

Mono County
Community Development Department

Planning Division

PO Box 347
Mammoth Lakes, CA 93546
(760) 924-1800, fax 924-1801
commdev@mono.ca.gov

PO Box 8
Bridgeport, CA 93517
(760) 932-5420, fax 932-5431
www.monocounty.ca.gov

DIRECTOR REVIEW
APPLICATION

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

PROJECT ADDRESS
6387 CROWLEY LAKE DRIVE

APPLICANT/AGENT 6387 BETZ KRISTIN BETZ

MAILING ADDRESS PO BOX 496 CITY/STATE/ZIP MAMMOTH LAKES, CA. 93546

TELEPHONE (802) 371 7792 E-MAIL Kbetzski@gmail.com

OWNER, if other than applicant N/A

ADDRESS _____ CITY/STATE/ZIP _____

TELEPHONE (_____) _____ E-MAIL _____

DESCRIPTION OF PROPERTY:

Assessor's Parcel # 062-090-003 General Plan Land Use Designation ER

* BUILDING PERMIT # B 23. 089
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.

PARK A 30' DENALI 5TH WHEEL TRAILER ON PROPERTY TO LIVE IN DURING HOME CONSTRUCTION -

PARCEL # 062 090 070 3000

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.

[Signature]
Signature

KRISTIN BETZ
Signature

7.1.24
Date

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**PLOT PLAN
CHECKLIST**

Lack of a plot plan or any of the required information will delay the review of your plans by the Planning Division.

PLOT PLANS MUST INCLUDE:

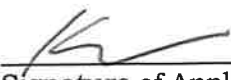
- Name/address/phone number of owner, applicant, plan preparer ✓
- North arrow, scale (1"=20', etc.) ✓
- Assessor's Parcel Number (APN) ✓
- Location/name of boundary streets, surface waters and recorded easements on property (include type and size of any easements) ✓
- Dimensioned property lines/project boundary lines
- Location/outside dimensions/use of proposed structures, driveways, parking areas -- distance between structures and setbacks to all property lines and surface waters ✓
- Contour lines if the property is in a flood zone ✓

PLOT PLANS MUST ALSO INCLUDE THE FOLLOWING, if applicable:

- Location/outside dimensions/use of existing structures: distance between structures and setbacks to all property lines and surface waters ✓
- Location and name of surface waters within 50 feet of property ✓
- Location of utility lines 115 kV or greater within 35 feet of property ✓
- Unusual site features (e.g., hilly terrain, drainages) on property ✓

NOTE: New development in the Swall Meadows area are required to submit a Wheeler Crest Design Review application.

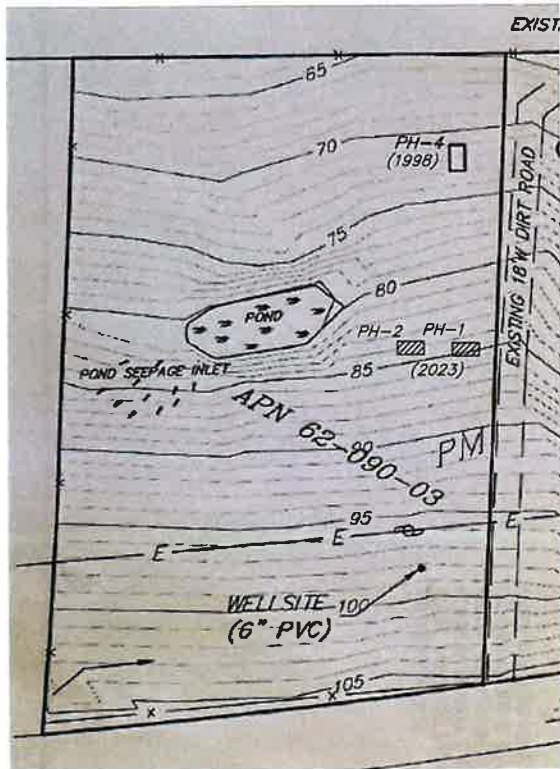
The items checked above have been included on the submitted plot plan.



Signature of Applicant

7/1/24

Date



ASSESSOR'S PARCEL NUMBER 062-090-003
 ZONE ER-#
 PROPERTY OWNER - KRISTEN BETZ
 LOT AREA 3.1 ACRE
 PROPERTY OWNER ADDRESS 6387 CROWLEY LAKE DRIVE
 Crowley Lake, CA 93546



LEGEND

- PH-2 APPROXIMATE LOCATION OF TEST PIT 6/2023
- PH-4 APPROXIMATE LOCATION OF TEST PIT 5/1998

SGS
 SIERRA GEOTECHNICAL SERVICES, INC.

PROJECT: SOIL PROFILE LOCATION MAP 6387 CROWLEY LAKE DRIVE	
SCALE: NTS	DATE: 6/2023
DRAWING: FIGURE 1	DRAWN BY: JAA
JOB NO.: 3.31985	FIGURE: FIGURE 1

BETZ RESIDENCE

6387 CROWLEY LAKE DR,
APN - 062 - 090 - 003 SCALE 1" = 30'

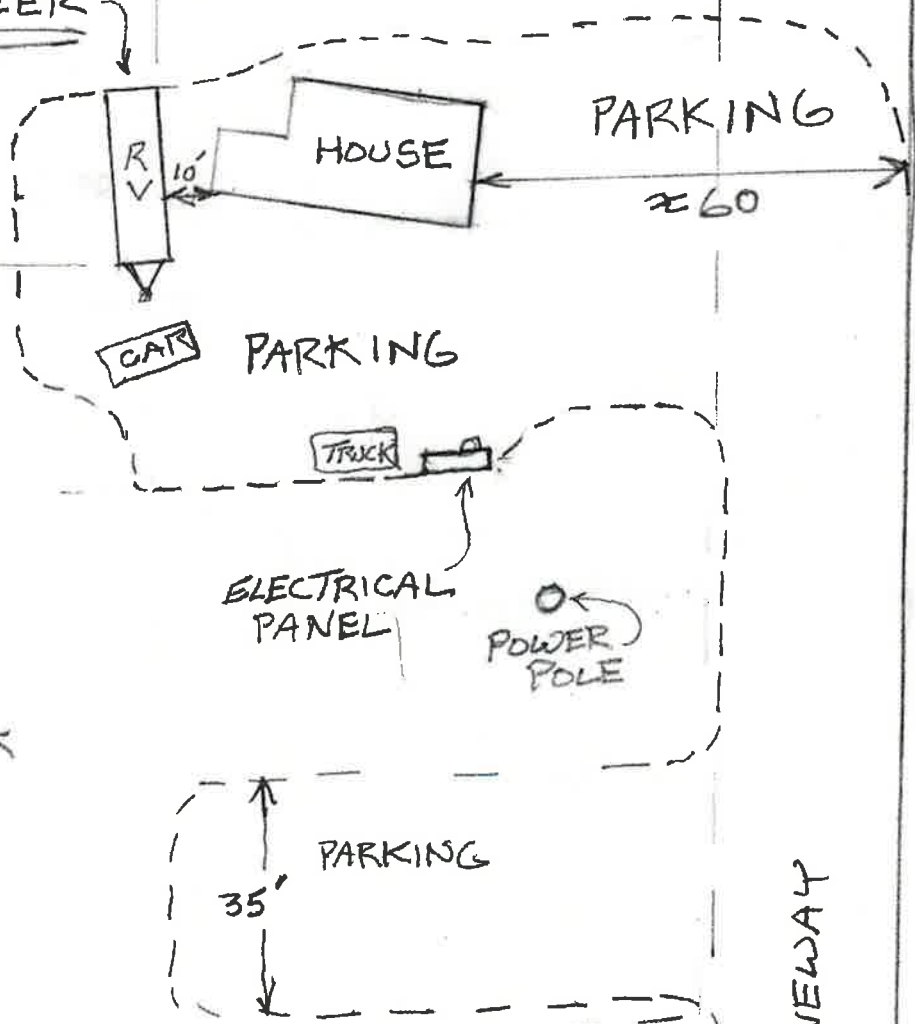


30'
SETBACK

130'
TO SETBACK

85'
TO SETBACK

27' RV TRAILER



130'
TO SETBACK

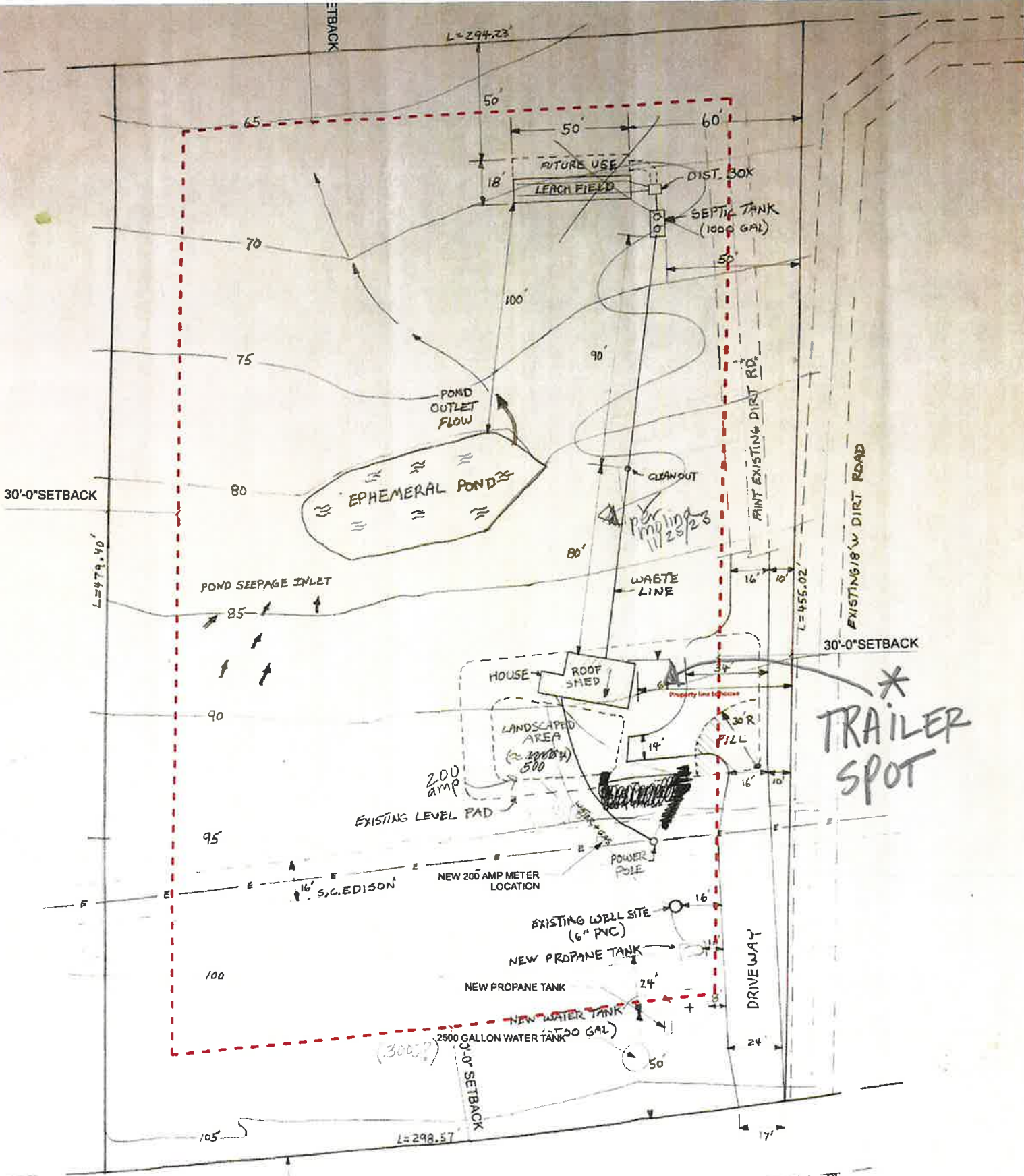
SETBACK

PROPERTY LINE

DRIVEWAY

PROPERTY LINE

CROWLEY LAKE DR.



CROWLEY LAKE DRIVE

1 Site Plan
Scale: 1" = 30'-0"



EXISTING EDGE OF PAVEMENT

REVIEWED

Sep 17, 2023

INTERWEST CONSULTING GROUP

**COMPLETION OF THIS REVIEW DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN
VIOLATION OF ANY FEDERAL, STATE OR LOCAL REGULATIONS.**

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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 KRISTIN BETZ

PROJECT TITLE DIRECTOR REVIEW FOR TRAILER LIVING

LOT SIZE (sq. ft./acre) 3.1 ASSESSOR'S PARCEL # 062-090-003

PROJECT LOCATION 6387 CROWLEY LAKE DRIVE

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

Please Specify:

Number of Units 1 TRAILER 300 SQUARE FEET Building Height/# of floors _____
Number of Buildings _____ Density (units/acre) _____

Total lot coverage/impervious surface (sq. ft. & %) 300 SQUARE FEET - VERY MINIMAL SPACE ON THE 3.1 ACRES
a. Buildings (first-floor lot coverage /sq. ft. & %) _____
b. Paved parking & access (sq. ft. & %) _____

? N/A

Landscaping/screening and fencing:

- a. Landscaping (sq. ft. & %) _____
b. Undisturbed (sq. ft. & %) _____

? N/A

Total parking spaces provided:

- a. Uncovered 3.1 ACRES
b. Covered _____
c. Guest/Handicapped _____

II. SITE PLAN

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

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

HOUSE UNDER CONSTRUCTION

3. ACCESS/CIRCULATION:

Name of Street Frontage(s) CROWLEY LAKE DRIVE

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 1 TRAILER / 2 TRUCKS

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 BLM

South CROWLEY LAKE DRIVE / ASPEN SPRINGS RANCH

East RESIDENTIAL

West RESIDENTIAL

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.) _____

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) N/A

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) THE HOME BEING CONSTRUCTED AND THE TRAILER SPOT ARE ON THE EXISTING LEVEL PAD / DRIVENAY (EXACTLY AND APPROXIMATELY 1/4 ACRE OF THE 3.1 ACRE PROPERTY) WHICH IS ALL NATIVE VEGETATION

- B. How many trees will need to be removed? N/A
- 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:

- N/A
- 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? _____
- 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?
WELL - PARKED ADJACENT TO HOUSE BEING CONSTRUCTED
- B. How does the proposed project affect views from existing residential/commercial developments, public lands or roads?
PARKED ADJACENT TO HOUSE BEING CONSTRUCTED
- C. If outdoor lighting is proposed, describe the number, type and location N/A

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 POSITIVE VIBRATIONS

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 _____

QUIET - NO GENERATOR

M/A

IV. **SERVICES**

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

Electricity ON SITE

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

Road/Access CROWLEY LAKE DRIVE / EXISTING DRIVE

Water Supply WELL

↓ Sewage Disposal CONSTRUCTION PORTA-POTTY - SERVICED BY MAMMOTH DISPOSAL

Fire Protection LVFD

School District MAMMOTH 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 _____

APPROVED
By LOUIS
MOLINA
USE

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 _____ Date 7/1/24

For TRAILER ON PROPERTY

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

7

**AGREEMENT FOR THE PROVISION OF PROJECT EVALUATION,
ENVIRONMENTAL REVIEW, AND PROCESSING SERVICES**

INTRODUCTION

WHEREAS, KRISTIN BETZ (hereinafter referred to as "Applicant") proposes to engage in the following activities in Mono County:

PLACE TRAILER AT CONSTRUCTION HOME BUILD THAT IS UNDERWAY TO LIVE IN ON HERER PROPERTY
(The activities proposed by Applicant are hereinafter referred to as the "Project.")

WHEREAS, the Mono County Code, General Plan, policies, regulations, and/or state laws or regulations require(s) that Applicant obtain the following permit(s) or other discretionary approval(s) from the Mono County Planning Commission, Board of Supervisors, or other County department or agency before Applicant may implement the proposed Project TRAILER ON PROPERTY

_____ (hereinafter "the Discretionary Approval(s)").

WHEREAS, Applicant has applied OR has submitted pre-application materials to the Mono County BUILDING Department for the above-referenced discretionary approval(s) for the proposed Project.

WHEREAS, pursuant to the Mono County Code, General Plan, policies, regulations, and/or state laws or regulations, the Planning Commission, Community Development Department, Public Works Department, Environmental Health Department and/or the Board of Supervisors (the "Decision Maker(s)") have the responsibility for determining whether the discretionary approval(s) being sought by Applicant may be issued for the proposed project. The Decision Maker(s) also have responsibility for the County's compliance with the California Environmental Quality Act ("CEQA") in regard to the project application.

WHEREAS, County has determined that the Project may be subject to CEQA and thus that appropriate reports and documentation may need to be prepared, completed, and certified in compliance with CEQA before the Decision Maker(s) may consider the project application and the discretionary approval(s) being sought for the proposed Project.

WHEREAS, County may find it necessary or desirable to enter into contracts with independent contractors (hereinafter "Contractor or Contractors") to assist the County in the evaluation of the proposed Project and in the preparation of the CEQA reports and documentation.

WHEREAS, this Agreement sets forth the understanding between the Parties as to the roles and responsibilities of the Parties in evaluating the proposed Project, in processing the application(s) for the Discretionary Approvals, in preparing CEQA documentation, in retaining Contractors, and for payment by Applicant to County of all costs incurred by County in conducting these activities.

TERMS AND CONDITIONS

1. TERM.

The term of this Agreement shall commence on July 2. This Agreement shall terminate

IN WITNESS THEREOF, THE PARTIES HERETO HAVE SET THEIR HANDS AND SEALS THIS
2 DAY OF July, 2024.

COUNTY

By: KRISTIN BETZ 

APPLICANT

By: KRISTIN BETZ

PROPERTY OWNER

By: KRISTIN BETZ