BRIDGE	NM	NORTH MOUNT
DN	DRIVE BRIDGE	NN	NORTH NAIL
DO	DRIVE BRIDGE	NO	NORTH NORTH
DP	DRIVE BRIDGE	NP	NORTH NORTH
DQ	DRIVE BRIDGE	NQ	NORTH NORTH
DR	DRIVE BRIDGE	NR	NORTH NORTH
DS	DRIVE BRIDGE	NS	NORTH NORTH
DT	DRIVE BRIDGE	NT	NORTH NORTH
DU	DRIVE BRIDGE	NU	NORTH NORTH
DV	DRIVE BRIDGE	NV	NORTH NORTH
DW	DRIVE BRIDGE	NW	NORTH NORTH
DX	DRIVE BRIDGE	NX	NORTH NORTH
DY	DRIVE BRIDGE	NY	NORTH NORTH
DZ	DRIVE BRIDGE	NZ	NORTH NORTH

**OWNER:**  
BRETT EMERY  
P.O. BOX 798  
BRIDGEPORT, CA 93517  
(760) 936-0643

**SITE INFORMATION:**  
DEVIL'S GATE SUMMIT, HWY. 395  
BRIDGEPORT, CA 93517

A.P.N. \_\_\_\_\_

**BUILDING SUMMARY:**  
60' X 75' X 14' EAVE HEIGHT STEEL BUILDING

**SHEET INDEX:**  
T1 TITLE SHEET  
A1 FLOOR PLAN AND ELEVATIONS  
S1 FOUNDATION PLAN  
S2 PLUMBING AND ELEVATIONS  
S3 STRUCTURAL DETAILS  
S4 STRUCTURAL DETAILS

**DESIGN CRITERIA**  
2018 CALIFORNIA BUILDING CODE  
ASCE 7-16  
BUILDING RISK CATEGORY I (ASCE TABLE 1.5-1)  
WIND SPEED 115 MPH EXPOSURE C ULTIMATE WIND SPEED  
SEISMIC DESIGN CATEGORY D  
WIND SPEED 115 MPH EXPOSURE C 41.7%  
ALLOWABLE SOIL BEARING 2,000 PSF

**STRUCTURAL OBSERVATION:**  
THE STRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN CRITERIA AND ALL APPLICABLE CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.

**NOTES:**  
1. THE APPROVED PLAN, PERMIT AND INSPECTION  
TIMES MUST BE ON THE JOB SITE AT ALL  
TIMES.

**APPROVALS:**

MONO COUNTY BUILDING DIVISION

APPLICATION NO. \_\_\_\_\_

MONO COUNTY, CA  
SHEET  
BRETT EMERY

625 Foreview Drive #112  
Conson City, MN 55701  
E-Mail: rob@emert-ang.com  
PHONE (779) 888-3305 FAX (779) 827-3552

Call before you dig  
Call 811  
1-800-227-8800

RT ENGINEERING

625 Foreview Drive #112  
Conson City, MN 55701  
E-Mail: rob@emert-ang.com  
PHONE (779) 888-3305 FAX (779) 827-3552

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