

Mono County
Community Development Department
Planning Division

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**PREAPPLICATION
REVIEW REQUEST**

DATE 6/24/24
PROJECT NAME Crawley Glamping site

ANTICIPATED PERMIT OR APPLICATION:

- General Plan Amendment Specific Plan Conditional Use Permit Director Review
 Other _____

REPRESENTATIVE Shirley Aparicio
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APN: 060-020-017-006
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.

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

Glamping Site

677 Crawley Lake Drive, Crawley Lake, CA 93546

Initial Site Assessment

Topography: Assess the land's topography to determine the best layout for glamping units and common areas.

Accessibility: Ensure easy access for vehicles and emergency services.

Natural Features: Preserve natural features and scenic views.

Compliance with Regulations

Zoning Laws: Verify the site follows the rules of the Department of Housing and Community Development under the Special Occupancy Park rules.

SOP Regulations: Ensure all aspects of the design comply with California's Special Occupancy Park regulations.

Attend July 1st LDTSAC to get project insight and guidance

Email Erin awashco@mono.ca.gov - the preapplication to attend

Ask about the General Plan possible Update or if we can just use our Specific Plan option already in place. Apply for a use permit

Permits: Obtain necessary permits from local authorities, including land use, building, and health permits.

Site Layout Plan

Entrance and Reception Area:

Entrance/Exit: Main gate with signage and security features.

Reception/Office: Located near the main road for guest check-in, information, and management operations.

Glamping Units:

Unit Types: A mix of yurts and safari tents able to be removed seasonally due to the Avalanche zone.

Spacing: Units spaced adequately to provide privacy (minimum 15 feet apart as per SOP regulation)

Amenities: Each unit has a deck/patio area (that will be covered during the winter) and will have outdoor picnic table, and fire pit.

Utility and Common Areas:

Restrooms and Showers: Centrally located, clean, and accessible facilities. Include ADA-compliant

features.

Water Supply: Reliable water source with filtration systems.

Sewage Disposal: Septic systems or connections as per local regulations.

Electrical Systems: Plan for electrical hookups and possible off-grid solutions like solar power.

Waste Management: Garbage disposal and recycling stations.

Recreational and Communal Areas:

Cooking and Dining Area: Covered area with picnic tables, grills, and fire pits

Large pool and Jacuzzi: that can be winterized

Nature Trails: Designated trails for hiking and exploring the natural surroundings.

Safety and Security:

Lighting: Adequate lighting for pathways, common areas, and around units.

Fire Safety: Fire extinguishers, smoke detectors, and fire safety protocols.

Emergency Plans: Clearly marked evacuation routes and first aid stations.

Environmental Considerations:

Sustainability Practices: Use eco-friendly materials, recycling, composting, and renewable energy sources.

Conservation Efforts: Preserve natural habitats and minimize environmental impact.

Business and Operational Planning:

Marketing Strategy: Develop a plan to attract visitors through online marketing, partnerships, and promotions.

Management and Staffing: Plan for site management, including staff for maintenance, cleaning, and guest services.

Guest Policies: Clearly outline rules for guests regarding noise, fires, pets, and waste disposal.

Actionable Steps

1. Conduct a detailed site survey to finalize the layout based on the actual topography and natural features.
2. Consult with local authorities and obtain necessary permits.
3. Hire a professional architect or landscape designer to create detailed plans.
4. Contact a Company to Drill Well
5. Begin construction with a focus on compliance, safety, and sustainability