

**Mono County  
Community Development Department  
Planning Division**

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**PREAPPLICATION  
REVIEW REQUEST**

DATE December 12, 2020

PROJECT NAME DUTCH PETE'S RANCH (dutchpetesranch.com)

**ANTICIPATED PERMIT OR APPLICATION:**

- General Plan Amendment    Specific Plan    Conditional Use Permit    Director Review  
 Other \_\_\_\_\_

REPRESENTATIVE Sarah J Adams

SITE ADDRESS 51057 Highway 120 CITY/STATE/ZIP BENTON, CA 93512

TELEPHONE (760) 937-6581 FAX ( ) n/a

E-MAIL sarahjeannedams@gmail.com ASSESSOR PARCEL # 24-250-003

**REVIEW REQUEST:** A preapplication review by the Mono County Land Development Technical Advisory Committee (LDTAC) is requested for the following project. Briefly describe below the type of project, units, square footage, etc. Please attach expanded narrative if available.

Our Proposal is to align, expand, modify or add new use to our existing Transient Rental use on our 160 acres. This is an agritourism business in the sense that we offer lodging in a rural setting and lease the land for cattle grazing use as well. We are currently zoned RM (Resource Management) and have mixed uses - lodging + agriculture.

We now apply to align new use of offering special events, such as educational workshops, retreats, ceremonies, receptions, and in general gatherings from 4-150 people maximum.

**PLEASE PROVIDE:** Maps, drawings, illustrations and narrative that may be useful for staff review.

(SEE ADDED PAGES FOR DETAIL)

From:  
Sarah J Adams  
Robert Fletterick  
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Hillsborough, CA 94010

To:  
Mono County Community Development Department  
P.O.Box 347  
Mammoth Lakes, CA 93546  
Attn: Kelly Karl and LDTAC

12 December 2020

[Pre-Application for Dutch Pete's Ranch, dutchpetesranch.com](http://dutchpetesranch.com)

Dutch Pete's Ranch  
Address: 51057 Highway 120 E, Benton, CA 93512  
Tel. 760/937-6581

Property Description  
Assessor's parcel # 024-250-003  
General Plan Land Use Designation: Resource Management

Proposed Modifications/New Use for consideration:

To align and expand the current Transient Rental use and activities at Dutch Pete's Ranch, which we've offered for the past 10 years, to include small and large gatherings, such as educational workshops, retreats, and weddings. It is our desire to comply with Mono County Use Designation(s), and continue to operate conscientiously, considering our guests' upmost safety and welfare, as well as security of our property and surrounding rural environment.

## DETAILS

### Size of Events.

To host Small to Large Events up to 150 people on our 160 acre property, including the house compound which has several hundred feet of cleared defensible space.

Smaller event. The existing 1,300 square foot home is suitable for up to four people lodging. It is not available for hosting day events greater than 14 people inside the house, based on the amount of seating available. There is one full bathroom and one half bathroom, which support four lodging guests, or for temporary day use for a small gathering of up to 14 people. One host/leader signs contract as the responsible party. The house is also rented as its 3-day minimum for lodging. For example, if it's a photography workshop, the instructor can stay at house, while the guests meet inside or outside, 14 seated people (or 20 standing people) inside; space for 50 people on patio outside. Most workshops and retreats are small. Other guests would stay at nearby lodging, at Benton Hot Springs, June Lake, Mammoth Lakes, Lee Vining or Bishop.

Larger event. Larger than 20 people, will require use of portable toilet(s) and a hand-washing station. For each larger scale event, an event coordinator and/or property representative would be on site to ensure the safety of guests and property. The house would be rented with it's 3-night minimum to the responsible party and the interior is off-limits to guests except for essential event preparation. An example, could be storing a wedding cake in refrigerator, and enabling bridal party private space to prepare for event. Rental party must carry event insurance.

Noise and curfew. There is not a neighboring house at our rural location, and therefore no one to disturb. Out of respect for our guest safety, guest health and for the security of the property, we intend to have a last call 10pm curfew, because whether travelling by car or bus, guests need to transport themselves to another location by a reasonable hour, and hosts need time to clean up, and not overstay welcome regarding guests renting house.

Gathering Area. The patio and courtyard area adjacent to the house is suited for seating about 50 guests and many more if standing guests, as well as service station. Similarly, the surrounding area of flat gravel and grass is suitable for large events up to 150 people.

Parking. There is a small loading parking zone on gravel adjacent to patio that is 32'x25'. There are acres of parking available to north and

to south of house compound area, identified on map with "P". The main attraction at Dutch Pete's is the view to the East, and therefore we prefer to use parking areas to the South (about 5 acres) and North (about 5 acres) of the house. We anticipate that larger groups will carpool, use vans and shuttles to transport guests to and from their origin.

Fire Pit (small or large). There is interest in a fire pit (covered or open) with defensible space in gravel area near house. Fire suppression equipment would be at the site, to extinguish any potential fire danger, and curfew in place. Our goal is to comply with County zoning, etc.

In addition to offering a fire pit, we would like to offer portable LP gas patio heaters (with defensible space) as a means to warm space for guests and help to create desired lounging ambience. The event coordinator would be present at all times during an event; have fire suppression equipment at hand; and heater curfew in place.

Overnight Camping Event. We will permit occasional camping overnight where guests bring their own tents to set up, by house or in the pasture, cars would be parked in designated parking zone. We will not permit public or longer stay events, such as music festivals, etc.! We place a two-night maximum stay for such a temporary event; we do not want to impact the land. Water and food, portable toilets would be supplied by coordinator and rental party. Coordinator would be present 24hours a day during event. Rental party must carry event insurance.

Emergency Response. We have no neighbors and are rural. At the house we have Wifi calling for guest use and emergency communication. Cellular service is spotty to non-existent on the property. The closest emergency responders are 7 miles away at the Benton Fire Station; Bishop, Mammoth, Lee Vining are about 45 miles distance.

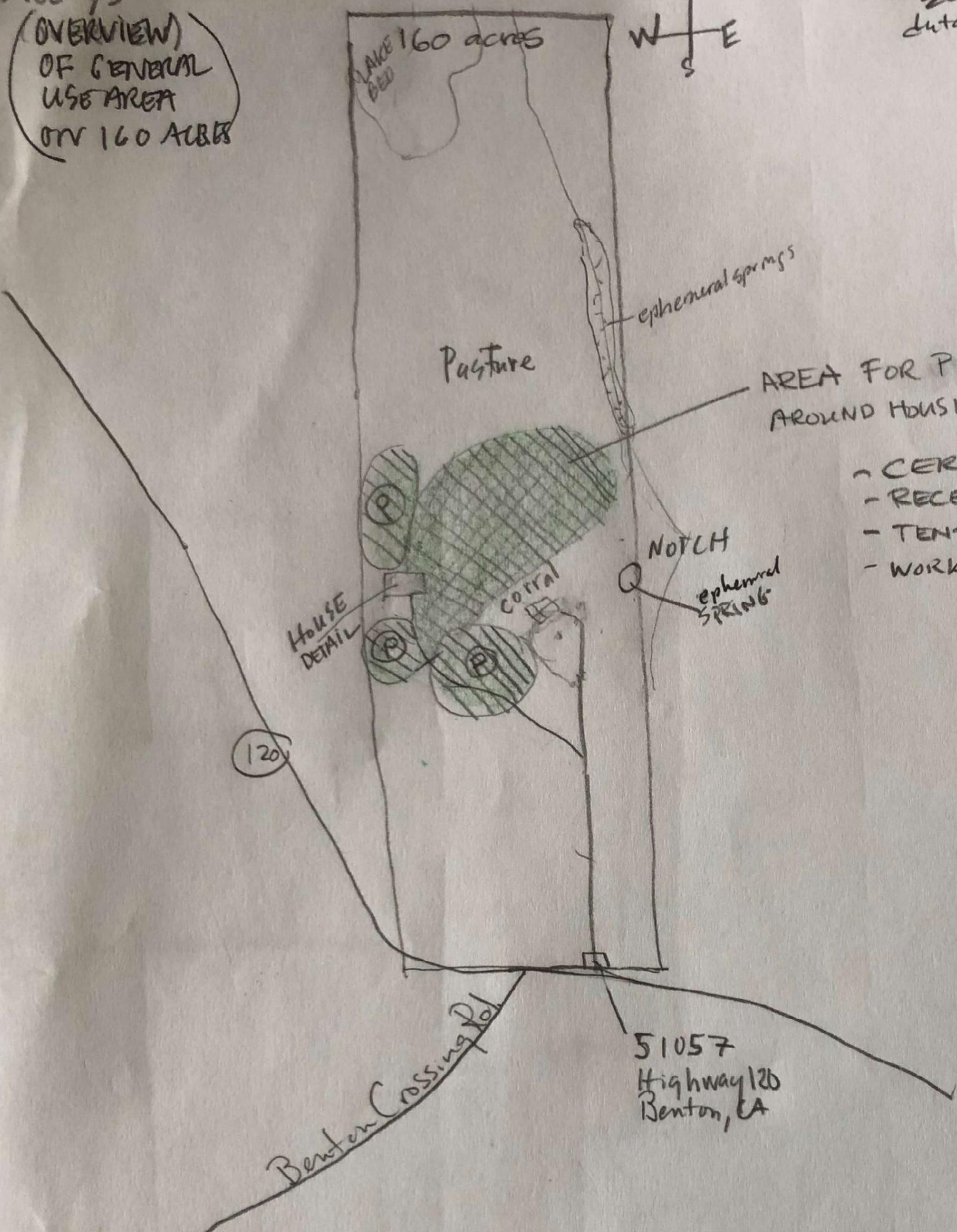
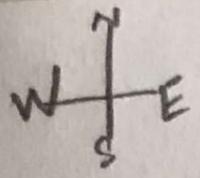
Insurance. Dutch Pete's Ranch has it's own insurance policy for transient rental use at house on property, as well as for agricultural use on property. Wedding coordinators, and importantly the wedding

party must all provide proof of their own event insurance in order to use Dutch Pete's for event.

#### Food and Beverage.

Dutch Pete's Ranch does not operate a food or alcohol service. Rental party is required to provide its own beverages. Caterer has their own business permit and insurance, and provides food. All event trash is placed in sealed bags inside barrels and removed by event coordinator.

PAGE 1/3  
(OVERVIEW)  
OF GENERAL  
USE AREA  
ON 160 ACRES



AREA FOR PROPOSED USE  
AROUND HOUSE + IN PASTURE

- CEREMONIES
- RECEPTION
- TENT CAMPING
- WORKSHOPS

Google Maps

51057 CA-120

Approximate Boundary



PAGE 2/3  
(SATELLITE OVERVIEW)  
OF USE AREA

Google

51057 CA-120,  
Benton, CA 93512

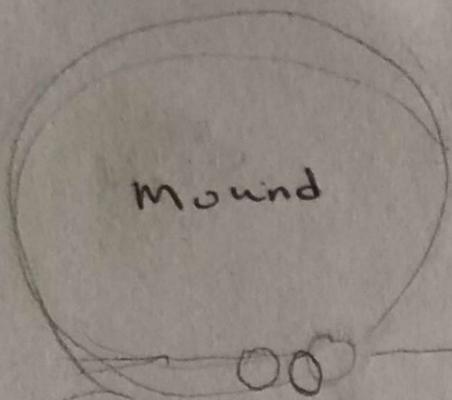
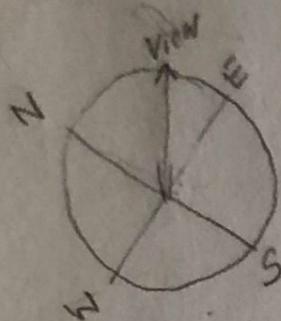
Imagery ©2020 Maxar Technologies, USDA Farm Service Agency, Map data ©2020

200 ft

Pasture area  
(with out sage)

Small fence

GRASS



100'

VIEW TO NOTCH

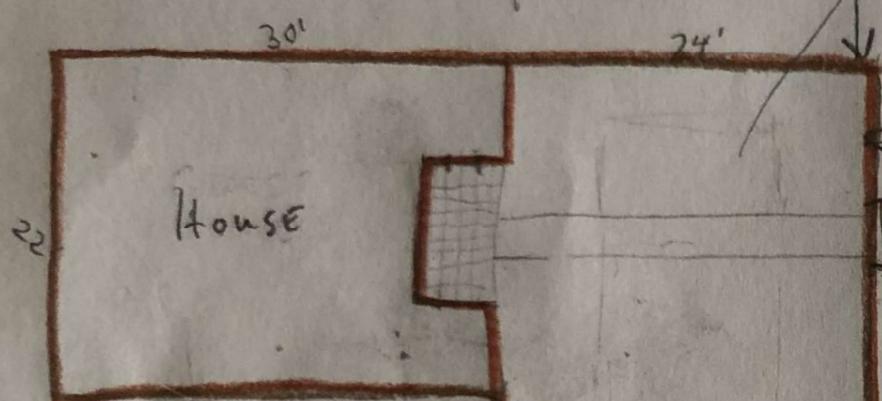
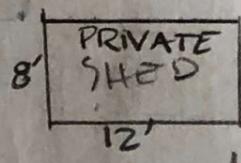
GRASS

Small fence

100'

GRASS

5' 11"  
8'  
8'  
8'



House

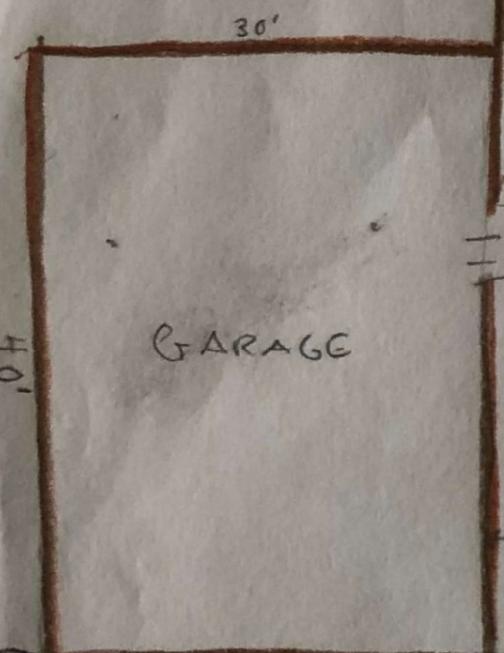
wood deck

gravel DRIVEWAY

LANDSCAPE AREA

gravel

54'



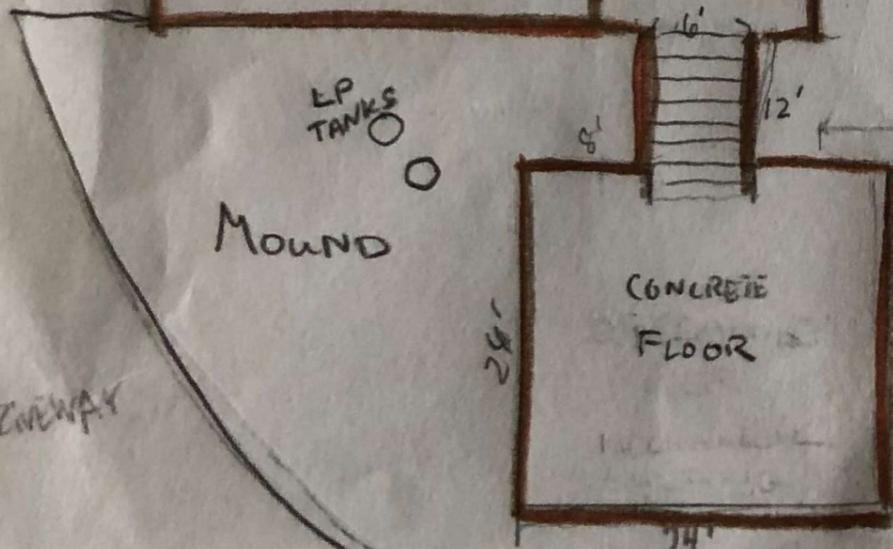
GARAGE

COVERED WALKWAY

SEMI-COVERED COURTYARD

unloading parking

gravel



MOUND

CONCRETE FLOOR

MOUND

gravel DRIVEWAY

DRIVEWAY

Scale is 1/16" = 1'0"