

**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

**DIRECTOR REVIEW
APPLICATION**

APPLICATION # _____	FEE \$ _____
DATE RECEIVED _____	RECEIVED BY _____
RECEIPT # _____	CHECK # _____ (NO CASH)

APPLICANT/AGENT Martha Hertzberg, PAUL KROSKRITY

ADDRESS 22 Wavcrest Ave **CITY/STATE/ZIP** Venice, Ca 90291

TELEPHONE (310) 488-4004 **E-MAIL** marthahertzberg@gmail.com

OWNER, if other than applicant _____

ADDRESS _____ **CITY/STATE/ZIP** _____

TELEPHONE (_____) _____ **E-MAIL** _____

DESCRIPTION OF PROPERTY:

Assessor's Parcel # 024-290-001-000 **General Plan Land Use Designation** RR

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.

We have been trying for over 2 years to get power. With Tim Rafferty's (SCE) help, we have tried to determine costs involved with multiple options. All are exorbitant and do not seem reasonable for a residential parcel in Benton where neighbors to the north and south have power. Our neighbors are receiving their power via poles/wires coming overhead across highway 6. Due to the extremely high costs we would like to request a variance to do the same. Options we explored: from the south, caltrans traffic control was required and the Eldridge bid came in at \$250,000. Boring under the highway was explained to be far more due to traffic control, unknown wire/cables, added insurance, flood plain issues, and many work days. From the north, we asked 2 neighbors for easements coming from the pole on Hovde Road. This was a months long process but they agreed and we began talking to electricians and dirt work people. On March 18 SCE sent their costs--\$59,000 to \$45k depending upon timing and refund vs discount approach (see attached) With the electrician David Sexton at 20k and Ruben Benitez doing the dirt work at \$6k, this approach was close to \$85k. Full Solar was estimated at \$86k. Overhead, Tim estimates SCE at \$20,000. David and Ruben will be 10k and 3k= \$33,000 which is \$40,000 less than our lowest cost alternative. There are 2 poles across from our lot and due to transformer capabilities etc. it might only be possible to come across from one and not either. We'd like to request that the variance be ok for either pole if there are SCE constraints. Also see attached information regarding future cabin etc.

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.

Martha Hertzberg
Signature

Paul Kroskrity
Signature

4/29/2024
Date

Further to the application details, we'd like to please add the following information:

Our plan is to build a small cabin/house. The 2 year delay for electric power has been difficult. Once we realized the situation, it seemed unwise to spend time and money figuring out the approach for the house before we knew more clearly what the situation/cost would be regarding our ability to secure power to the lot.

We are hoping the county will please understand that we need to know first if we will be granted the variance, then we need hard numbers from SCE. Once we know the cost and time parameters of the electricity situation, then we will be able to turn our attention to finalizing our ideas about the house.

Possible time frame: Variance possibly granted, if so perhaps possible this summer? SCE plans /costs finalized and presented to us by Fall? At that point we can feel comfortable about known expenses and move forward with more concrete ideas for the cabin--size etc. Our understanding is that it's common for people take a year or more to bring their ideas to final engineered drawings, and then after plans are approved, it can take extra time to schedule workers etc., and actually build a dwelling. This seems reasonable to us and is our general concept for going forward. We have become more aware of county approved small home plans and will be looking at those possibilities, along with manufactured and other kit homes/cabins.

Thank you for your time and consideration. We are optimistic!

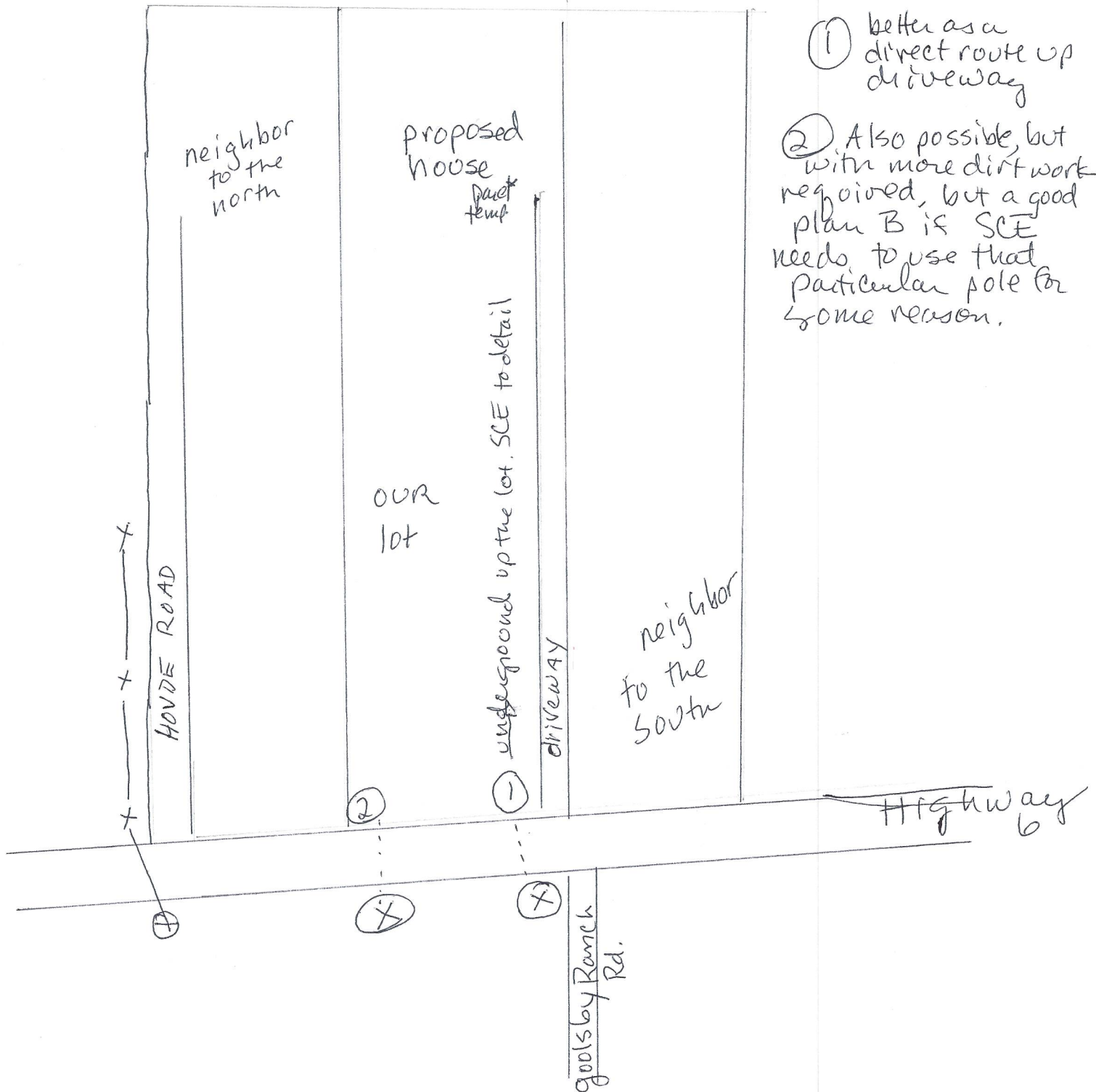
Martha Hertzberg and Paul Kroskirty

Martha Hertzberg and Paul Kroskity
 (310) 488-4004
 (owner, applicant and preparer)
 22 Wavecrest Avenue
 Venice, CA 90291
 Parcel #024-290-001-000
 Scale one inch = 200 feet

Location: Benton, CA on hwy 6
 East side, south of 120 intersection
 The lot is flat
 Parcel map = 8.7 acres

drawing for new pole proposed
 to place on our lot. From the proposed
 pole up our lot, all will be underground.

- ⊗ current poles (existing)
- current existing overhead lines
- - - - - proposed possible overhead line
- ① ② proposed possible poles



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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 Martha Hertzberg

PROJECT TITLE Benton lot overhead variance

LOT SIZE (sq. ft./acre) 8.7 acres ASSESSOR'S PARCEL # 024-290-001-000

PROJECT LOCATION Highway 6 in Benton just south of Hovde road, east side of highway 6

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

Please Specify:

Number of Units cabin tba see attach Building Height/# of floors _____
Number of Buildings _____ Density (units/acre) _____

Total lot coverage/impervious surface (sq. ft. & %) tba
a. Buildings (first-floor lot coverage / sq. ft. & %) tba
b. Paved parking & access (sq. ft. & %) _____

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

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

II. SITE PLAN

Are all existing and proposed improvements shown on the Plot Plan (see attached Plot Plan Requirements)? Yes No *plans tba*

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

3. ACCESS/CIRCULATION:

Name of Street Frontage(s) highway 6

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 0

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 homes

South residential home

East blm land, mountains

West highway 6

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.) flat

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) _____

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) scrub

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 _____

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 _____

11. AIR QUALITY:

A. Will the project have wood-burning devices? Yes No If YES, how many? one

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?

There are other poles and overhead lines in the area and so the added pole which will be placed on our property will blend with the existing area.

B. How does the proposed project affect views from existing residential/commercial developments, public lands or roads? The project will not impact views

C. If outdoor lighting is proposed, describe the number, type and location _____

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 _____

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 SCE will need to apply for this caltrans permit per conversation with caltrans.(kurt)

IV. **SERVICES**

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

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

Road/Access highway 6

Water Supply well

Sewage Disposal septic

Fire Protection white mountain fire

School District eastern sierra unified

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

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 Martha Hertzberg, Paul Kroskity Date 4/29/2024

For martha hertzberg and paul kroskity

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