

**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 DUANE + PATTI HAZARD

ADDRESS 664 OWENS GORGE RD **CITY/STATE/ZIP** SUNNY SLAPES, CA. 93546

TELEPHONE (760) 914-1403 **E-MAIL** hazp@4@msn.com

OWNER, if other than applicant _____

ADDRESS _____ **CITY/STATE/ZIP** _____

TELEPHONE (_____) _____ **E-MAIL** _____

DESCRIPTION OF PROPERTY:

Assessor's Parcel # 62-130-01 **General Plan Land Use Designation** N/A

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. SEE ATTACHED

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

11-20-2021
Date

Duane "HAP" Hazard
P.O. Box 554
Mammoth Lakes, Ca. 93546
(760) 914-1403 Cell



Front Entry Re-model

Project Goal:

Enclose existing front porch/entryway and re-align gable entryway roof.

- 1) Remove existing wood decking on the front porch. Replace with laminate flooring on the new room floor to match current entryway.
- 2) Enclose the front porch using as much existing framing as possible. Install new main 36" entry door and sidelights on new front wall.
- 3) Expand the top step landing to 8' wide for entry stairway.
- 4) Construct gable roof over new stairway to redirect runoff away from steps.
- 5) Wire and relocate doorbell. Install overhead light up in gable area with lamp covered to prevent upward and lateral light omission.

Note:

No trees to be removed
Improved drainage away from waterway
Safer entryway to front of house during wet/icy conditions

A handwritten signature in blue ink, appearing to read "Duane Hazard". The signature is written in a cursive, flowing style. Below the signature is a horizontal line.

Duane "HAP" Hazard

Front Porch Enclosure Project

Description:

This project will enclose the existing entryway to a single-family residence at 664 Owens Gorge Rd., Sunny Slopes, Ca. 93546. The project will use as much of the existing framing, doorways, windows, and electrical as possible. A new top step landing for the front entry will be widened and a gabled roof will be created to provide for safe entry.

This project will be completed as an "Owner Builder".

Project Specific:

The existing steps will be removed. The existing wood decking, under the current covered porch, will be removed and replaced by laminate flooring. The existing front door will remain in place. The existing porch light will be removed from the existing wall and replaced by an interior light. A new porch light will be installed up and under the gabled roof to prevent light omissions laterally and upwards. The existing doorbell will be removed and relocated to the new exterior wall.

The front of the existing porch will be enclosed using 2" X 4" framing and contain insulation. The exterior siding will be 5/8" T-1-11 plywood to match existing siding. A new 36" door with side lights will be placed in the center of the new wall.

The new top step landing will be widened to 8' to accommodate the new doorway and sidelights. New 8' wide steps with handrails will be added in front of the doorway (3 steps).

Duane Hazard
760-914-1403

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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 _____

PROJECT TITLE FRONT PORCH ENCLOSURE / ROOF RE-ALIGNMENT

LOT SIZE (sq. ft./acre) .28 AC ASSESSOR'S PARCEL # 62-130-01

PROJECT LOCATION 664 OWENS GORGE RD. SUNNY SLOPES, CA. 93546

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

Please Specify:

Number of Units (1) HOUSE Building Height/# of floors (1) FLOOR

Number of Buildings 2 Density (units/acre) _____

Total lot coverage/impervious surface (sq. ft. & %) 22% ?

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 (2)

b. Covered (4) CAR GARAGE

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 STORY HOME WITH DETACHED GARAGE

3. ACCESS/CIRCULATION:

Name of Street Frontage(s) OWENS GORGE RD.

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 ^{PRIOR EXISTING}

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) 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 COUNTY ROADWAY

South USFS LAND

East PRIVATE PROPERTY

West BIRCHM COMMUNITY SERVICE DISTRICT

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.) FLAT LOT

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) UN-NAMED SHALLOW WATERWAY TRANSECTS LOT. LESS THAN 12" DEEP AND SEASONAL FLOW.

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 COVER FRONT AND BACKYARD.

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 N/A

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 N/A

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?

will match existing homes

B. How does the proposed project affect views from existing residential/commercial developments, public lands or roads? NO IMPACTS

C. If outdoor lighting is proposed, describe the number, type and location (1) PORCH LIGHT TO BE PLACED UP INTO GABLED CEILING. NO LATERAL OR UPWARD LIGHT EMISSIONS

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 _____

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 SEE PLOT PLAN

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

Road/Access EXISTING

Water Supply EXISTING

Sewage Disposal EXISTING

Fire Protection EXISTING - NO CHANGE

School District EXISTING - NO CHANGE

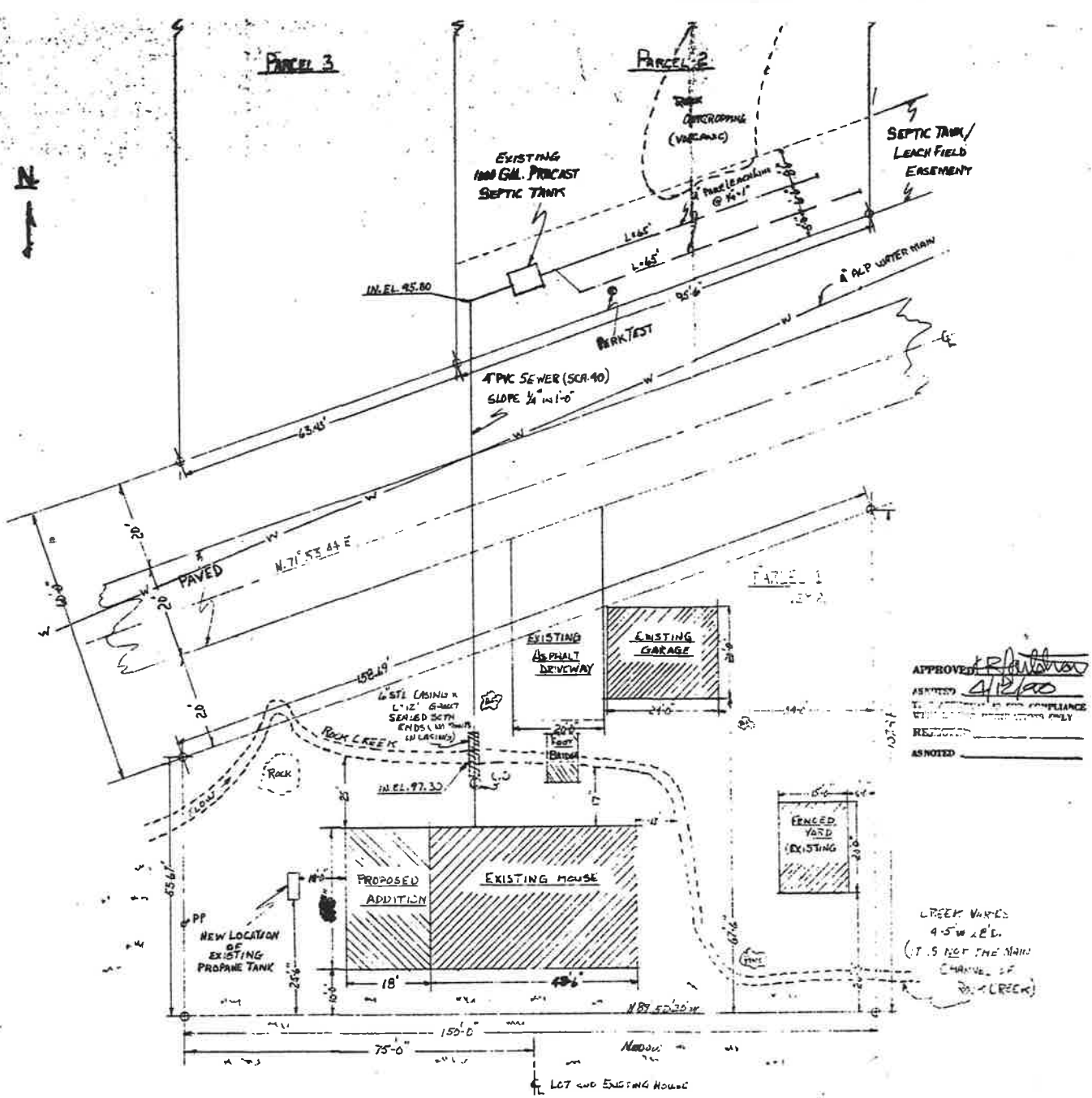
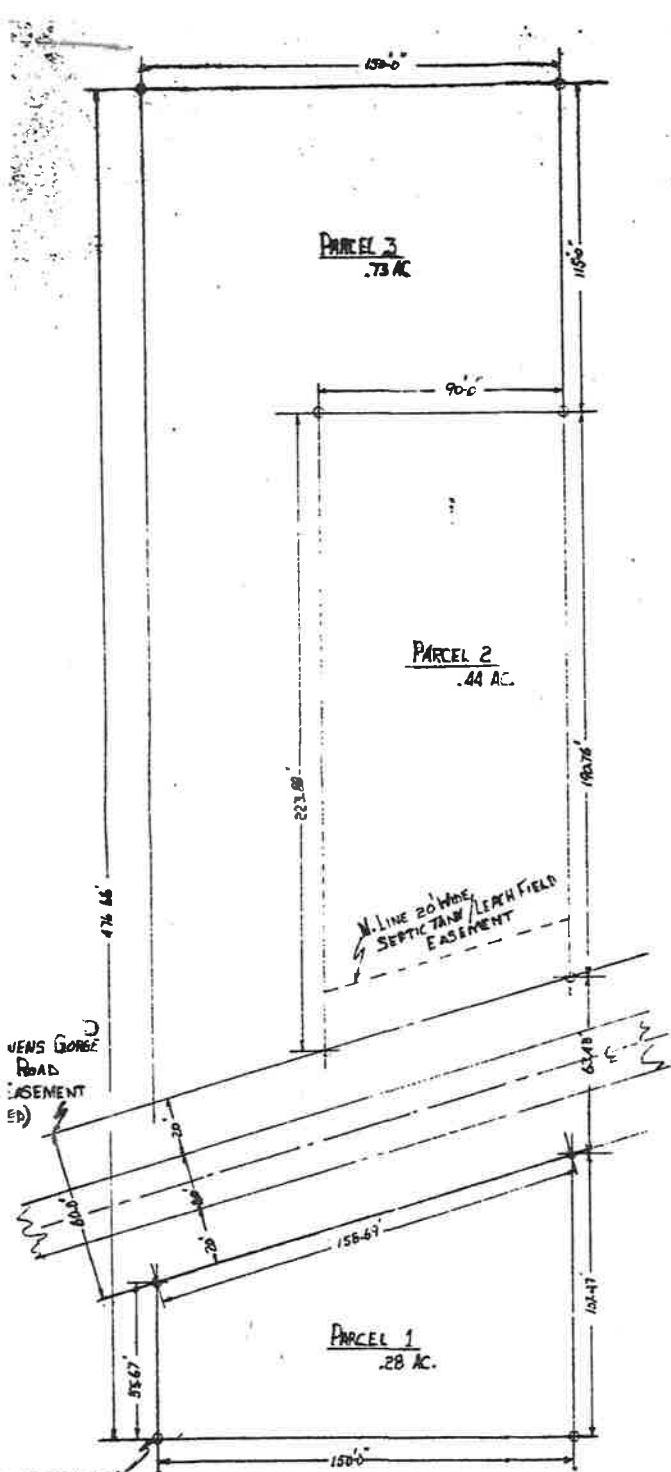
2. If an extension of any of the above is necessary, indicate which service(s), the length of extension(s), and the infrastructure proposed _____

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 11-20-2021

For _____

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



PLOT PLAN
SCALE: 1/16" = 1'-0"

SHOWING EXISTING BUILDINGS, SANITATION SYSTEM, AND PROPOSED NEW HOUSE ADDITION

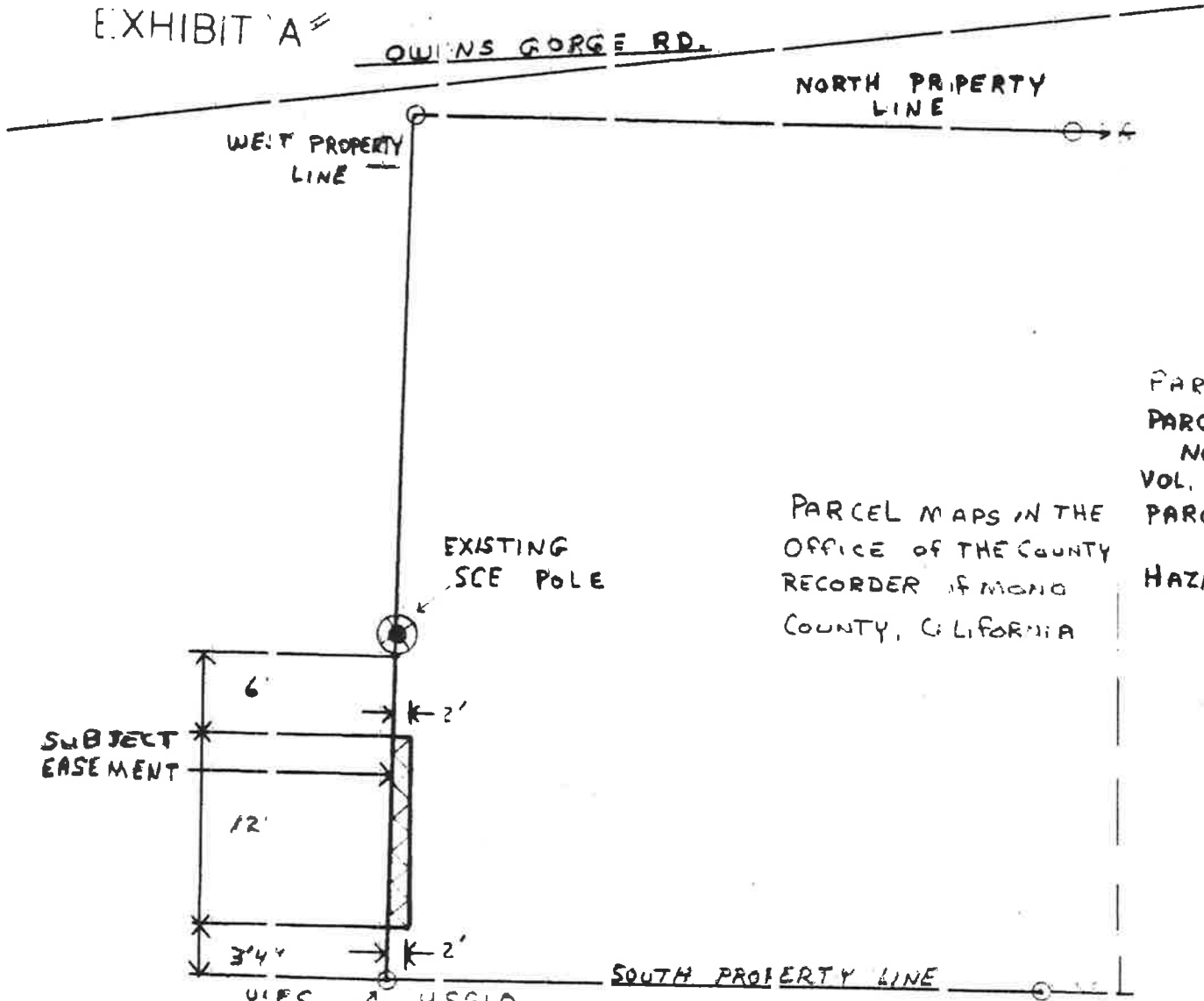
AP # 16 MAP BOOK 23 PG 51 OR 42-13-01

SCALE: 1/32" = 1'-0"

HAZARD	# 2.
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EXHIBIT 'A'

OWENS GORGE RD.



PARCEL MAPS IN THE
OFFICE OF THE COUNTY
RECORDER OF MONO
COUNTY, CALIFORNIA

PARCEL #1 of
PARCEL MAP
NO. 37-41
VOL. 1 PAGE 103
PARCEL #

HAZARD FAMILY
TRUST

SUBJECT
EASEMENT

WEST PROPERTY
LINE

NORTH PROPERTY
LINE

EXISTING
SCE POLE

SOUTH PROPERTY LINE

U.S. MARKER

U.S. GLO.
BRASS CAP



↑ APN # 62-130-01
 AP # 16
 MAP BOOK 23 PG 51
 N SCALE: 1" = 20'

Date: 11-12-2021

NAME: DUANE HAZARD
 Patti HAZARD
 ADDRESS: 664 OWENS GORGE RD
 PHONE #: 760-914-1403

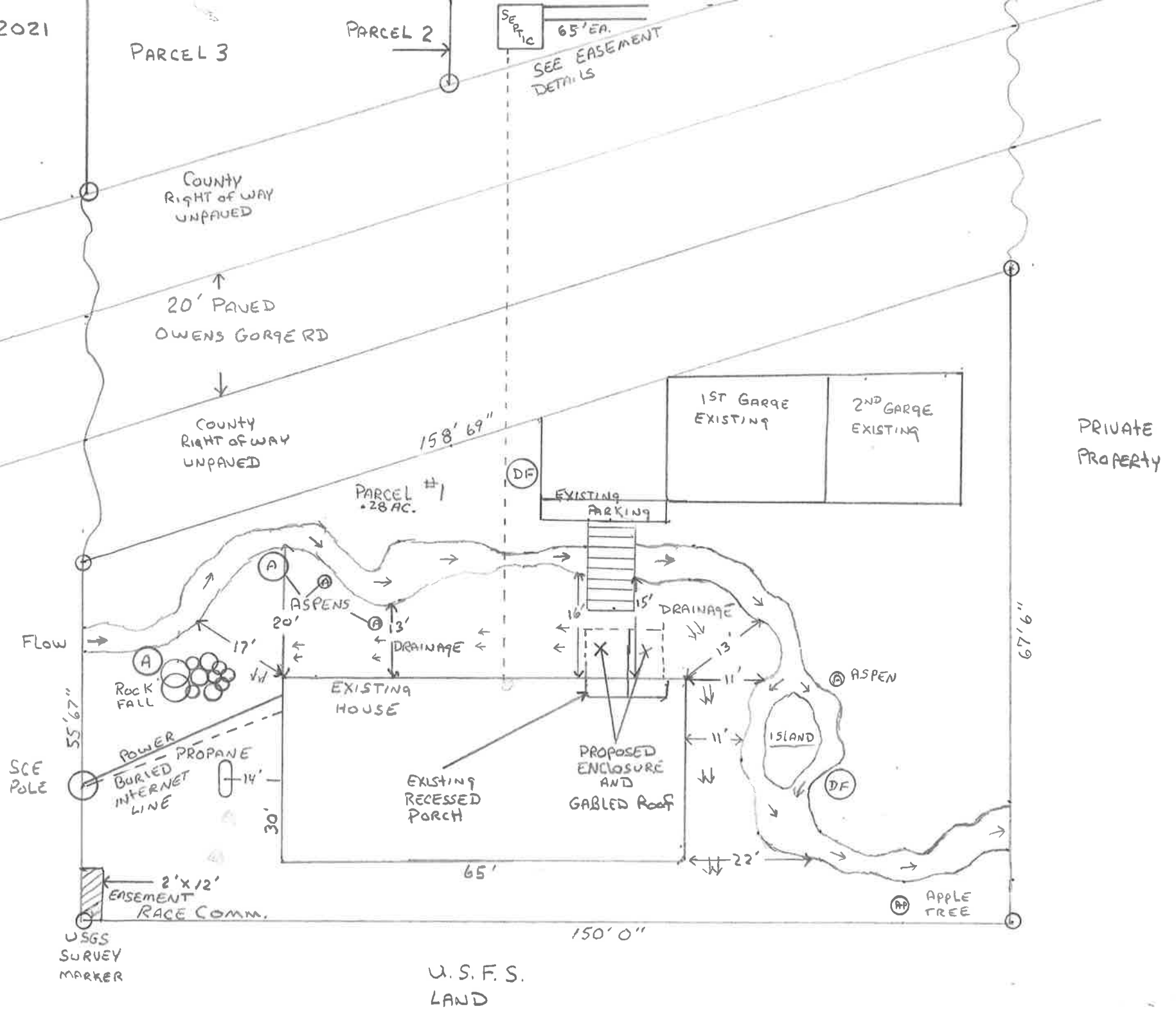
DETAIL INFORMATION:

- * NEAREST CROSS STREET - SUNNY SLOPES DR.
- * A UN-NAMED "CREEK/STREAM/DIVERSION" TRANSECTS THIS PROPERTY. WEST TO EAST
- * I GAVE AN EASEMENT OF 2'x12' TO RACE COMMUNICATIONS TO PROVIDE INTERNET SERVICES TO THE COMMUNITY - SEE ATTACHED
- * THE SEPTIC SYSTEM FOR THIS PARCEL IS LOCATED ON AN EASEMENT ON PARCEL #2 AS REQUIRED. THE EASEMENT IS 20'x95'6" ALONG THE FRONT PROPERTY LINE.

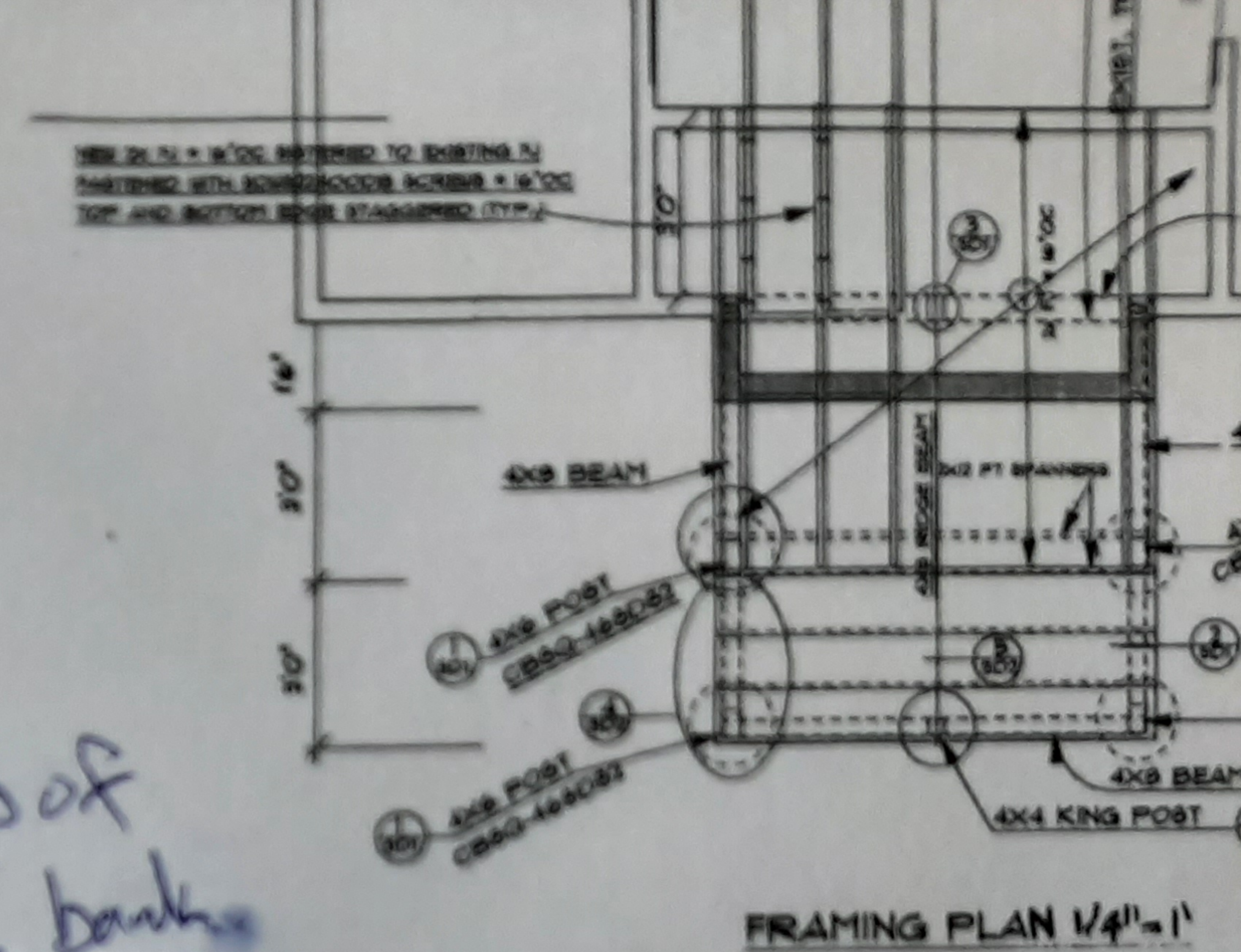
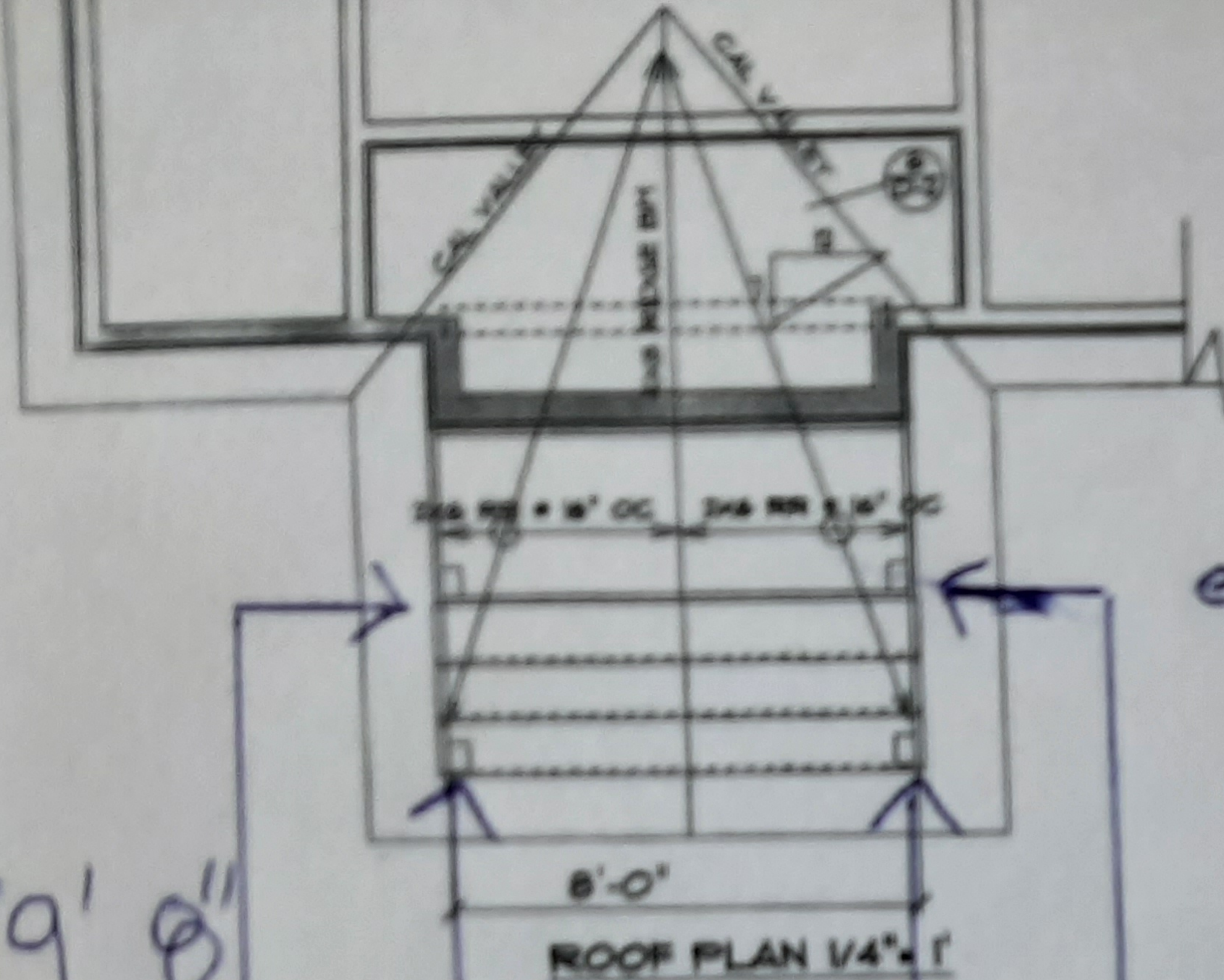
NOTES:

- TREES - NO TREES REMOVE
- DF PINE OR DOUG FIR A ASPEN
- LIGHTING: EXTERIOR LIGHT WILL BE HIGH IN GABLED ROOF
NO LATERAL OR VERTICAL LIGHT WILL RADIATE

BIRCHIM
 COMMUNITY
 SERVICE
 DISTRICT
 PROPERTY



U. S. F. S.
LAND



9' 8"

6' 6"

8'

edge of landing to top of stream bank
10' 2"

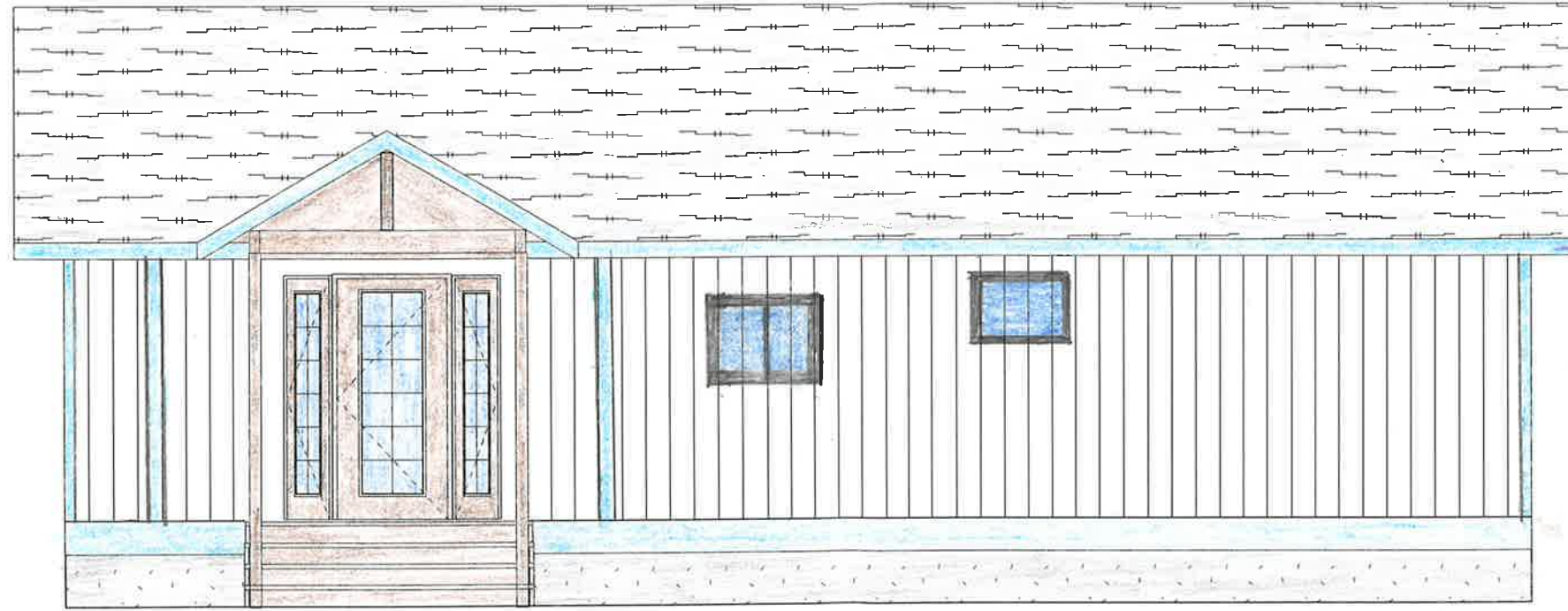
flow

last step to top of bank

ROOF PLAN 1/4" = 1'

FRAMING PLAN 1/4" = 1'

HAZARD REA
664 OWENS G
BUNNY SLOPE
SCALE AS NOT
DATE 04/06/22
MUDROOM # D



FRONT ELEVATION 3/16"=1'

A-3 FRONT ELEVATION HAZARD RESIDENCE

HAZARD RESIDENCE

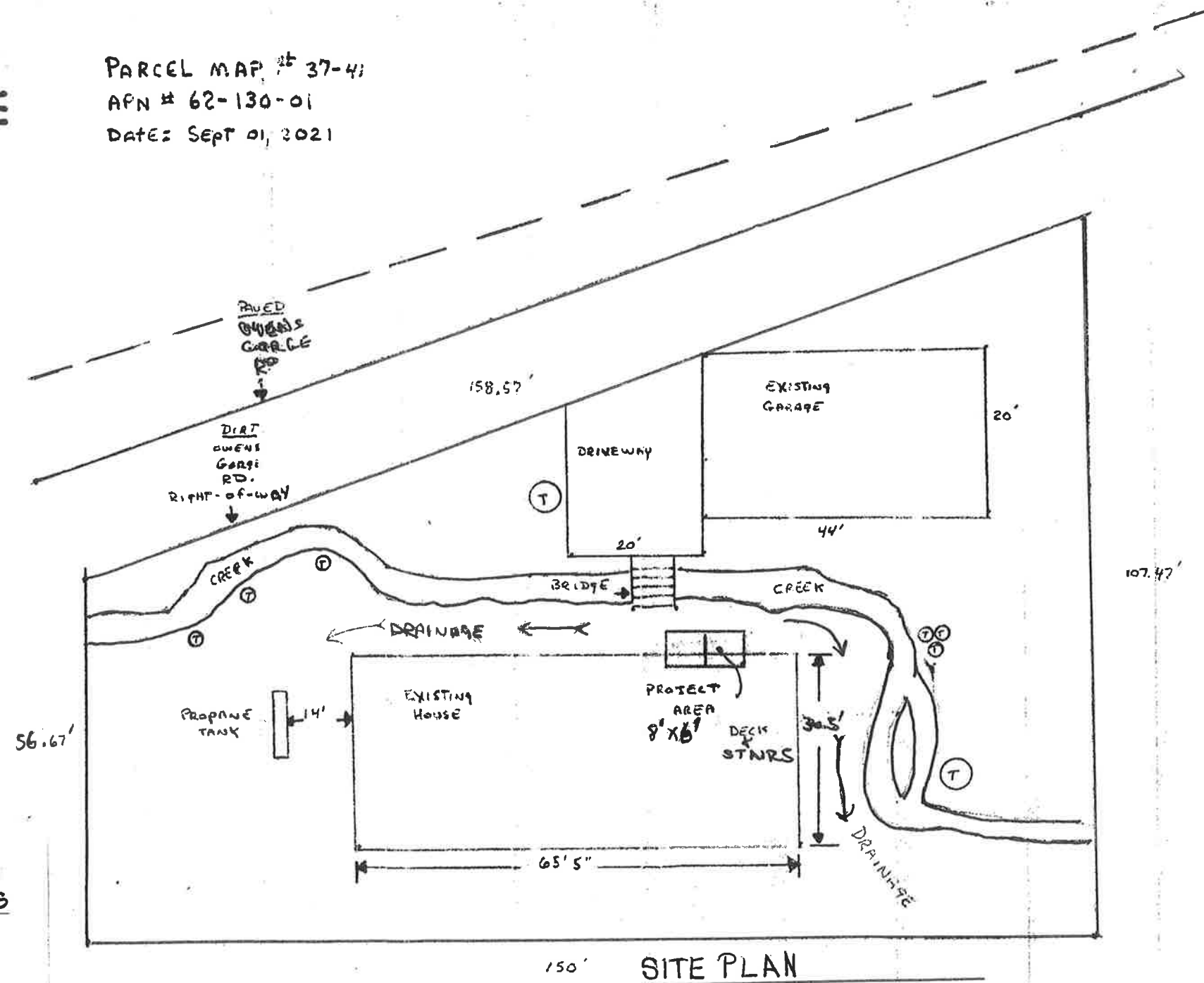
PARCEL MAP # 37-41
 APN # 62-130-01
 DATE: SEPT 01, 2021

OWNER
 DUANE HAZARD
 664 OWENS GORGE RD
 SUNNY SLOPES, CA 93546
 760-914-1403

CONTACT
 DAVID ARMENDARIZ
 40613 SUNFLOWER RD
 MURRIETA, CA 92562
 951-551-7009

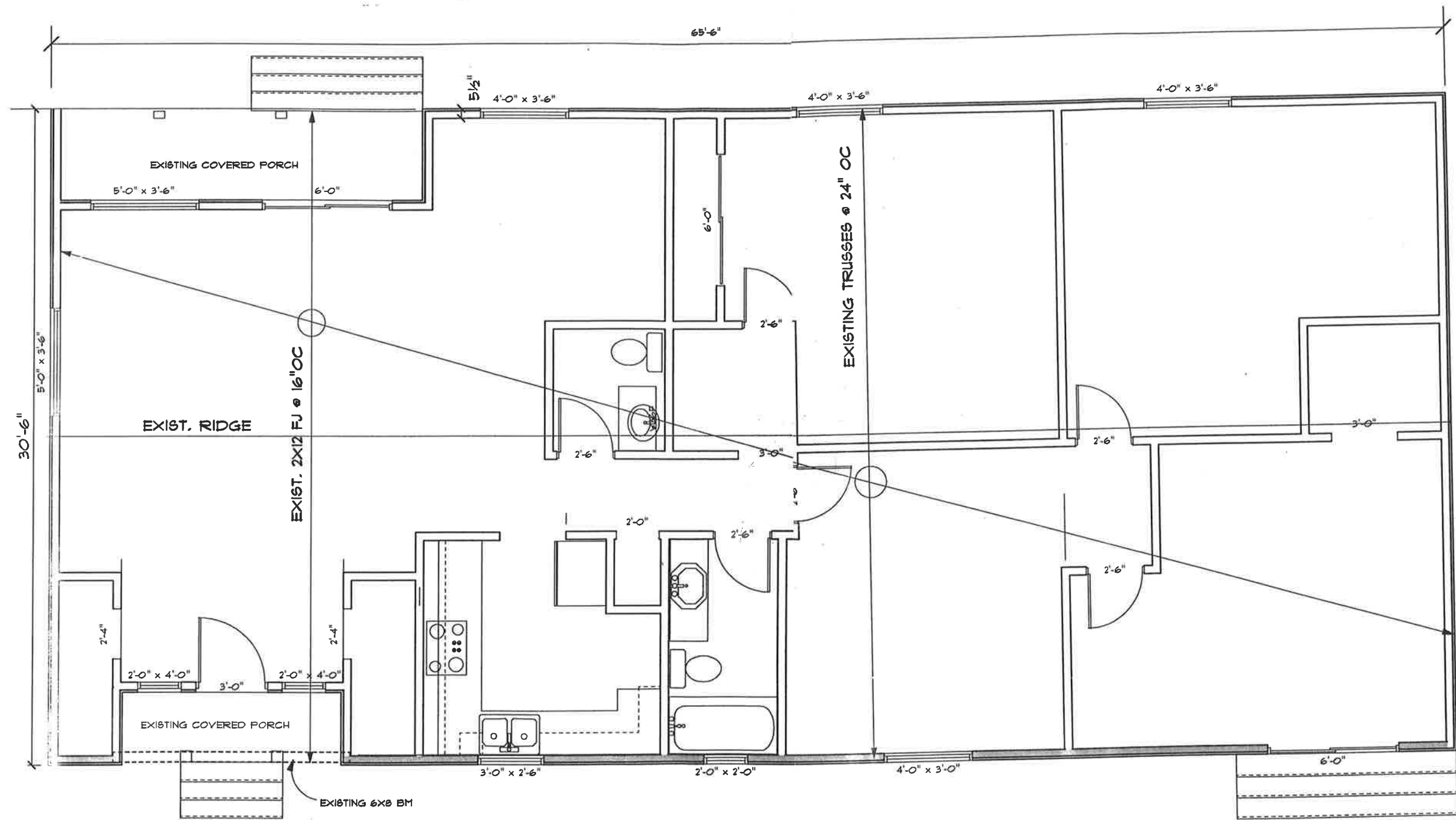
INDEX

- T-1 TITLE SHEET, SITE PLAN
- A-1 EXISTING FLOOR PLAN
- A-2 PROPOSED FLOOR PLAN
- A-3 FRAMING & ROOF PLAN
- A-4 PROPOSED & EXISTING FRONT ELEVATIONS
- A-5 PROPOSED & EXISTING LEFT SIDE ELEVATIONS
- D-1 STRUCTURAL DETAILS
- D-2 STRUCTURAL DETAILS



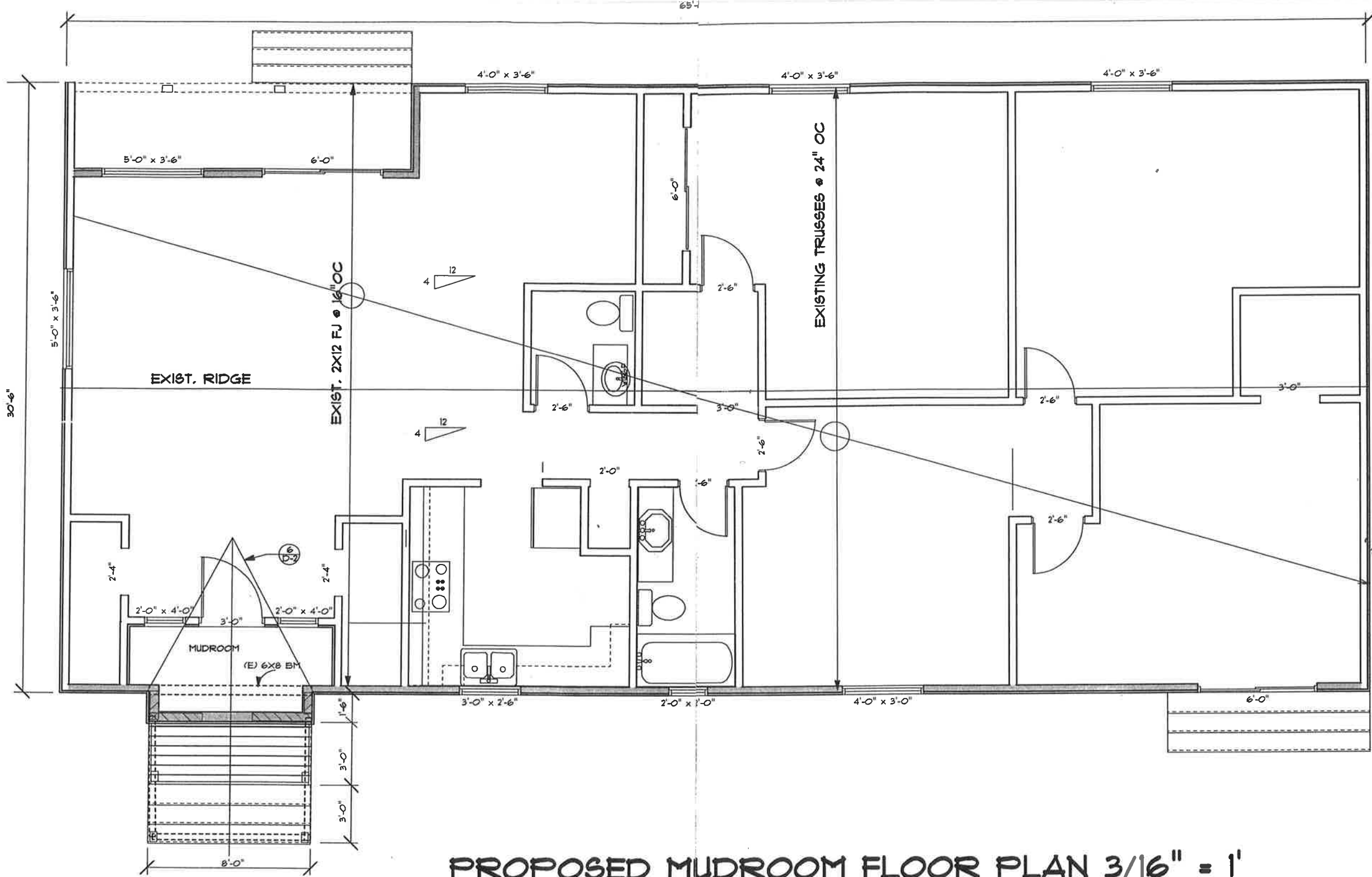
SITE PLAN



HAZARD RESIDENCE 760-914-1403	
664 OWENS GORGE RD SUNNY SLOPES, CA 93546	
SCALE AS NOTED	DRAWN BY DA
DATE 04/06/22	
MUDROOM & DECK ALTERATION	SHEET T-1



EXISTING FLOOR PLAN 3/16" = 1'

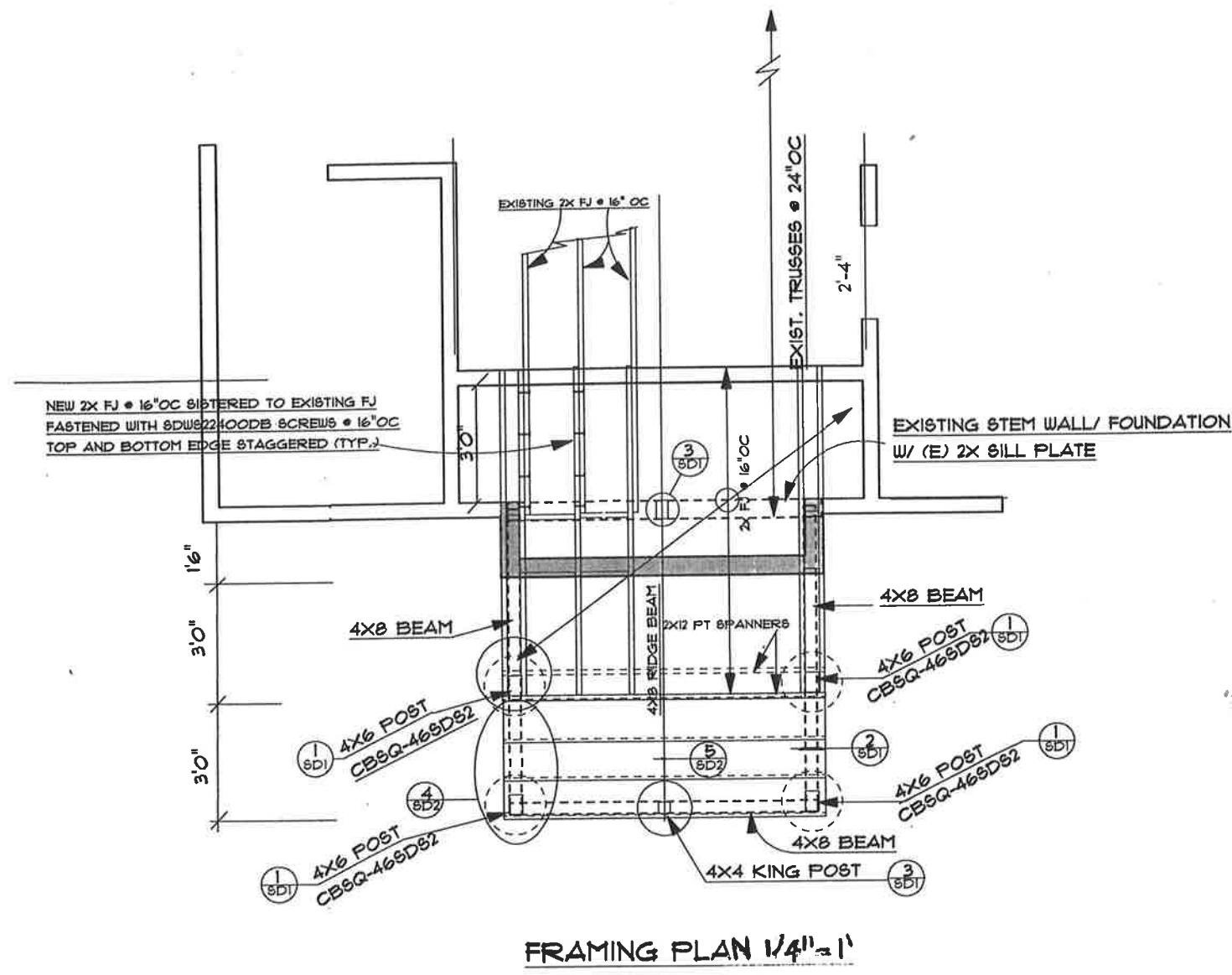
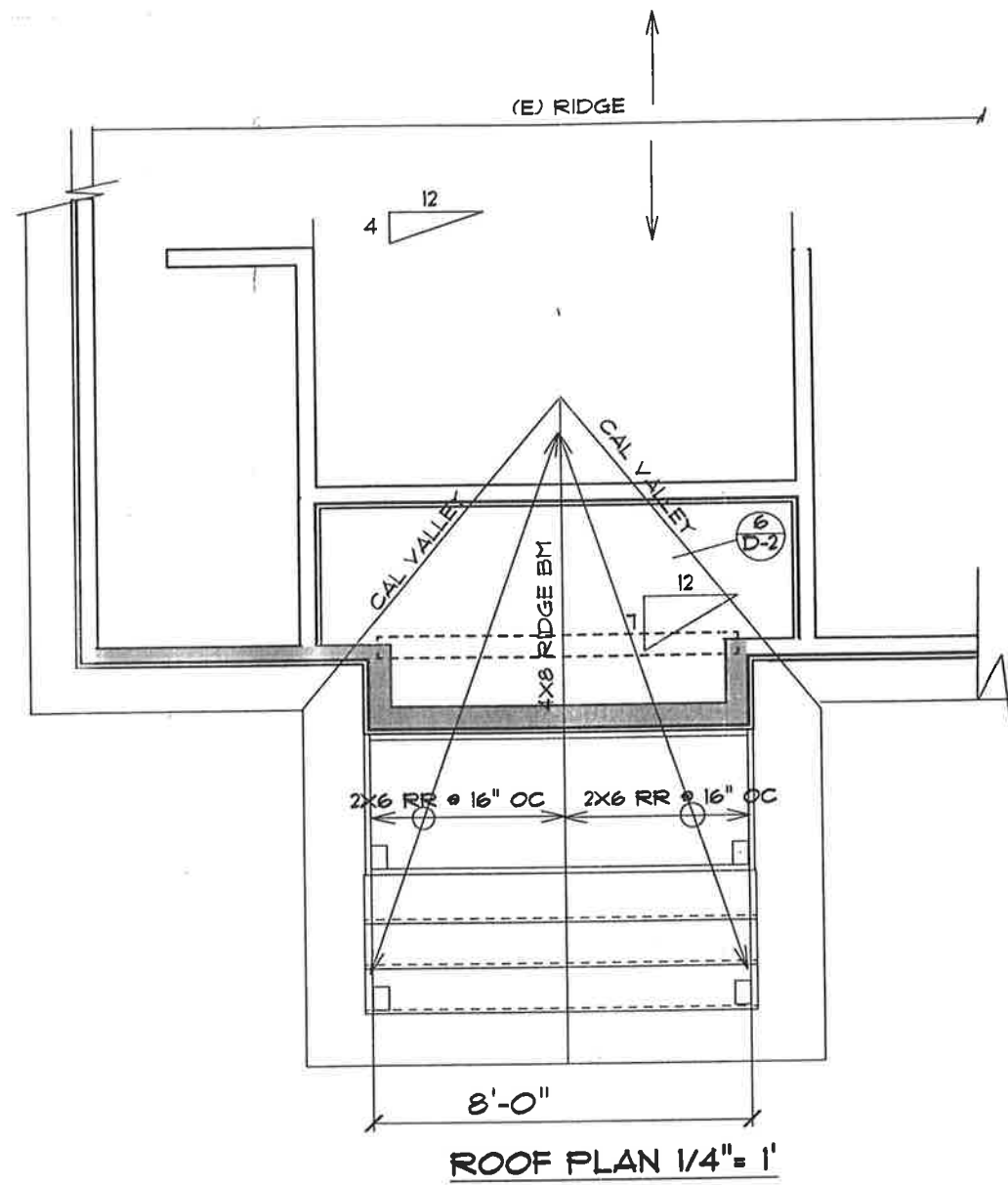
HAZARD RESIDENCE 760-914-1403	
664 OWENS GORGE RD	
SUNNY SLOPES, CA 93546	
SCALE AS NOTED	DRAWN BY
DATE 04/06/22	
MUDROOM & DECK ALTERATION	SHEET A-1



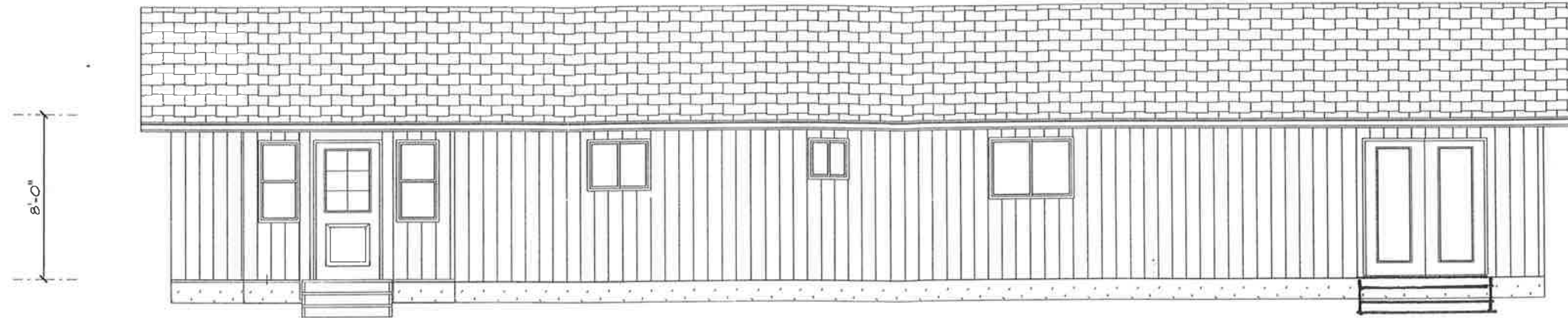
NEW 2X WALL 
 EXISTING WALLS 

PROPOSED MUDROOM FLOOR PLAN 3/16" = 1'

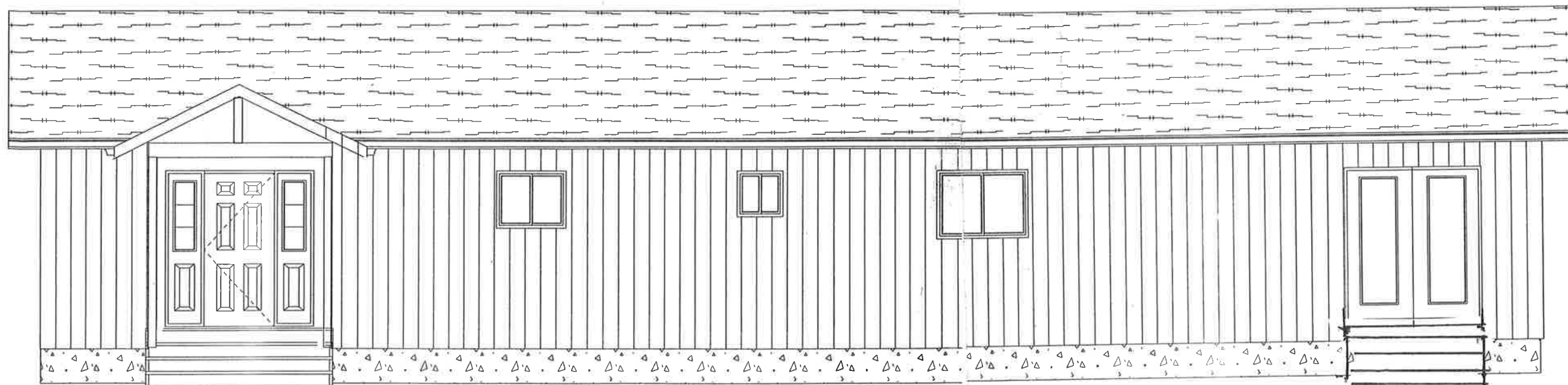
HAZARD RESIDENCE 760-914-1403	
664 OWENS GORGE RD	
SUNNY SLOPES, CA 93546	
SCALE AS NOTED	DRAWN BY DA
DATE 04/06/22	
DAVID ARMENDARIZ CONSULTING & DESIGN	
951-551-7009 dpal97058@gmail.com	
MUDROOM & DECK ALTERATION	SHEET A-2



HAZARD RESIDENCE 760-914-1403		
664 OWENS GORGE RD		
SUNNY SLOPES, CA 93546		
SCALE AS NOTED		DRAWN BY
DATE 04/06/22		DN
MUDROOM & DECK ALTERATION		SHEET
		A-3

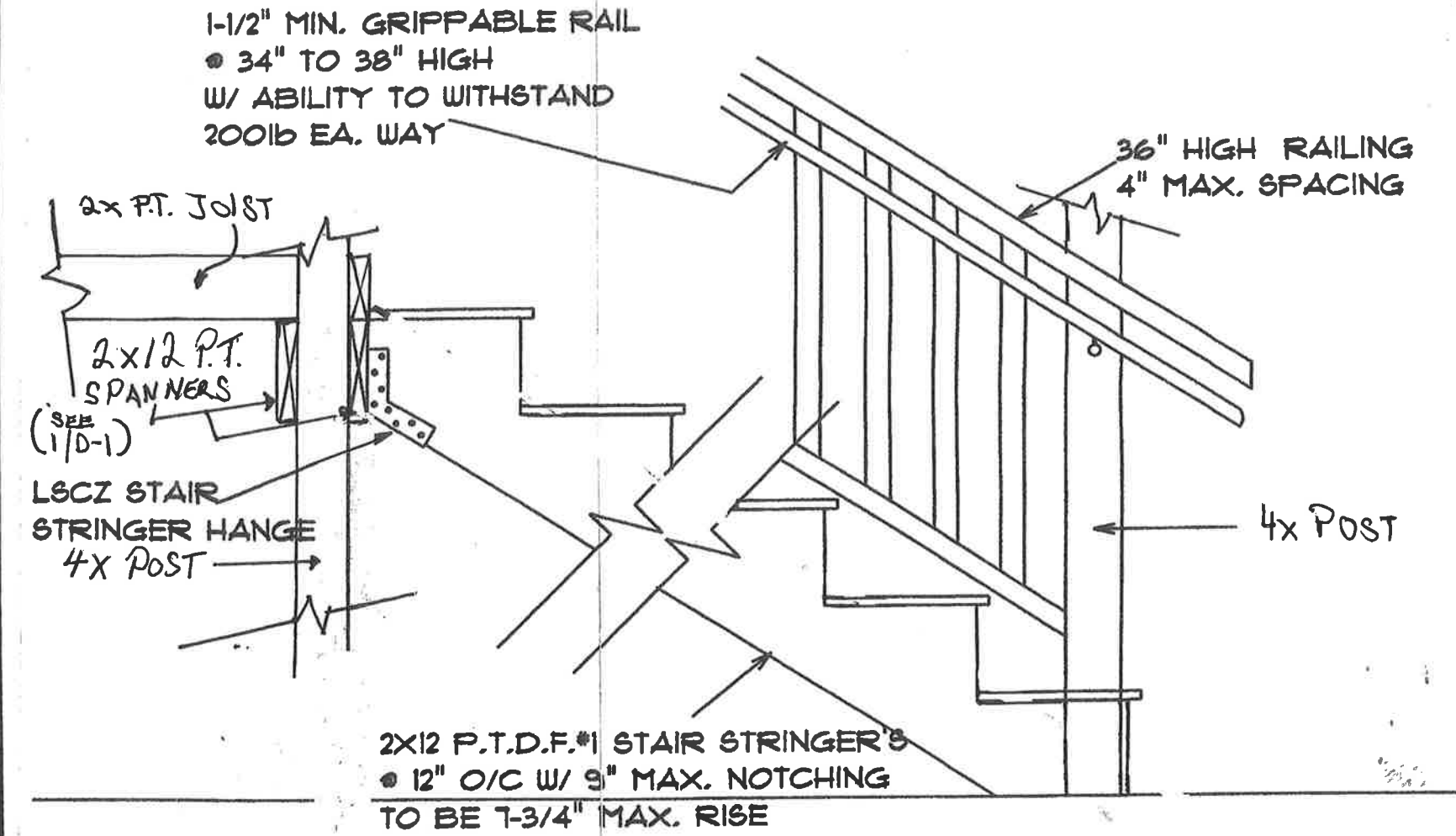
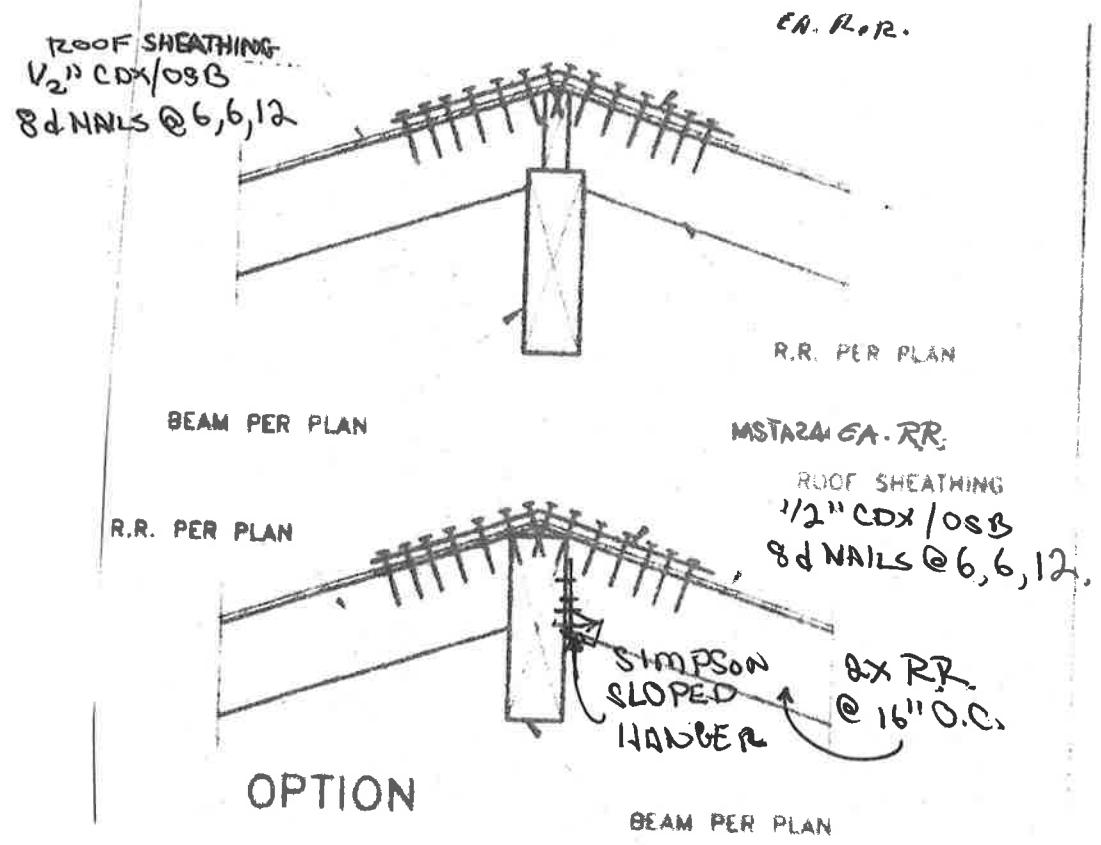


EXISTING FRONT ELEVATION



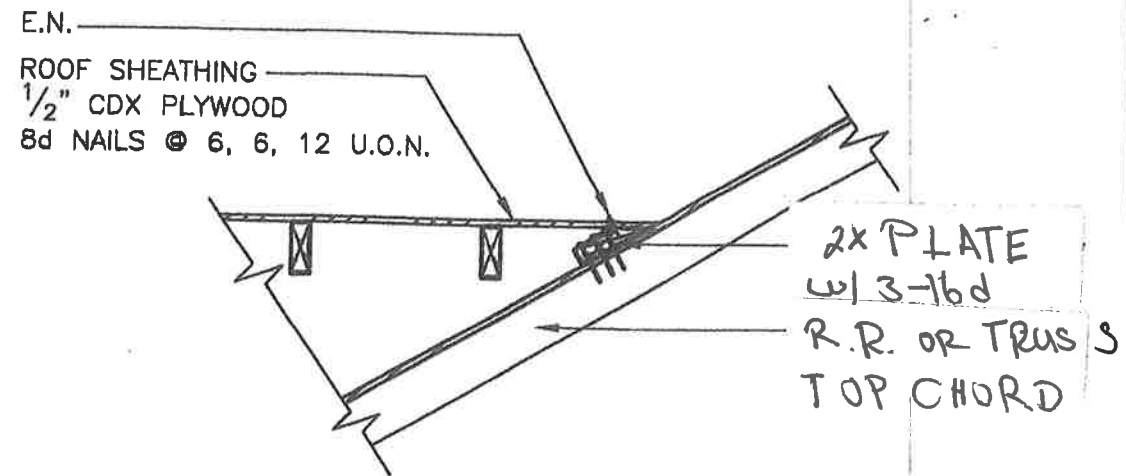
PROPOSED FRONT ELEVATION 3/16" = 1'

HAZARD RESIDENCE 760-914-1403	
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SUNNY SLOPES, CA 93546	
SCALE AS NOTED	DRAWN BY DA
DATE 04/06/22	
MUDROOM & DECK ALTERATION	
SHEET A-4	



5 STRAP AT RAFTER TO RIDGE BM DETAIL

4 STAIR DETAIL



6 CALIFORNIA FRAMING DETAIL

HAZARD RESIDENCE 760-914-1403		DRAWN BY DA
664 OWENS GORGE RD SUNNY SLOPES, CA 93546		
SCALE AS NOTED		
DATE 04/06/22		
MUDROOM & DECK ALTERATION		SHEET D-2