

**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.mono.ca.gov

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 WHEELER CREST FIRE PROTECTION DISTRICT

PROJECT TITLE WCFPD CARGO CONTAINER STORAGE PROJECT

LOT SIZE (sq. ft./acre) _____ ASSESSOR'S PARCEL # 064-170-015

PROJECT LOCATION 129 WILLOW RD. SMALL MEADOWS CA. 93514

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

Please Specify: 1 CARGO CONTAINER FOR STORAGE

Number of Units 1 Building Height/# of floors _____
Number of Buildings _____ Density (units/acre) _____

Total lot coverage/impervious surface (sq. ft. & %) N/A
a. Buildings (first-floor lot coverage / sq. ft. & %) N/A
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 0
c. Guest/Handicapped 0

II. SITE PLAN

Are all existing and proposed improvements shown on the Plot Plan (see attached Plot Plan Requirements)? Yes No CARGO CONTAIN PROPOSED LOCATION

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. SEE ALL ATTACHED

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
LUCFPD FIRE STATION
-
3. ACCESS/CIRCULATION:
Name of Street Frontage(s) WILLOW 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
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 ENGINES
2 WATER TENDERS
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 RESIDENTIAL South RESIDENTIAL + ACREAGE
East RESIDENTIAL + ACREAGE West RESIDENTIAL + ACREAGE
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.) PARTIALLY, BEHIND FIREHOUSE LAND SLOPES EAST BUT DOES NOT AFFECT TO PROPOSED LOCATION OF CARLO'S CONTAINER
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) THERE IS A SEASONAL CREEK IN A ROWLEY ON THE SOUTH SIDE OF PROPERTY
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) SEE PLOT PLAN

- 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 DEER MIGRATION NOT IMPACTED
- 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 NONE. CARGO CONTAINER WOULD BE PLACED DIRECTLY ON EXISTING LEVEL GROUND

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 NONE
- 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?
IT WILL BE PAINTED THE SAME (SAND COLOR) AS FIREHOUSE
- B. How does the proposed project affect views from existing residential/commercial developments, public lands or roads? PLEASE SEE ALL ATTACHMENT AND PHOTOS
- C. If outdoor lighting is proposed, describe the number, type and location NONE

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 DIRECTOR REVIEW PERMIT FOR CARGO CONTAINER REVIEW

IV. **SERVICES**

1. Indicate how the following services will be provided for your project and the availability of service.

Electricity NONE

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

Road/Access WILLOW RD. @ WCFPD FIREHOUSE

Water Supply NONE NEEDED

Sewage Disposal NONE NEEDED

Fire Protection WCFPD

School District NA

2. If an extension of any of the above is necessary, indicate which service(s), the length of extension(s), and the infrastructure proposed NONE

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 [Signature] WCFPD CHAIRMAN Date 11-3-2023
 For WHEELER CREST FIRE PROTECTION DISTRICT

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

WCFPD Cargo Container Storage Project

Wheeler Crest Fire Protection District

129 Willow Rd. Swall Meadows 93514

APN#064-170-015 .63 ACRES

- 1. Neighbors to the north and east will not see the cargo container as it will be hidden by the firehouse. The neighbor to the northwest will not see it from their home. The neighbor to the southwest has a limited view from their kitchen window. The neighbor to the south will see the cargo container partially through their trees and the fire stations trees from their back windows facing their dirt road (Wilson Rd.) The cargo container is not in their scenic views.**
- 2. The cargo container will be painted the same color as the WCFPD firehouse. (Sand Color)**
- 3. Fire hoses, tools, ladders, racks, ropes, snowblower and other equipment will be stored in the cargo container.**
- 4. NO HAZARDOUS MATERIALS, FUELS, Kerosine, GASOLINE OR ANY OTHER LIQUID FLAMABLE MATERIALS WILL BE STORED IN THE CARGO CONTAINER.**
- 5. The cargo container will be a NEW 8'x8'x20' unit.**
- 6. The cargo container will be lockable and set on a 3-to-4-inch base of ¾ in. crushed gravel for drainage.**
- 7. The cargo container can be secured to the ground if required.**



WCFPD PROPERTY IS 263 ACRES.

NEIGHBORS; #1 SOUTH OF FIREHOUSE, CARGO CONTAINER DOESN'T BLOCK THEIR SCENIC VIEWS
THEIR TREES AND FIRE DEPT TREES CONCEAL THE VIEW OF CONTAINER

#2. FIREHOUSE SHIELDS THEIR VIEW OF CARGO CONTAINER

#3. THEY HAVE SOME VIEW OF FIREHOUSE THROUGH THEIR TREES BUT NOT
CARGO CONTAINER.

#4. THEY HAVE LIMITED VIEW OF CARGO CONTAINER FROM KITCHEN WINDOW
THEY HAVE DENSE WILLOW BUSHES BETWEEN FIREHOUSE 4 FIREHOUSE.



WILLOW RD

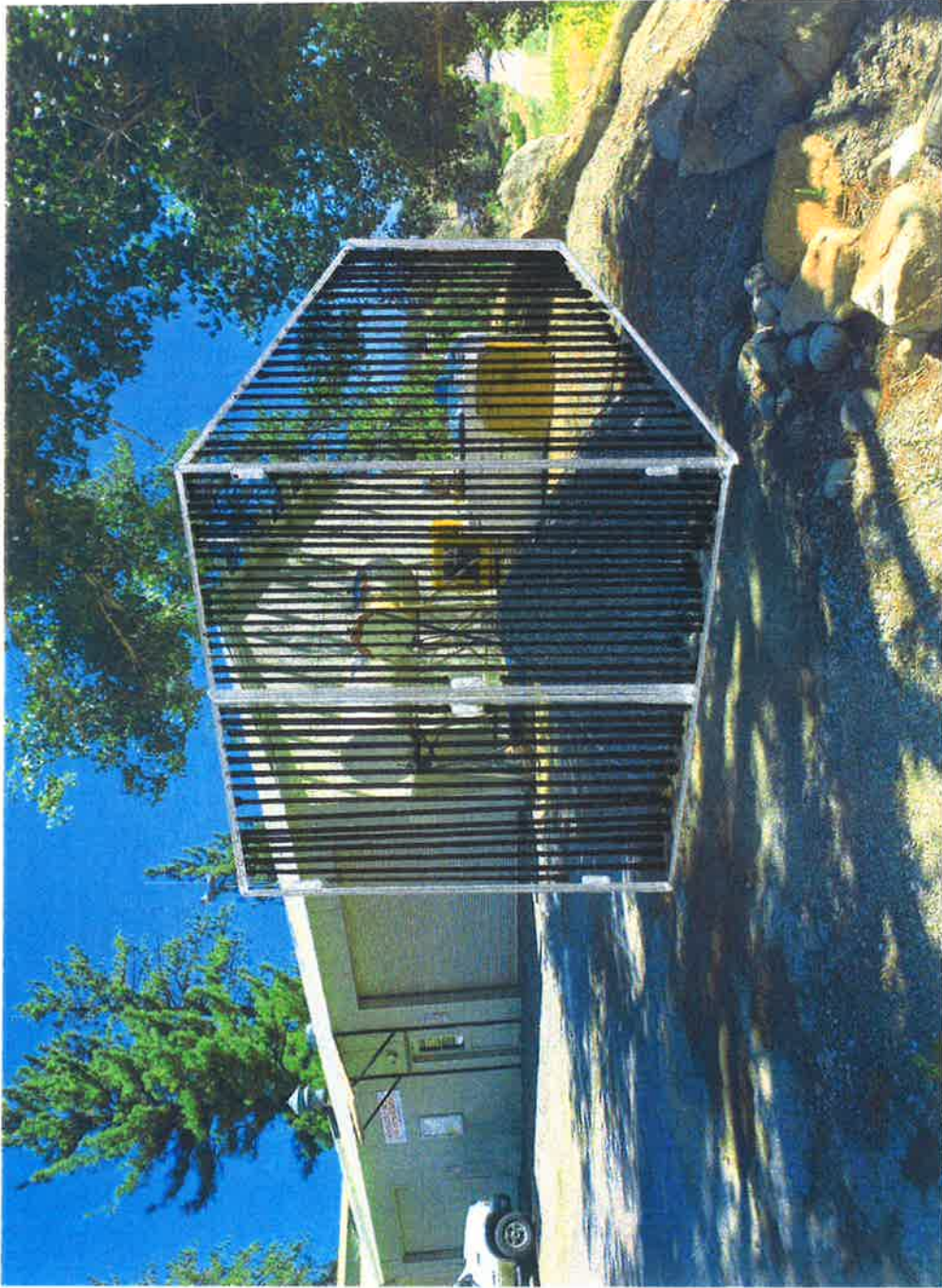


ANOTHER VIEW OF CONTAINER SHIELDING VIEW OF FUEL TANKS
FOR FIRE ENGINES

(NOT TO SCALE BUT CLOSE)



CONTAINER WILL BE PLACED TO LEAVE PLENTY OF ROOM FOR
HOOB COUNTY SNOW REMOVAL EQUIPMENT TO PARK AND HOOB COUNTY
FUEL TANK.
(NOT TO SCALE BUT CLOSE)



CONTAINER WILL BLOCK VIEW OF FUEL TANKS FOR FIRE ENGINES
TO NEARBY NEIGHBORS.

(CONTAINER NOT TO SEPARATE BUT CLOSE)



VIEW OF CONTAINER LOOKING SOUTH.

(CONTAINER NOT TO SCALE BUT CLOSE)



CONTAINER WILL BUFFER MUCH OF NOISE FROM ENGINES AND TRAININGS
FROM NEIGHBOR ON OTHERSIDE,

(CONTAINER NOT TO SCALE BUT CLOSE)



UNABLE TO PLACE LARGE COUNTEEN BEHIND FIREHOUSE





WILLOW RDS

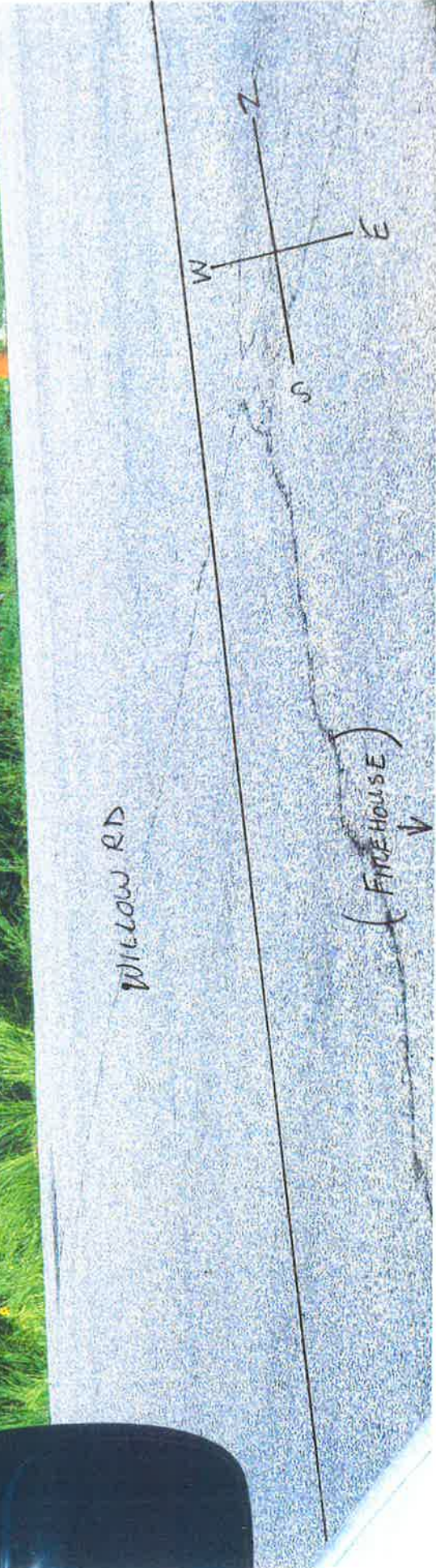


CONTAINER LOCATION

FIREHOUSE



NEIGHBORS SHED

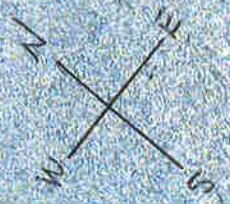




NEIGHBORS
WORK SHOP

WILLOW ROAD

FINE HOUSE



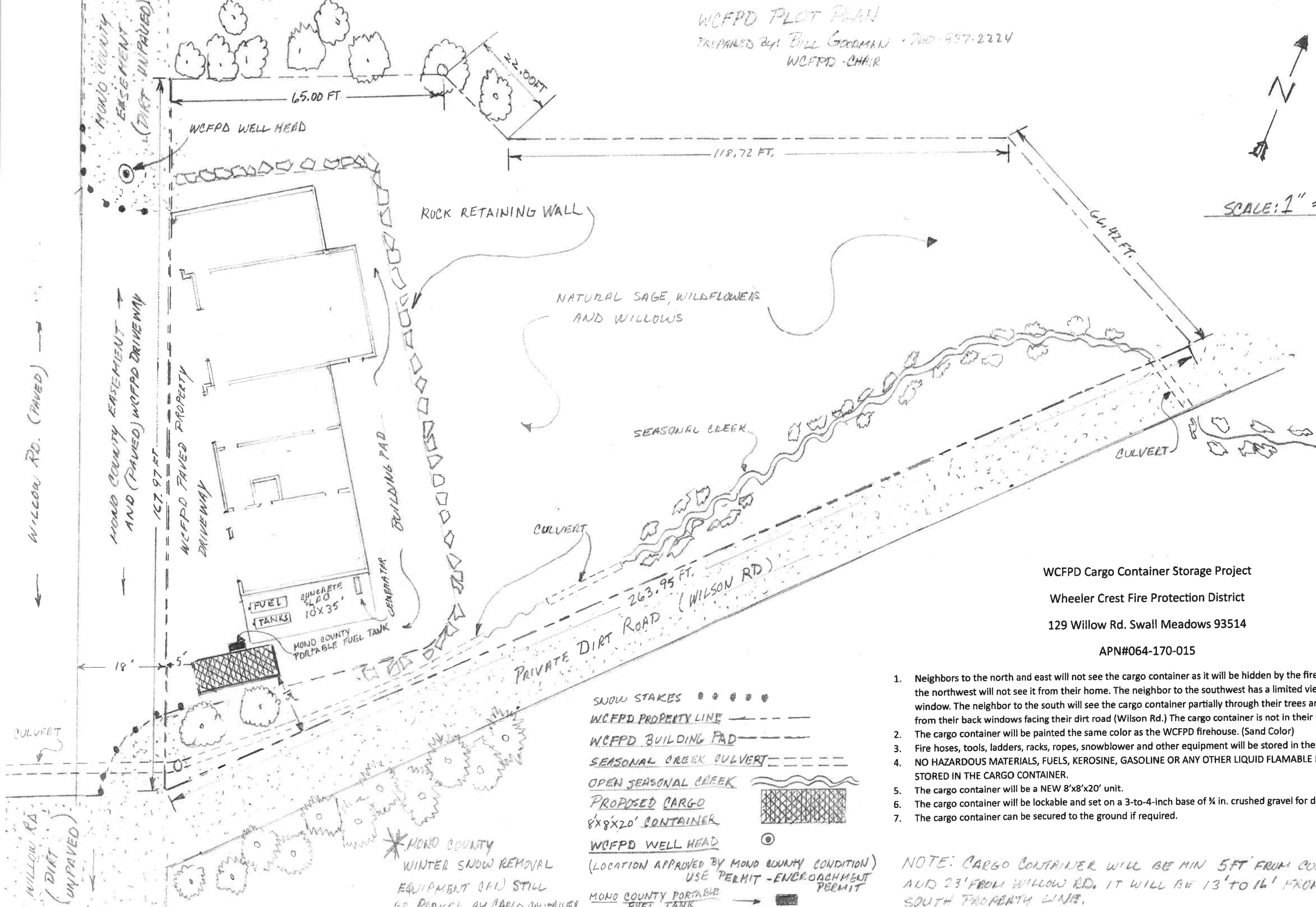
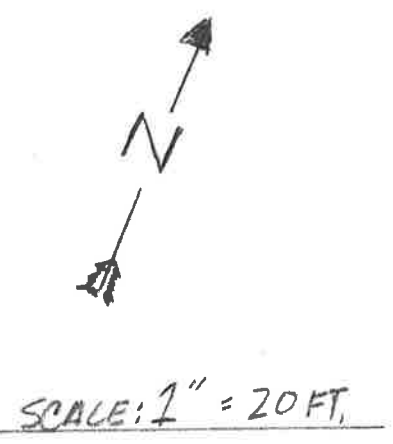


WILLOW RD

FIRE HOUSE



WCFPD PLOT PLAN
 PREPARED BY: BILL GOODMAN - 760-937-2224
 WCFPD - CHAIR



WCFPD Cargo Container Storage Project
 Wheeler Crest Fire Protection District
 129 Willow Rd. Swall Meadows 93514
 APN#064-170-015

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NOTE: CARGO CONTAINER WILL BE MIN 5FT FROM COUNTY EASEMENT AND 23' FROM WILLOW RD. IT WILL BE 13' TO 16' FROM WCFPD SOUTH PROPERTY LINE.

- SNOW STAKES ●●●●●
 - WCFPD PROPERTY LINE - - - - -
 - WCFPD BUILDING PAD - - - - -
 - SEASONAL CREEK CULVERT - - - - -
 - OPEN SEASONAL CREEK ~~~~~
 - PROPOSED CARGO 8'x8'x20' CONTAINER [Grid Symbol]
 - WCFPD WELL HEAD ●
 - MONO COUNTY PORTABLE FUEL TANK [Rectangular Symbol]
- (LOCATION APPROVED BY MONO COUNTY CONDITION)
 USE PERMIT - ENCROACHMENT PERMIT

*MONO COUNTY WINTER SNOW REMOVAL EQUIPMENT CAN STILL BE PLACED BY ROAD AND DRIVE