

**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

**PREAPPLICATION
REVIEW REQUEST**

DATE 1-6-2023

PROJECT NAME LONG VALLEY FIRE DISTRICT - STATION 2

ANTICIPATED PERMIT OR APPLICATION:

- General Plan Amendment Specific Plan Conditional Use Permit Director Review
 Other INFORMATION - REQUIREMENTS

REPRESENTATIVE FRED STUMP

ADDRESS SEE ATTACHED CITY/STATE/ZIP _____

TELEPHONE (____) _____ FAX (____) _____

E-MAIL _____ ASSESSOR PARCEL # _____

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.

SEE ATTACHED

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



Long Valley Fire Protection District

3605 Crowley Lake Drive - Crowley Lake
California 93546-1145
760.935.4545 - Fax 760. 935.4436
longvalleyfd@gmail.com

January 6, 2023

To: Mono County Community Development

Re: Request for information / condition requirements

The Long Valley Fire Protection District is considering the construction of a Fire Station on its property located in the Sunny Slopes Community. The Station would provide Fire District coverage in the southern portion of the Fire District including the communities of Sunny Slopes and Toms Place. Staffing for the Fire Station would be provided by Fire District Volunteer Firefighters. There will be no full-time employees assigned to work at the site. The Fire Station will be referred to as the Long Valley Fire Protection District Station 2 or "Station 2".

The Fire District Property is located on Owens Gorge Road in the Community of Sunny Slopes. No street address has yet been assigned. The APN Number is 062-040-022-000. The Land Use designation for the parcel is "Public Facility". Information on the County Parcel Viewer application states that the parcel is 1.08 acres. There is direct access to the parcel from Owens Gorge Road.

Items of note:

- Site will require septic installation.
- Water will be provided by the Birchum Community Services District under agreement with the Fire District.

- Site will require propane tank placement. No on-site storage of diesel or gasoline is being considered.
- Site is visible from Highway 395. This portion of Hwy 395 is designated "Scenic Highway".
- There is a 15-foot access easement for a dirt road on the north edge of the property. The County has named this road "Crowley Lake Dam Road".
- The project proposes the use of a solar system to mitigate a portion of Station 2 operating costs.
- A generator will be installed. The unit will be located in a designated space inside the building to provide noise mitigation.
- The orientation of the building will provide neighboring properties to the north protection from light emanating from the administrative portion of the building. All exterior lighting "Night Skies" compliant.
- The building plans include an "ADA" compliant meeting room that will be available to other Public Entities.

Preliminary drawings and a further list of Station Features are attached. Please use stumpsuper@gmail.com in addition to the Fire District email listed above. My cell number is 760 914-1294.

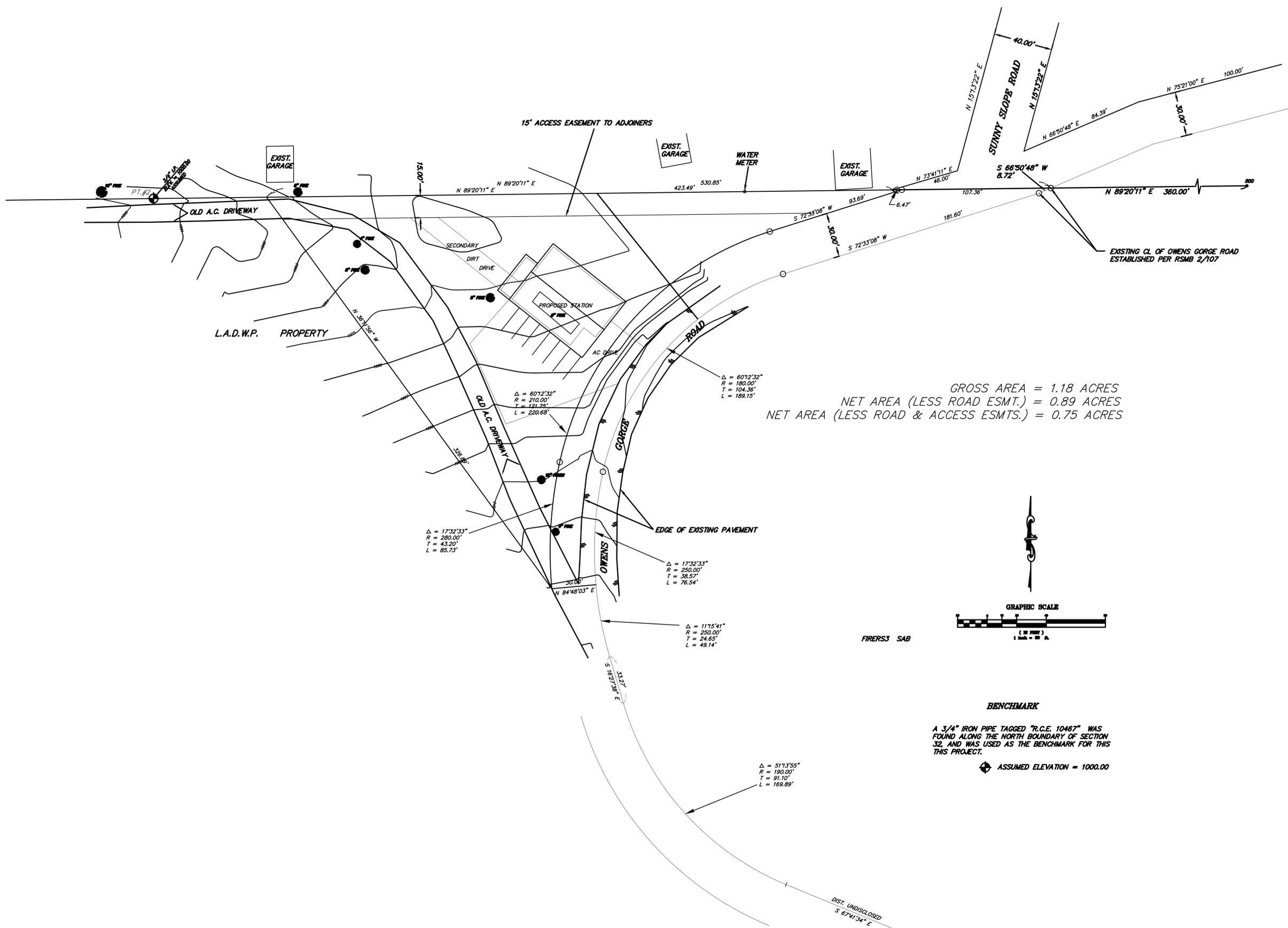
Fred Stump - Division Chief

Long Valley Fire Protection District

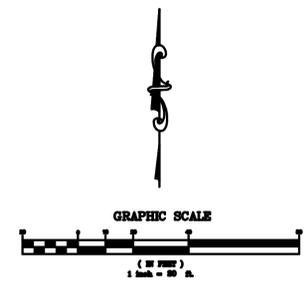
Features incorporated into the proposed Sunny Slopes Station

- ADA compliant parking and entrance
- 4-inch-thick apparatus bay floors to support apparatus weight
- Floor drains under apparatus parking
- Diesel exhaust treatment system
- Air compressor – To maintain air pressure in apparatus brake systems
- Emergency generator (Propane) – Inside the building
- ADA Decontamination area with sink – electric heat
- ADA Bathroom with shower – electric heat
- Front office with communications equipment – electric heat
- ADA compliant meeting room – electric heat
- Redundant heat sources in apparatus area
- Solar panels
- Parking for volunteers' vehicles
- 1 set of drive through bays with driveway around the building

REVISIONS	BY
5/21/97	SB



GROSS AREA = 1.18 ACRES
NET AREA (LESS ROAD ESMT.) = 0.89 ACRES
NET AREA (LESS ROAD & ACCESS ESMTS.) = 0.75 ACRES



BENCHMARK
A 3/4" IRON PIPE TAGGED "R.C.E. 10467" WAS FOUND ALONG THE NORTH BOUNDARY OF SECTION 32, AND WAS USED AS THE BENCHMARK FOR THIS PROJECT.
ASSUMED ELEVATION = 1000.00

TOPOGRAPHY MAP FOR:

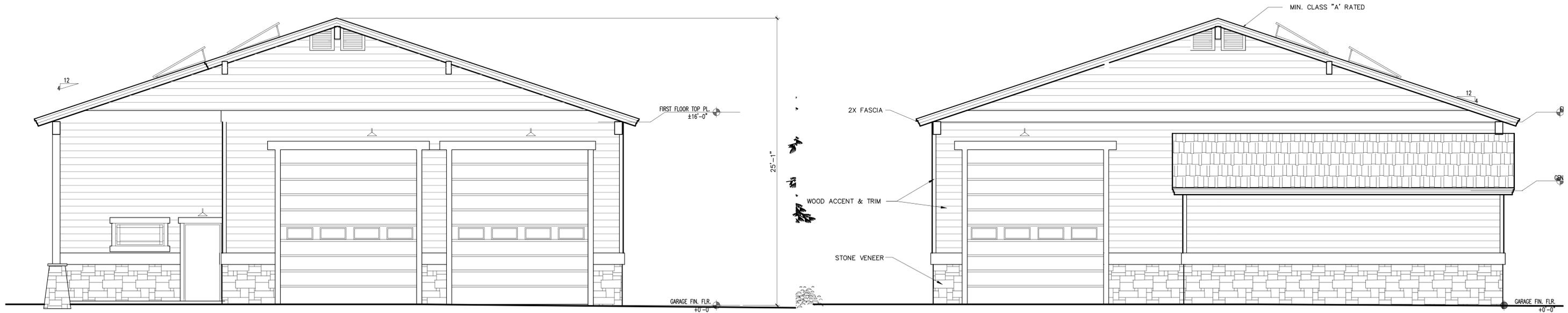
SUNNY SLOPES FIRE STATION

PREPARED FOR: LONG VALLEY FIRE DISTRICT, P.O. BOX 1145, CROWLEY LAKE, CA 93546

monrovia office: (619) 934-3568
p.o. box 1970 monrovia, ca 91766
bishop office: (619) 873-4273
214 west line street, suite e bishop, ca 93514
bellmont office: (415) 592-5300
131 glenn way, #4 bellmont, ca 94002



DATE	8/13/97
SCALE	1" = 30'
DRAWN	SAB
JOB NO.	1485
DWG	FIRERS3.DWG
SHEET	1
OF	1 SHEETS



SOUTH ELEVATION

SCALE 1/4"=1'-0"

NORTH ELEVATION

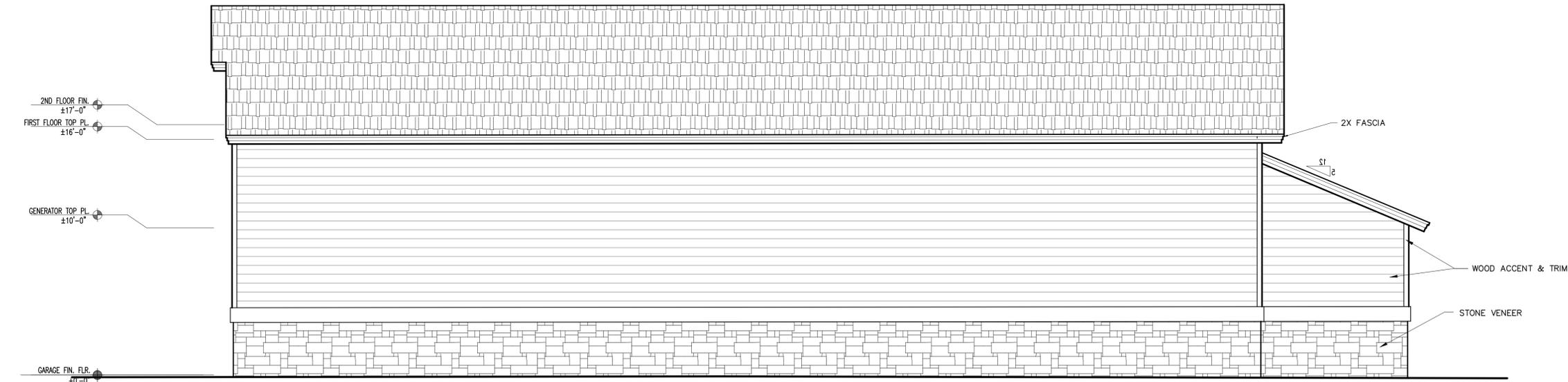
SCALE 1/4"=1'-0"

Stone Veneer:
 Randolph Flagstone, indigenous stone to be applied per 2007 IBC, 2007 CBC. Provide 2 layers of waterproof paper backing applied directly to plywood (cdx). A minimum of a No. 16 Gage wire to be attached to plywood @ 16" o.c. w/ 8d wire nails. A minimum of 1" mortar bed, wire to extend through grout spaces a minimum of 1".

Roofing:
 All roof areas shall be covered with 40 year Asphalt Comp., Residential shingles. "Weathered Wood" Color and pattern to be approved by owner. With a minimum class A fire rating. Provide Bituthene Ice and Watershield Underlayment at all roof valleys, overhangs and at walls. Place ice shield from edge of eave 6'-0" up roof and 6'-0" on each side of ridge. All adjacent surfaces shall be flashed at walls, pitch changes, etc. Contractor to install all roofing products, per mfr. specifications. Drip edge, G.I. flashing, gutters, caps etc., any parts in common with roofing material shall be painted to match roof accent color.

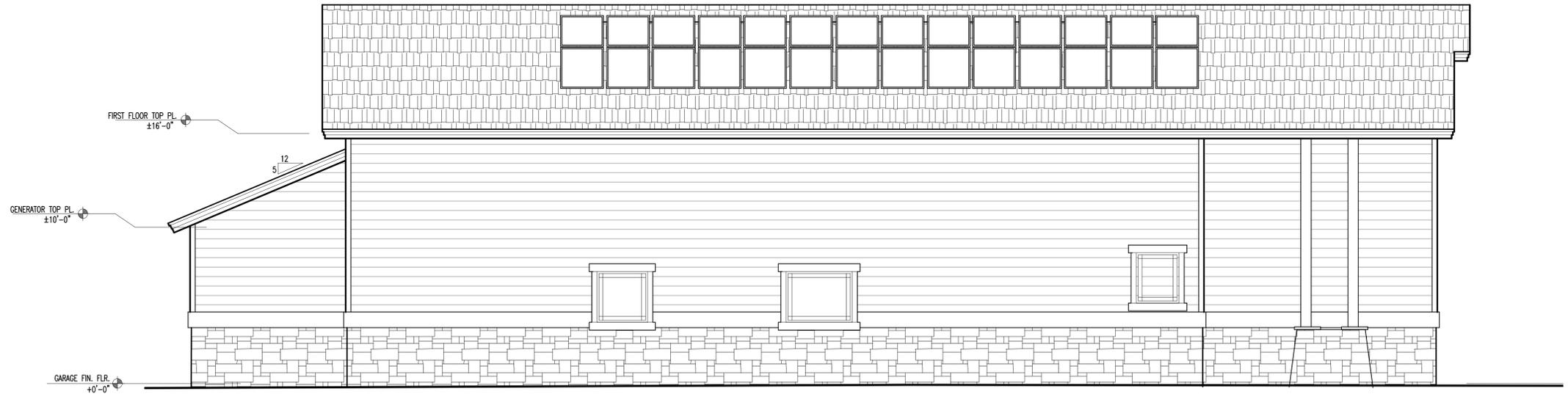
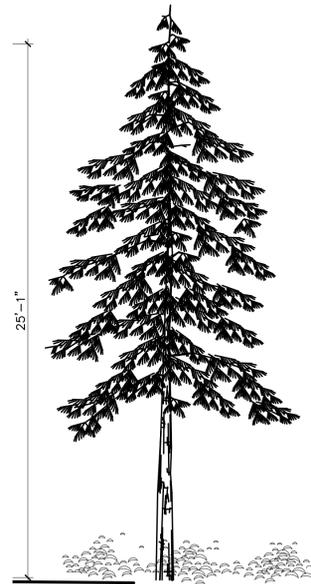
Siding:
 Exterior siding shall be 1x8 CHANNEL RUSTIC style shiplap, Inense Cedar (PRE STAINED). Install o/ Tyvek housewrap paper o/ plywood shear wall with 2-10d nails @ 48" o.c. or per board per bearing. Use 3-10d nails @ board ends and splices. Verify stain tint & sealer w/ CLIENT.

Window Trim and Corners:
 All window trim to be 2x RS cedar, sill trim to be 2x RS cedar paint to accent main siding field. All window trim to be placed over siding, which will terminate at window aluminum extruded mould. Caulk joint of trim to siding to prevent any water infiltration. Corner trim to be 2x6 RS cedar to match window trim in texture and color. Corner placed over siding to allow for water tight, and a superior corner structure. All corner trim to be attached with 2-10d nails @ 48" o/c with 2 nails at all ends.

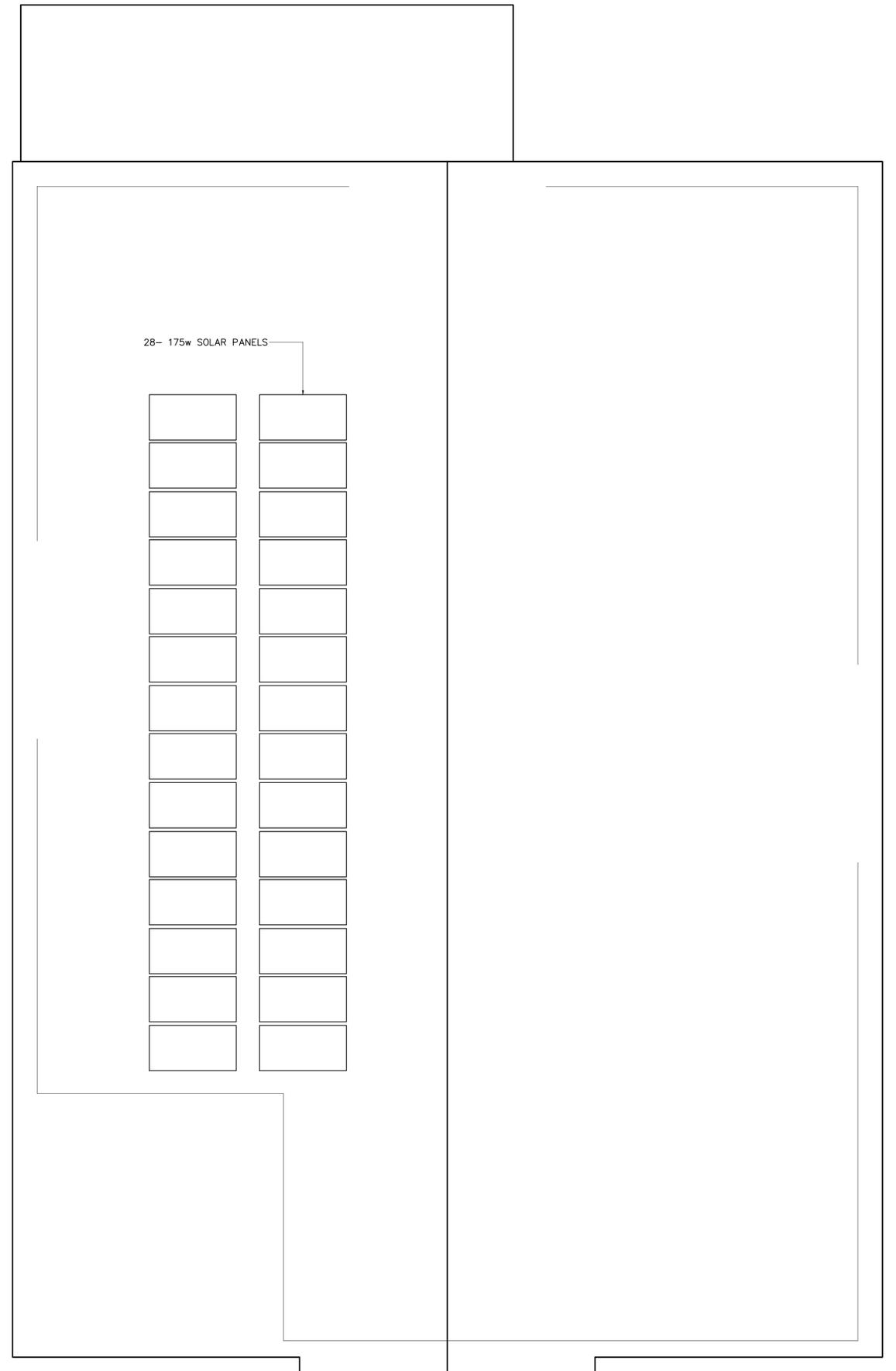
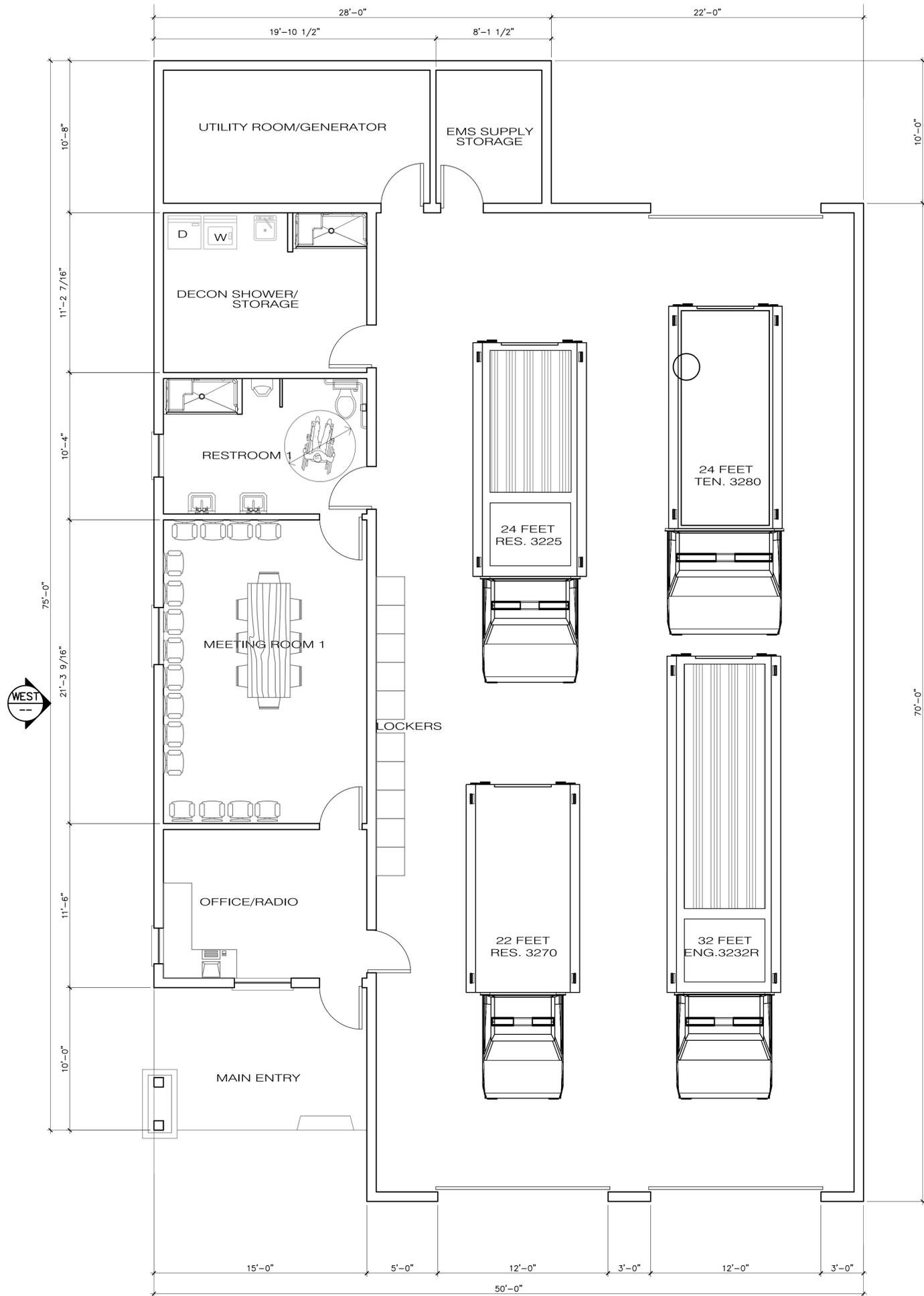


EAST ELEVATION

SCALE 1/4"=1'-0"



WEST ELEVATION
SCALE 1/4"=1'-0"



ROOF PLAN
 SCALE 1/4"=1'-0"