

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 Craig Nixon/Wanda Selbach - Nixon

ADDRESS Box 2073, 104 5th St CITY/STATE/ZIP Hawthorne NV 89415

TELEPHONE (775) 945-2119 E-MAIL craignixon@sbcglobal.net

OWNER, if other than applicant _____

ADDRESS _____ CITY/STATE/ZIP _____

TELEPHONE (_____) _____ E-MAIL _____

DESCRIPTION OF PROPERTY:

Assessor's Parcel # 19-040-04 General Plan Land Use Designation Single Family Residence

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.

Temporary use of an RV on property during summer months. RV to be removed during winter months.

Parcel is in designated avalanche area making it prohibitive for permanent construction.

Prior Director Review for this property approved 2010

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 07-MARCH-2018

RECEIVED

MAR 15 2018

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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 Craig Nixon/Wanda Selbach - Nixon

PROJECT TITLE Director Review Permit, temporary use of RV in seasonal Hazard area

LOT SIZE (sq. ft./acre) 10,000 ASSESSOR'S PARCEL # 19-040-04

PROJECT LOCATION Lot 44, Glacier Drive, Virginia Lakes Subdivision

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

Please Specify:

Number of Units 1 - RV Building Height/# of floors trailer
Number of Buildings 1-RV Density (units/acre) 30ft RV

Total lot coverage/impervious surface (sq. ft. & %) lot 10,000 sqft
a. Buildings (first-floor lot coverage /sq. ft. & %) RV 240 sqft.
b. Paved parking & access (sq. ft. & %) n/a

Landscaping/screening and fencing:
a. Landscaping (sq. ft. & %) n/a
b. Undisturbed (sq. ft. & %) n/a

Total parking spaces provided:
a. Uncovered 2
b. Covered n/a
c. Guest/Handicapped n/a

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 driveway upon purchase of property in 1999, septic tank installed 2010

3. ACCESS/CIRCULATION:

Name of Street Frontage(s) Glacier Drive

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 private vehicles + RV

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 Forest Service Property

South Glacier Drive/Private Property across road

East Private Property - RV use

West Private Property

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? other surrounding properties have RV usage

5. SITE TOPOGRAPHY:

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

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) _____

natural drainage

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) Pine trees, grass, natural vegetation 70%, existing driveway 30%

B. How many trees will need to be removed? 0

- 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 occasional deer and bears pass through property. Squirrels in trees. No disruption of habitat, wildlife welcome.

- 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 Project does not disturb existing landscape

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?
Adjacent properties have RV placement
Will blend in well with adjacent properties
- B. How does the proposed project affect views from existing residential/commercial developments, public lands or roads? Project will not affect any views.
- C. If outdoor lighting is proposed, describe the number, type and location no outdoor lighting

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 RV batteries, Generator

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

Road/Access existing - Glacier Drive

Water Supply Existing - Virginia Lakes Water

Sewage Disposal Existing Septic installed 2010 - permitted

Fire Protection Existing protection for the area

School District n/a

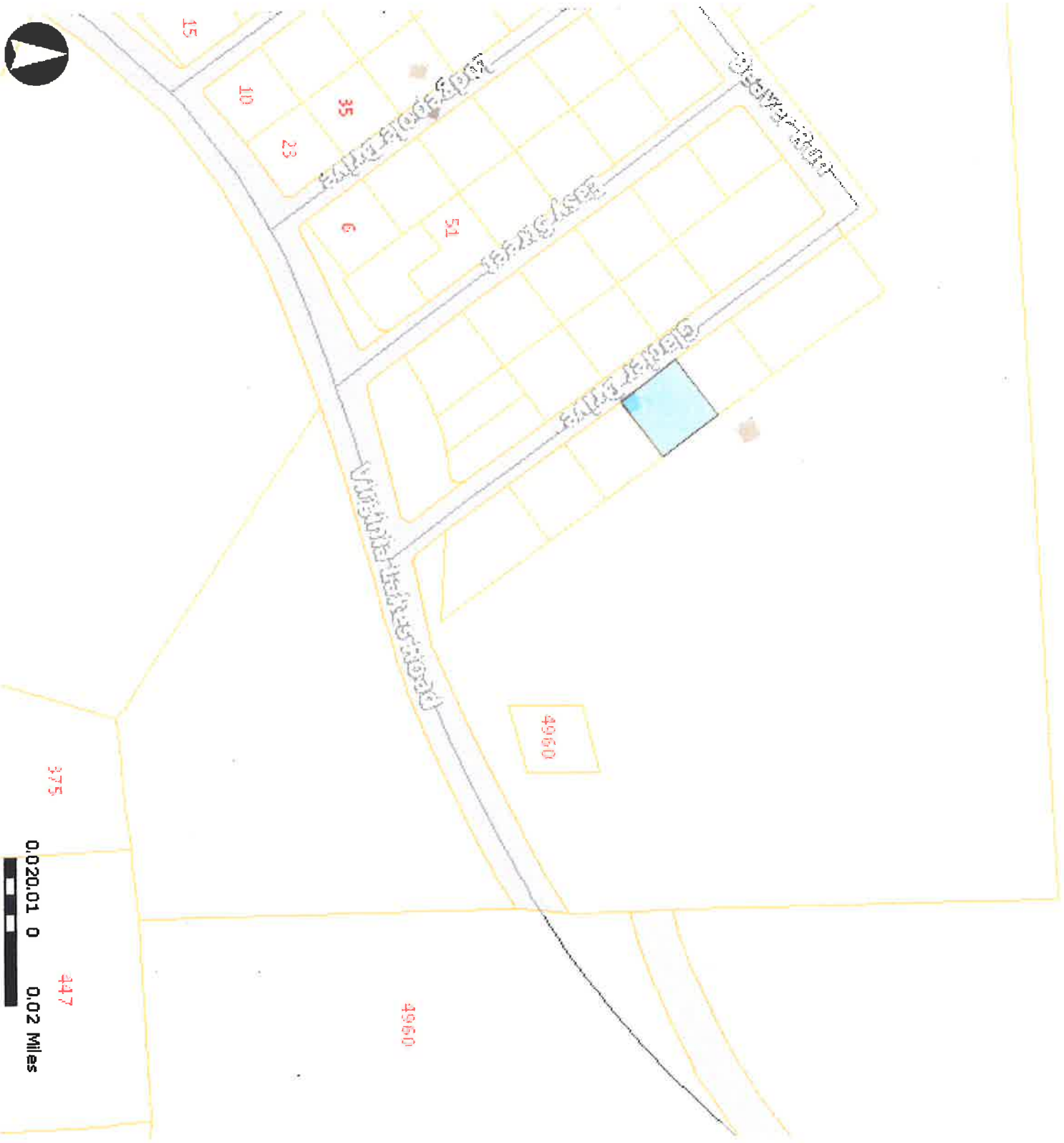
2. If an extension of any of the above is necessary, indicate which service(s), the length of extension(s), and the infrastructure proposed n/a

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 07-MARCH-2018

For _____

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



POR. SW1/4 SW1/4 SEC. 5, T.2N., R.25E., M.D.B.&M.
 VIRGINIA LAKES SUBDIVISION NO. 2
 M.O.R. BR.2, Pg. 55

Tax Rate Area
 51-06

19-04



 - my Property
 - Adjoining Properties w/RV usage



Note: This map is assumed for the use of the
 Mono County Assessor, for assessment purposes
 only. It does not necessarily represent a
 warranty of accuracy or of the data shown herein.
 or the present. No liability is assumed as to the
 validity or accuracy of the data shown herein.

Book 19, Page 04
 Mono County Assessor's Map
 Assessor's Parcel Numbers Shown in Green.
 Assessor's Block Numbers Shown in Orange.
 Created By: P. Ehrstam Created On: 1981
 File Name: BR19Pg04 Revised On: 5-10-2005

Forest Service
Land

N35°58'W

100.00'

43

Private Property
RV Usage

100.00'

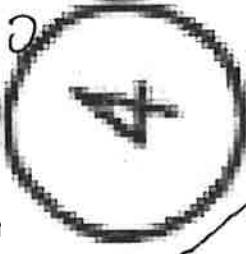
Grass

Grass

Natural Slope

44

Trees



Natural Slope

100.00'

Grass

Proposed RV

Septic

Existing Driveway

Parking

Leach 25'

100.00'

Private Property

100.00'

GLACIER

N35°58'W

100.00'

37