

From: aspenleaf2@verizon.net
To: [Kelly Karl](#)
Subject: Re: 3858 Crowley Lake Drive - Use Permit 20-006
Date: Saturday, February 13, 2021 11:16:35 AM

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Hi Kelly. I got the info and thank you very much! I have compared the two property lines that are adjacent to mine, and it's pretty much right on. Exception: on THEIR parcel there are two directions for a straight line. S41'23'40"W and S41'56'00". MY parcel agrees with the S41'56'00 measurement.

The 199.06' measurement is also consistent with mine. (N50'39'00W).

So the MAPS seem to be consistent. The written description is all confused. I still NEED A PHYSICAL SURVEY to confirm property lines. Then rewrite written description.

Thanks for bringing this to the attention of your committee.

Sent from AOL Mobile Mail

On Friday, February 12, 2021, 12:59 PM, Kelly Karl <kkarl@mono.ca.gov> wrote:

Hi Margaret,

Thank you for reaching out about Use Permit 20-006/Schott & Reedy (116-square foot storage shed). Please see attached for the site plan submitted for this project and the staff report for this item.

Below is a link to the February 18 Planning Commission agenda packet:

<https://monocounty.ca.gov/planning-commission/page/planning-commission-special-meeting-11>

Please let me know if you have any questions or if I may be further assistance.

Best,

Kelly Karl
Associate Planner

Mono County CDD

From: [Jim Kozak](#)
To: [Wendy Sugimura](#); cdritter@mono.ca; [Becky Peratt](#)
Cc: [Rhonda Duggan](#); [Jennifer Kreitz](#); [Bob Gardner](#); [John Peters](#); [Stacy Corless](#); [Robert Lawton](#); [Kelly Karl](#); longvalleyfd@gmail.com; [Nick Criss](#); [Stacey Simon](#)
Subject: Comments on February 18, 2021 Planning Commission Agenda Item 4.A Conditional Use Permit 20-006/Schott & Reedy
Date: Monday, February 15, 2021 2:21:30 PM

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To: Mono County Planning Commissioners: Patricia Robertson, Roberta Lagomarsini; Daniel Roberts; Scott Bush; Chris I. Lizza

Per Planning Commission Agenda Item 4.A, the Planning Staff analysis and recommendation proposed for Conditional Use Permit 20-006/Schott & Reedy is ass-backwards of the Code designed to protect all Mono County residents. Yes, a shed is allowed as part of a fully permitted single-family construction process that has met ALL the required Conditions of Approval, including ALL fire safety regulations, all environmental clearances before any construction commences.

When the Shed was illegally constructed, the owners (Applicant) violated essential steps in the process and now are asking for a variance that delays implementation of the required fire safety and environmental issues while the applicant gets their act together to see if it is even feasible to meet all the standards necessary to secure a permit for a residence on the property. And per the February 18, 2021 report by Kelly Karl, staff suggests that the other property owners in this section of Crowley Lake could have to live with this already documented fire hazard Shed for another 2-3 years to see if the Applicant can even meet the conditions to secure a building permit. Residing at 257 Juniper Drive nearby the subject property, what the action staff is proposing, is negligent and unconscionable.

This staff report provides factual documentation in writing that the illegally constructed Shed violates the required fire safety rules. Making an exception to allow it to stay on the property opens Mono County to any fire liability that could occur from the structure. Additionally, there is no approval from Lahontan Regional Water Quality Control Board (LRWQCB) for any construction to commence. Another environmental violation that the County will now set a precedent for.

If Conditional Use Permit 20-006/Schott & Reedy is approved as drafted, the property owners in Crowley Lake hereby put MONO County on Notice that the County will be liable for all loss and damages that may be caused for allowing this Shed to violate the Fire and Safety regulations the County Code requires until a permit is secured to construct a residence on this property. Our fire insurance companies will all receive the complete County file on this matter that outlines the gross negligence the County is advocating with its proposed actions on Conditional Use Permit 20-006/Shott & Reedy.

Please deny Conditional Use Permit 20-006/Schott & Reedy and reinstate the July 9, 2020 Compliance Department Complaint No. 2020/220 Violations No.1 and No.2 and Directive No.1 as properly documented by Code Compliance

Officer, Nick Criss of the Mono County Compliance Division.

Sincerely,
James M. Kozak
Owner at 257 Juniper Drive Crowley Lake, CA 93546



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From: [Mary Walker](#)
To: [CDD Comments](#)
Subject: Re: Public Hearing Conditional Use Permit 20-006 – Schott & Reedy
Date: Wednesday, February 17, 2021 9:40:54 AM

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Via Email to cddcomments@mono.ca.gov

Mono County Planning Commission
PO Box 347
Mammoth Lakes, CA 93546

Re: Public Hearing Conditional Use Permit 20-006 – Schott & Reedy

Dear Commissioners:

We understand that Schott and Reedy are applying for a conditional use permit to place a temporary shed on the lot they own at 3858 Crowley Lake Drive, APN 060-150-004 prior to their start of construction of the primary residence. As owners of the property located directly northeast of the Schott & Reedy lot (they have an easement to their lot via a dirt driveway on the north side of our property) we have an interest in their plans to develop their lot. In fact, we met with the owners and a representative from SCE in October 2020 to discuss bringing utilities to our properties as the nearest utility access is approximately 1/4 of a mile away on Crowley Lake Drive. Schott & Reedy told us that they would get an estimate for the cost for the work and associated permits to bring the utilities to the property, and they plan to start the work in spring 2021.

We support approving the Use Permit for the Shed subject to the requested additions to the conditions of approval as noted in the Mono County Planning Commission Special Meeting Packet for February 18, 2021 as well as the following:

We understand that overnight stays are not allowed on the property, and use of alternative fuels such as solar or the use of generators will not be allowed until plans for the main house build are submitted and a building permit issued.

Mary and Larry Walker