

Crowley Lake Fish Camp

Use Permit Application

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**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

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 Crowley Lake Fish Camp

PROJECT TITLE Crowley Lake Fish Camp

LOT SIZE (sq. ft./acre) 132.5 acres ASSESSOR'S PARCEL # 060-100-010

PROJECT LOCATION South Landing of Crowley Lake

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

Please Specify:

Number of Units N/A Building Height/# of floors _____
Number of Buildings 10 Density (units/acre) <1

Total lot coverage/impervious surface (sq. ft. & %) Varies with lake level

a. Buildings (first-floor lot coverage /sq. ft. & %) 14,200 sq ft < 1%

b. Paved parking & access (sq. ft. & %) < 1%

> approx. 80,000 sq ft w/ 2,000 sq ft paved parking All other roads/parking are dirt (maintained)

Landscaping/screening and fencing:

a. Landscaping (sq. ft. & %) 27,000 sq ft < 1%

b. Undisturbed (sq. ft. & %) approx. 128 acres

Total parking spaces provided:

a. Uncovered > 100

b. Covered 0

c. Guest/Handicapped 4 regular + 3 courtesy dock

II. SITE PLAN

Are all existing and proposed improvements shown on the Plot Plan (see attached Plot Plan Requirements)? Yes No Shower installation plans for 2016

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...

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**USE PERMIT
APPLICATION**

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

APPLICANT/AGENT Crowley Lake Fish Camp
ADDRESS 149 S. Landing Rd **CITY/STATE/ZIP** Crowley Lake, CA 93546
TELEPHONE (760) 935-4301 **E-MAIL** crowleylakefishcamp@gmail.com
OWNER, if other than applicant L.A.D.W.P. (land owner)
ADDRESS 300 Mandich St. **CITY/STATE/ZIP** Bishop, CA 93514
TELEPHONE (760) 873-0248 **E-MAIL** Don McGhie
PROPERTY DESCRIPTION: donald.mcghie@ladwp.com

Assessor's Parcel # 060-100-010 **General Plan Land Use Designation** Open Space

PROPOSED USE: Describe the proposed project in detail, using additional sheets if necessary.

NOTE: An incomplete or inadequate project description may delay project processing.

See Attachment / Marina & Facilities
Operating Plan

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 _____ Date 4-25-16

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

See attached Operating Plan

3. ACCESS/CIRCULATION:

Name of Street Frontage(s) S. Landing Rd / Hwy 395

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 See list of fixtures for vehicles used at CLFC

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 Grazing South _____

East Grazing West _____

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.) The land slopes downhill from all directions to the lake, bays separated by hills.

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) Whiskey Creek flows into the harbor, < 12" deep

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) Sage bushes and rabbit brush cover most of the area surrounding the fish camp.

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 The fish population is managed by CA DFW. CLFC & private groups stock trout as permitted by DFW.
- 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 Development & landscaping is kept a minimum of 100 yds from lake.
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? CLFC cleans & maintains the property and is constantly working to improve the aesthetic value to ensure everything blends well.
- B. How does the proposed project affect views from existing residential/commercial developments, public lands or roads? The CLFC marina & camp is not visible from Hwy 395 or the town of Hilton Creek.
- 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]). Crowley Lake is part of the Long Valley Caldera
- 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 Used motor oil is disposed of at Mono County Dump
- 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 _____

IV. SERVICES

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

Electricity Southern California Edison

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

Road/Access Existing (Roads on site maintained by CLFC)

Water Supply Well (non-community)

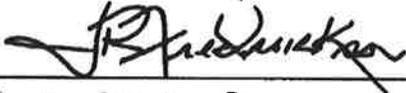
Sewage Dispc Preferred Septic

Fire Protection Long Valley Fire Department

School District N/A

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  Date 4-25-16

For Crowley Lake Fish Camp

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

MARINA AND FACILITIES

OPERATING PLAN

The letters "CLFC" will represent Crowley Lake Fish Camp and our operation.

The Operating Plan covers the Crowley Lake Fish Camp and Facilities, with the operating season beginning the last Saturday in April and ending October 31st.

Crowley Lake Fish Camp is operated at the South Landing of Crowley Lake through a lease agreement with Los Angeles Department of Water and Power. John Frederickson has owned and operated the business successfully since 1992. He has run many recreation businesses and campgrounds in the Eastern Sierra. Mr. Frederickson has been a prominent member of the Mono County community for over fifty years and has participated constantly in many public services. CLFC hosts many community events, including the Town of Mammoth Lakes Fireworks Show for the 4th. CLFC is very proud to host and participate in many charitable endeavors. We host charity tournaments, and partner annually with Disabled Sports of the Eastern Sierra & Wounded Warriors events. CLFC does as much business as is possible with local vendors, suppliers, and services. Records show that we have done many years of faithful business within our community and foster many great local relationships.

Crowley Lake Marina has existed since the 1940's and has long been celebrated as one of the greatest trout fisheries in America. The marina at the South Landing is the only developed area on the entire lake. The business operates only during the trout fishing season which is regulated by the California Fish and Wildlife Department. DFW regulations change at Crowley Lake beginning August 1st. In an effort to sustain the trout population, the fishing becomes barbless only with no bait, and for this reason, fishing business slows considerably. Because of this, CLFC felt an expansion of services was necessary to sustain the business as profitable. Since expanding the campground, boat availability, store improvements, and many aesthetic and security improvements to the grounds over the last several seasons, the business has turned three months of loss, into three months of profit. These improvements are not only a benefit to the business and customers, but a benefit to the community and local economy. In addition to fishing, Crowley Lake is a recreational mecca which activities include but are not limited to; sailing & boating, water skiing & wake boarding, kayaking and paddle boarding, bird watching, solitude and peace from urban life, and close proximity to hiking, biking, and many of California and Nevada's great destinations.

Continued is a description of facilities and improvements at CLFC.

FRONT GATE

- The Front Gate functions as a welcome & information station for customers visiting the South Landing. It is the first point of contact for all customers. Staff provides weather advisories, directions, fishing regulations, and local area information. Front Gate Staff collects all fees and handles all dock and campground assignments. Since 2008, the gate area and staff has been responsible, along with DWP personnel, for the inspection and prevention of invasive species (quagga mussels) entering on all private boats.

TACKLE SHOP

- The Tackle Shop serves as the second point of contact for customers. Tackle Shop staff handles all boat rentals and boat reservations. Customers sign a boat rental agreement/ liability waiver as part of the rental process. The tackle shop maintains an extensive inventory of fishing tackle & bait, but also snacks, drinks, ice, and Crowley Lake Logo wear.
- Daily weather information and advisories are distributed to all boat rental customers as well as any private boaters who come into the shop. Fishing reports are printed daily for interested customers. A scale is maintained in the tackle shop to weigh and document the big ones.

PELICAN POINT GRILL

- CLFC recently opened a small concession trailer to provide food service to customers. For years staff heard complaints that for such a large operation, we ought to have food, people did not want to leave the grounds to get a hot meal. We have set up a great operation and hired a wonderful local chef. The food featured is cooked on an outdoor grill and includes items like Tri-Tip, Burgers and Brats. The food has been very well received and the venue serves as well for special events.

MARINA

The marina is often the busiest area of the entire fish camp. The marina is located in Whiskey Bay and holds the docks, fuel pump, rental boat fleet, private boats, and the launch ramp. There is constant action in and around the marina, with private boats being launched, customers taking out rental boats, fuel purchases, and dock use. We will describe the marina services in greater detail in the following section.

EQUIPMENT, SUPPLIES & SAFETY PROCEDURES

- CLFC operates 90 boats for rental. CLFC provides a dock space for each rental boat. The rental boats are all Coast Guard approved and registered through DMV. CLFC boats are 16' Valcos, 16' Gregors, 16' Klamoths, 17' PolarKrafts, 15 to 19ft Lowe's, and various 20'-24' Pontoon boats. They have a weight capacity between 960 pounds and 1500 pounds and hold a maximum of 4 to 12 people per boat respectively. The boats are equipped with flotation so they will not sink. The boats are equipped with a 15 H.P., 25 H.P., 30 H.P., 40 H.P., 60 H.P. or 70 H.P. four stroke motors, anchors and rope (both bow and stern). CLFC is a Honda dealer & works with Yamaha to test motors for high altitude use. CLFC boats are equipped with anchor, tow, and mooring lines. Two oars and life preservers are present for all passengers.
- CLFC's rental boat operation has always been, and continues to be our largest source of revenue.
- There is a dock person on duty all day to explain safe boating procedures and how to operate the motors. The rental boats are not rented out on severe or dangerous weather days. This is at CLFC's discretion.
- CLFC has an emergency patrol boat standing by 24 hours a day/7 days a week.
- CLFC has 380 dock slips. CLFC currently uses 90 of these slips for the rental boat fleet. The balance of the slips are available for rent to private boat customers. The docks are removed from the water at the end of the fishing season and stored on the CLFC site. The CLFC boats are also removed from the water and stored.
- CLFC has all the equipment and tools necessary to maintain the rental equipment. All marina rental equipment is periodically serviced and repaired to maintain a safe and clean experience for the public. All docks are maintained on a regular schedule.
- CLFC has had motor boats operating on it for over 20 years and has never had a water quality problem from outboard motors.
- CLFC supplies liquid petroleum for the rental fleet and for private boat customers. CLFC has complied with all Federal, State, and County regulations and permitting requirements for the sale, use, dispensing, and storage of fuel. Inspections are performed annually.

BOATING AND DOCK FEES, MOTOR REPAIR

- Boat rental fees for 2016 are as follows:

	<u>Full Day (6am to 5 p.m.)</u>	<u>Half Day</u>
15HP	\$80	\$60
30HP	\$95	\$75
Flatbottom	\$100	\$80
Lowe	\$225	\$185
Pontoon 25HP	\$250	\$175
Pontoon 40HP	\$300	\$250
Pontoon 60HP	\$325	\$275
Pontoon 70HP	\$350	\$300

- Day Use/ Launch Fee \$20 Season Pass \$300
- Storage Fees \$10 daily, \$50 per month, \$200 per season
- Slip fees
 - (Daily) \$15-20
 - (Full season/6 months) 20 feet or less \$750
 - (Full season/6 months) 20 feet or more \$800
- Motor repair is \$75.00 per hour, labor and materials. A mechanic is on call as needed.

CAMPGROUNDS AND RESTROOMS

Our campground facility consists of 3 areas: 1) 12 dry camping sites, 2) 15 full hook-up recreational vehicle sites, including 3 cabins (park model trailers) available for rental, and 3) primitive camping at Beaver Cove. Campgrounds are patrolled and cleaned by CLFC staff daily.

Camping at CLFC is very popular and is often full/sold out during our busy season. There are bathrooms, fire pits and picnic tables at all the sites, excluding Beaver Cove. Cost for Dry Camp is \$20 per night, RV sites \$45 per night, and the Cabin Rentals vary from \$160 to \$260 per night. 12% of all camp, RV, and cabin fees are paid to Mono County for Transient Occupancy Tax.

CLFC has a public restroom facility with running water located between the store and the RV Park. The grounds also include 6 pit toilets (2 each) with one located near the launch ramp, Beaver Cove, and at the Dry camp sites. Crowley Lake also has two floating restrooms (McGee Bay & Leighton Springs) for convenient use by boating customers. CLFC hires two porta-potties for use during the regular season, one at the Front Gate and one on Hilton Point. For special events (opener and the 4th) as many as 20 additional porta-potties are hired for use on the property. There are currently no

showers at CLFC however our next plan includes the installation of a custom built trailer with two shower stalls to be located near the existing public restroom. CA HCD requires campgrounds of our size to provide at least 2 showers for customers. CLFC plans to limit their use to our registered campers only.

WAREHOUSE & TOOL SHED

CLFC has two buildings that are used for storage, tools, maintenance work and materials used on the property. The tool shed is located near Whiskey Bay and is used primarily by dock workers for boating supplies, regular tools, and landscaping implements. The warehouse is a much larger building located near the boat storage yard. The main purpose of this building is to house boat parts (boats are disassembled in winter), Pontoons, and Cabin and Campground supplies during the off season. During the regular season the warehouse building is used mainly for boat and vehicle maintenance.

STORAGE AND MAINTENANCE YARDS

CLFC has a large outdoor storage yard located behind the warehouse. This yard is used by the public for storage of boats and trailers. Customers can rent storage space by the night, week, month, or season. The yard is patrolled regularly by staff and is monitored by security cameras. CLFC also uses an outdoor storage and construction yard (located near the front gate) for storage of CLFC property and materials. This yard is used specifically for storage of Heavy Equipment and also construction and landscaping materials, such as pavers and rocks.

NORTH LANDING

CLFC has 87 acres of leased premises at the North Landing of Crowley Lake. Current operations at the North Landing are limited to Fishing Opener only. The area is temporarily staffed and open to camping and day use (no boat launch), and temporary services (trash and porta-potties) are provided from the Wednesday before, to the Tuesday after the last Saturday of April. The area is open to vehicles (no trailers) for day use only, the remainder of the fishing season. It is popular with Kayakers, and Float Tubers, and shore-access fisherman. CLFC has no plans for development or any further business at the North Landing other than the current use.

CLFC EMPLOYEES

CLFC chain of command is as follows:

- John Frederickson is the Leasee and can be reached at (760) 937-5444 or (760) 648-1189, P.O. Box 26, June Lake, California 93529.

- Abbie Grooms and Adam Thomason are the on-site Managers and can be contacted at the CLFC Tackle Shop at (760)935-4301, at home (760)935-4099, or via cell phone (760) 920-5206 or (760)920-5884.
- CLFC has 15 employees under the direct supervision of Management. The personnel have job assignments/duties in the Tackle Shop, Boat Docks, Front Gate, or General Grounds Maintenance.
- Several full-time employees spend the work season living in personal RV's at the Fish Camp. We have employees stationed in different areas of the Fish Camp to provide greater security. A few employees choose to stay on the premises only during busy events or Holidays.

BUILDINGS & GROUNDS MAINTENANCE

CLFC has ten buildings and on the 100 acre site.

- Tackle Shop (including office and employee housing)
- Maintenance Shed/Dock Supplies
- Storage/Warehouse Building
- Public Bathrooms/ 4 Separate Facilities
- Front Gate House
- Manager's House
- Park Model Trailers (3 rental units)
- Concession Food Trailer

CLFC has one full time maintenance person and 3 other employees whose duties include all repair, preventive maintenance, and heavy maintenance. The restrooms are cleaned on at least a daily basis and on busy days, more than once. CLFC uses contract cleaners and regular employees for cleaning and maintaining the rental units. Lawns are mowed and grounds cleaned of debris. The trash dumpsters are emptied by D & S waste removal, and kept clean daily from fish remains. The septic system, pit toilets, floating restrooms, and Porta-Potties are serviced by Preferred Septic regularly. The buildings and signs are kept in good condition and updated as needed.

In addition, inventory is taken and supplies are on hand and/or on order. These supplies include store & food items, replacement parts, cleaning material, hardware and tools.

WORKING SCHEDULE FOR CLFC EMPLOYEES AND HOURS

CLFC has 15 seasonal employees and work schedules vary according to seasonal business and customer needs. During regular business hours, there are at least the following on site and serving our customers:

- One Front Gate Employee
- One Tackle Shop Employee
- One Dock Employee

CLFC hours of operation are 6 a.m. to 9 p.m. (15 hour days), seven days a week beginning the last Saturday in April and ending July 31st. On August 1st, the hours of operation change to 7 a.m. to 8 p.m. and continue to the close of the season on October 31. CLFC will extend hours on weekends and for special events. Modified hours are always posted and communicated to customers.

UTILITIES AND SERVICES

CLFC has contracted and paid all fees necessary to have the following utilities and services:

- Southern California Edison
- Verizon Telephone
- AmeriGas
- Thomas Petroleum
- D & S Waste Disposal Company
- Preferred Septic
- Mono County Dump (Waste Oil)

RULES, REGULATIONS, LAW ENFORCEMENT, & FIRE PROTECTION

- CLFC uses the guidelines from the Boating Laws supplied by Mono County Sheriff's as updated. We inform boaters of the requirements in safe boating. We keep California Boating Pamphlets available for our customers.
- Mono County Sheriff's Department Boating Officer Gary Williams is assigned to Crowley Lake for law enforcement and compliance with regulations.

- CLFC's has procedures for any accident or mishap. Our emergency protocol is outlined in our Injury Prevention Plan which every employee reads and signs. CLFC staff has proven an adept ability in dealing with problems over the years.
- CLFC keeps first aid boxes for minor injuries. The boxes are located in all buildings on the property.
- CLFC informs every boater of Crowley Lake's dangerous water and weather conditions.
- There is no fishing from the dock or Marina area for public safety.
- The Marina may close any time due to bad weather or conditions.
- Fire Protection at CLFC is of the utmost concern. There are at least two fire extinguishers (or alarms) in each building and on each dock, and all are inspected at the beginning of each season. Shrubs and bushes are kept clear of the buildings. Should there be a major fire at CLFC, a response would be made by the Long Valley Fire Department (911).

RECYCLING STATIONS

CLFC collects all cans & bottles for recycling and has for many years. There are recycling stations outside the Tackle Shop, on the Dock, and in the campgrounds for our customer's convenience. Recycling materials are taken to Mammoth Lakes Recycle Center by CLFC staff.

USE DATA AND BOOKKEEPING

- Daily sales & deposits are maintained by Abbie Grooms, Manager/Bookkeeper.
- All bookkeeping data is maintained in a Quick Books file and kept in the manager's office.

INSURANCE

- CLFC uses a local insurance Broker, Robert Beach Insurance, for the contracting and renewal of required insurance annually. Files are reviewed and reported to DWP annually.
- CLFC's insurance provider (Philadelphia Insurance) conducts inspection of the grounds, buildings, docks and boats for public protection and liability purposes.
- CLFC has Worker's Comp Insurance through Zenith and files are reviewed annually. OSHA has inspected the CLFC twice over the past 19 years for employee safety.

Facilities Description	Ownership	Dimensions (LxWxH)	Type of Construction	General Condition	Service Life	Roof Type	Siding Type	Doors & Windows	Electrical	Plumbing	Heating	Cooling	Inspected	Comments, Recommendations, & Estim. Values
Tables Shop/Office	CLEC	36.5' x 52.25' x 34.0' H	Wood-Framed two story, w/ 3 decks	Good to Excel	40 Years	30 Yr. Comp. Shingle	Painted Metal Siding	All have Insulated Glass	200 Amp E/S	2 bath/1 kitchen	LP Gas	Evap. / A.C.	09/22/11	3,760 SF. 3 bath/2 kitchen. Approx. Value \$ 200 K.
Modular Home # 1	CLEC	27.25' x 52.50' x 10' R Hgt	Wood-Framed one story, w/2 decks	Good to Excel	30 Years	30 Yr. Comp. Shingle	Painted Wood Siding	All have Insulated Glass	100 Amp E/S	3 BR/2 Baths	LP Gas	Evap. / A.C.	05/09/09	1,433 SF. 3 bath/2 kitchen. 6 H x 8' L. Floor 588 SF of decks
Boat Wash & Tables	CLEC/LADWP	15.33' x 16' x 6' high	3' CMU with 2 - 1,000 Gal. Tanks	Good	25 Years	30 Yr. Comp. Shingle	Painted CMU Block	Screened Wire D/W	60 Amp E/S	RT Cr. Cont. V.	none	de-ventilated	09/22/11	2-1,000 Gal storage tanks with booster pumps - 694 Cu Ft. Corianium V
Boat Ramp/Launch Facility	LADWP/CLEC	75' W x 150' L x 6' - 7' H	Cast-in-place Rein. Concrete Pad	New - 2008	50 Years	N/A	N/A	N/A	N/A	N/A	none	N/A	05/04/12	200 CY of Concrete # 04/12P with KF-A. Constructed 10/21/08.
Main Restrooms Building	LADWP	32' W x 35' L x 6' H	3' CMU Blk w/ Wood-Trimmed Roof	Good	25 Years	30 Yr. Clear Metal Roof	Masonry Block	H.M. Dry-Weight Window	60 amp E/S	7 sinks/7 stalls	none	none	05/04/12	Public Restrooms - W. - 3 sinks/3 toilets - M. - 4 sinks/4 toilet stalls. (Systems are clean, covered, and No Leaks visible. Well-Maintained)
Service Areas (2/GM)	LADWP	2-approx 36' x 48' Eave Height	Boxed systems / Pumpable Tanks	Good	30 Years	N/A	N/A	N/A	60 Amp E/S	1 Bath / 1 Bath	LP Gas	A/C Unit	10/27/15	964 SF Trailer / No permanent Foundation/ Relocated to RV space 2015
Modular Home # 2	CLEC	17' x 32' x 8' Eave Height	DMV Registered Trailer Home	Good	25 Years Plus	30 Yr. Comp. Shingle	Wood Siding new 2015	New 15 Windows 2015	60 Amp E/S	1 Bath / 1 Bath	LP Gas	A/C Unit	09/22/11	Handicap. Complete Restrooms on R.C. slab/Permanent Foundation
Boat Launch Restrooms	LADWP	2 bays ADA-Compl. Units	Fixed Vault Lathings/Pre-Fabbed/vent	Excellent	40 Years +	GM Metal w/Dome SL	Insul. Wall Panels	Vented HM Steel Doors	None	Sanitary Vents	None	None	09/22/11	15 back-in + 5 pull-through camp sites - 12 "Dor. - 12" - For RV or Trucks
RV Camp Sites w/Hookups	LADWP	20 sites approx. 16' x 20'	Well graded level w/ HUX & drains	Good	25 Years +	N/A	N/A	N/A	150 Amp Main	water & sewer HU	none	none	10/27/15	Blkg. has 1 - 12W x 16L pre-insulated wood deck in Good shape
Entry Building/Garagehouse	CLEC	12-30W x 16' L w/ deck	Wood-Framed, Portable Structure	Very Good	25 Years +	GM Roof/wood-trimmed	Painted Wood Siding	New Ch. Pane. Windows	50 Amp Panel	1 - Porta-Potty	none	A/C unit	06/04/12	Steel Tank, has several plugs & mod. To severe corrosion. 10 yr life span
Water Storage Tank	CLEC	17' Diameter x 7' H at drains	Galv. Steel Tank w/ Coular Lining	Fair / Poor	10 Yrs. +/-	welded steel cabinet	coated steel, galv.	10,000 Gallon Capacity	200 Amp E/S	Pressure Tank & Pump Sys.	Heat Trace	none	06/04/12	Pump was replaced in 2005 - 162 Ft. deep well. Static Water @ 49 Ft
Domestic Well House	LADWP	Approx. 10W x 12L x 7H	Masonry Block & Wood Roof Fram.	Good / Fair	10 Yrs +/-	Cor. Metal Roof	Masonry Block	H.M. Uninsulated Door	50 amp sub	buried poly steel	none	none	09/22/11	Conditional Use by permit only - Inspected Annually by CA, DF&G
Floating Restrooms (5 total)	LADWP	3-6-coated/2-plain/IS	Modular Wood/Fiberglass/PVC cons.	Good / Fair	Approx. 10 Yrs.	Metal / Poly Comp.	Wood/Fiberglass Com.	H.M. Uninsulated Door	none	pumpable tank	none	roof vented	09/22/11	Conditional Use by permit only - Inspected Annually by CA, DF&G
Fish Cleaning Station	LADWP	Sinks, tables & dumpster	Sheet-Framed w/ C.M. roof canopy	Good	25 Years Plus	Cor. Metal Roof	none - Open Sides	None	none	H/C/D Water	none	none	05/04/12	Conditional Use by Mono Cty. Health Dept. & CA, DF&G
Boat House (Storage Bldg)	CLEC	24.25' x 32' 4" x 17' width	Wood-Framed/1 story/1 wood joist	Fair to Good	30 Years	Cor. Metal Roof	none - Open Sides	None	N/A	No Plumbing	N/A	N/A	06/09/09	588 SF storage space - meeting room - 140 SF deck overlooking Docks
Boat & Marine Building	LADWP	40W x 180' x 14' Eave H.	9-20W bays/Right Frame Metal Bldg	Excellent	50 Years	Corrugated Metal Roof	Painted Wood Siding	Non-Insulated Windows	N/A	No Plumbing	None	None	09/22/11	2 - 120V/20 and 1-160V/20 OHM doors + 2 - 30A/70 walk-thru doors
Baths & Mains (overhead)	CLEC	14 bays - 24.0 B. motion	2- RV Trailers + Tool/Equipment	Also fuel sorters, motor oil w/ compressors, portable heaters, de-assembled subsea motors, etc	Also fuel sorters, motor oil w/ compressors, portable heaters, de-assembled subsea motors, etc	Cor. Metal Roof	None	None	None	None	None	None	11/07/11	These items stored in a building, w/ no electric and no fire/smoke alarms
North Boat Docks	CLEC	259' x 384' x 402' by 4' W	Sheet/Wood/Composite w/ Flats	Good	25 Years +	None	None	None	None	None	None	None	09/22/11	Value Approach for these docks not available at the time of this report
South Boat Docks	CLEC	218' x 462' x 254' by 4' W	Sheet/Wood/Composite w/ Flats	Good	25 Years +	None	None	None	None	None	None	None	09/22/11	Value Approach for these docks not available at the time of this report
Ernest Vault Lathings (3)	LADWP	Modular Bldgs see also CV	Concrete Vaults - Pumpable	Excellent	30 Years	Poly-Shingles w/ SL	Painted Composite	None	None	None	None	None	06/04/12	These Modular Lathings Buildings are inspected annually by DOH
Propane Gas Services (5)	CLEC	500 Gallon Tanks (3 total)	Steel Tanks/Vented Chimed	Good	10 Years max	None	None	None	None	None	None	None	10/27/2015	One new tank added for the Pelican Grill Mobile Food Trailer in 2015
Entry Gates & Fencing	LADWP	48' of steel swing gate	17' wide iron spike strip Gate	Good	25 Years +	None	None	None	None	None	None	None	10/27/15	Main Gates were 100% Replaced with H.D. Steel Swing Gates in 2015
Los Cabin #1 w/ Decks	CLEC	Approx. 10' W x 40' L x 7' H	Modular Concret/Steel frame walkies	Like New	40 Years +	Composite Siding	Wood Lapboard Sides	Insul. Drs. & Windows	50 amp E/S	1-Bath/1 kitchen	LP Gas	A/C unit	06/04/12	Jane & Beth Garrett added this Modular Rental at CLEC in 2011
Los Cabin #2 w/ Screen-in	CLEC	Approx. 12' W x 36' L x 7' H	Modular Concret/Steel frame walkies	Like New	40 Years +	Cor. Metal Roof	Wood Lapboard Siding	Insul. Drs. & Windows	50 amp E/S	2 bath/1 kitchen	LP Gas	A/C unit	06/04/12	Modular has 10 x 12' screen-in porch w/ two decks. Built in 2012
Ramadas (2)	LADWP	Approx. 12' x 24' x 9' H	16" diam RC cols. w/ 8x8 Posts	Fair	20 Years	None	None	None	None	None	None	None	10/27/15	The Los Lathings shade canopies are in very deteriorated condition.
New RV Sites with Hookups	CLEC	Eight (8) sites added in 2015	Asphalt Gravel/cons with Fire ROPS/Hubs	Excellent	20 Years	None	None	None	None	None	None	None	10/27/15	These eight (8) RV sites need to be permitted thru California HCD
New Boat/Trailer Storage Area	LADWP	100' W x 160' L Gravel Pad	Expanded Storage Area N/O RV sites	Excellent	20 Years	None	None	None	None	None	None	None	10/27/15	This storage area was added by CLEC without notice to LADWP
New Maintenance Yard/Tires	LADWP/CLEC	Approx. 165' W x 250' L	Level yard with berm/retains at 3 sides	as-built	25 Years	None	None	None	None	None	None	None	10/27/2015	This new maintenance yard includes several storage trailers, materials, etc
Electrical Services Upgrade	CLEC	SC/E 100 Amp Service install	New 18 K Electrical Services Upgrade	NEW - 2015	30 years	None	None	None	400 Amp Serv.	None	None	None	10/27/15	CLEC permitted this Electrical Service Upgrade w/ Mono County Bldg Dept
Portable Bathrooms/Showers	CLEC	100K Trailer-mounted Unit	100K Trailer-mounted Unit	Blind New	12 yrs Plus	None	None	None	40 amp panel	electric heater	LP gas	Vent Fans	10/27/15	CLEC plans to install next season-2016 adjacent to the Main Restroom Bldg
Pelican Point Grill Bldg/Deck	CLEC	8-33' W x 16-33' L x 7H RV	Trailer-mounted Food Concession RV	Refurbished	15 yrs	None	None	None	50 amp serv.	2 sinks/1 grill/oven	LP Gas	A/C + Fans	10/27/2015	CLEC permitted permanent gas line/ awnings MDDOH Food Service Permit
Toad Pond next to Grill Bldg	LADWP	Approx. 750-95' - 24,000 Gal.	Small hand-dug Fresh Water Pond	Fully-lined	seasonal only	None	None	None	None	None	None	None	10/27/2015	CLEC added this pond in 2015 w/ an LOP from LADWP. No permits req'd.

Crowley Lake Fish Camp

December 31, 2015

Report of Trade Fixtures

Buildings

Description	Dimensions (LxWxH)	Type
Tackle Shop	35.5' x 55.25' x 34'	Wood-framed, two story, 3 decks
Tool Shed	24' x 32' x 12' + deck	Wood-framed
Public Restroom	32' x 36' x 8'	8" CMU w/ wood framed roof
Manufactured Home	27' x 52.5' x 10'	Wood-framed one story w/ 2 decks
Gate House	12' x 16' +deck	Wood-framed

Portable Structures

Description	Type
Concession Trailer	154" x 91" steel frame + deck
Modular Rental (Cabin #1)	12' x 40' steel frame w/ axles w/ loft and deck
Modular Rental (Cabin #2)	12' x 56' steel frame w/ axles w/ loft and screened in porch
Modular Rental (Cabin #3)	12' x 32' trailer home w axles + deck
RV Trailer	Qty 2 mobile trailer homes
Shower Trailer	Alpha II box 12' by 6', two shower stalls

Equipment (Vehicles & Vessels)

Qty	Type/ Description
1	Case 621-B Loader
1	Dodge diesel Dump Truck
1	Kubota B-21 Tractor
1	1998 Ford F-150 truck
1	Mazda Utility Truck
1	1982 Dodge utility truck
1	Hyster Fork Lift
1	Valco Patrol Boat w/ Honda 225
2	Lowe deep V-hull Boats w/ Yamaha 60HP's
1	16ft Sea Nymph w/ 40 HP Yamaha
10	18ft Polar Runabout Boats w/ 30hp's
11	20ft Pontoon Style Boats with 40 or 60 HP's
1	24ft Pontoon Boat w/ 70HP motor
67	16 ^{ft} V-hull Aluminum Boats w/ Honda 15-30 HP's

Fixtures

Qty	Description/ Type
95	Walkway Dock Pieces, 20' x 6' Composite w/ floats
125	Dock Pieces, fingers, 19.5' x 3' "
1	Fuel Dock with Gas Boy Station Pump
4	Fish Rearing Tanks, 23' x 7'
1	Fish Cleaning Sink 30' x 3'



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land surveying

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February 12, 2016

Mono County Dept of Envr Health
Attn: Louis Molina
437 Old Mammoth Rd STE Q
Mammoth Lakes, CA

VIA EMAIL lmolina@mono.ca.gov

Subject: Crowley Lake Fish Camp Sewage Disposal Systems

Dear Louis:

I have attached a google earth image showing the location of the existing sewage disposal systems (SDS) at the Crowley Lake Fish Camp. There are two SDS serving the Fish Camp. The north SDS receives effluent from a manager's residence. The south SDS receives effluent from 15 RV spaces, a public restroom and fish cleaning sinks.

The two Fish Camp sewage disposal systems were permitted by Lahontan in 1986. The permit does not provide any information on either SDS however Fish Camp personnel have records indicating the location of both leach fields and septic tanks but do not have information on the length of leach trenches for either field. The north SDS serves 15 RV spaces, a public restroom and fish cleaning sinks.

Recently I inspected the existing sewage disposal systems at the Crowley Lake Fish Camp. The inspection was limited to an observation of the ground above the two leach fields for the camp and discussion with John Fredrickson and Adam Thomason of the Fish Camp. The inspection of the ground above the leach fields revealed there were no signs of effluent outflowing onto the surface or areas where grass or other vegetation growing at locations where damp or saturated soils would occur if the leach trenches were failing. Therefore both leach fields show no surficial evidence of failure. John and Adam stated that both septic tanks are pumped annually and have never backed up in all of the years of use. Therefore it is my opinion that the sewage disposal systems serving the Fish Camp facilities are in good working condition.

Please feel free to contact me if you have any questions.

Sincerely,

Thomas A. Platz, P.E. C 41039
Triad/Holmes Associates



triad/holmes associates

civil engineering
land surveying

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napa • san luis obispo

March 15, 2016

Mono County Dept of Envr Health
Attn: Louis Molina
437 Old Mammoth Rd STE Q
Mammoth Lakes, CA

VIA EMAIL lmolina@mono.ca.gov

Subject: Crowley Lake Fish Camp Sewage Disposal Systems

Dear Louis:

In response to your email of 2-16-16 I am providing the estimated flow calculations for late spring and summer months with all the RV sites being occupied. The calculations are estimated as follows:

RV Park: 15 spaces @ 50 gpd/ space =	750 gpd
Fish cleaning sinks: 3 sinks @ 2 gpm running a total of 2 hours per day =	720 gpd
Public Restroom: 50 people per day @ 5 gpd per person =	250 gpd
Total Estimated Spring and Summer Daily Flow =	1,720 gpd

The septic tank for this system is 2,250 gallons per the attached Lahontan permit. The permit also states that the estimated flow is 1,750 gpd.

The northerly septic system serving the caretakers residence accepts flow from the 2 bdr residence for a total daily flow of 300 gpd. The septic tank volume is 750 gallons.

Please feel free to contact me if you have any questions.

Sincerely,

Thomas A. Platz, P.E. C 41039
Triad/Holmes Associates

CROWLEY LAKE FISH CAMP

SEWAGE DISPOSAL SYSTEMS

SEPTIC TANK AND
LEACH FIELD FOR
15 RV SPACES,
RESTROOM AND FISH
CLEANING SINKS

SEPTIC TANK AND
LEACH FIELD FOR
MANAGER'S RESIDENCE

Google earth

300 ft



1

RM 524526S
 Class C4
 RM: 1- POLE 45' CLASS 4 WOOD FULL TREAT
 RM: 1- TR OH 37KVA 12KV 120/240 1P
 SN: _____
 RM: 2- INS POLY DE 12KV COLD 1/0 ACSR
 RM: 1- INS GLASS & PIN 12KV
 RM: 2- FE FH CD ALL SIZES 200A OR LESS 12KV
 RM: 1- SA POLY W/GND & T-GAP NO PRI-N 12KV 1P
 RM: 1- AG DOWN GUY 9/32" - 50' LESS THAN 22.5KV

EX: 82711CTC 35

RM: 200A 222060-014838
 IN: 400A PNL UPGRADE
 MSR# 7153211

POLE 4460660E 2
 Class C2
 IN: 1- POLE 45' CLASS 2 WOOD FULL TREAT
 IN: 1- TR OH 50KVA 12KV 120/240 1P
 SN: _____
 IN: 1- XA DOLE FB 10" STEEL PINS
 IN: 2- INS POLY DE 12KV HOT SHOE #4 & 1/0
 IN: 2- FE CO FAULT TAKER 20A 12KV 1-EA
 IN: 1- SA POLY W/GND & T-GAP NO PRI-N 12KV 1P
 IN: 2- SEC ROLLER (166-CLEMS & SP001)
 IN: 1- SEC SERV PERFORM #4 TRI OR QUAD ACSR
 IN: 1- SEC PERFORM SERVICE 1/0 TRI OR QUAD
 TR: PRI, SEC, SRV's & RISER
 IN: 1- AG DOWN GUY 3/8" - 50' LESS THAN 22.5KV
 TR: PRI, SEC, SRV's & RISER
 IN: 1- MTR KWH 2.5A CT BAR 200/5 120/240 1P 3W

EX: 4234884E 35

CONTACT: ADAM THOMASON
 760.920.5584

MCGEE 12KV
 SHERWIN SUB



SCALE: 1" = 40'
 0 40 80

EX: 2/C #2ACSR 12KV
 EX: #4A/T
 EX: 1/0 A/T

SAME HOLE SET.

EX: 4507634E 40

T.L.M. DATA:

SIZE	KVA	CUST	% LOAD
EXIST. 37.5	36	3	96 %
PROP. 50	48	3	96 %
VOLTAGE DROP:	2.87		
FLICKER FACTOR:			
PRI. CIRCUIT:			

DISTRICT	85 - BISHOP	PROJ. MGR.	CASTANEDA JR, ROBERT	RAINER	CASTANEDA JR, ROBERT
FORERMAN		TRUCK NO.	P/E	INVENTORY LIP NO.	THOMAS GILDE
CSD 140	N	BY-PASS	EXISTING	CHANGE TO	TLM
PRODUCT/SAP NO.	719636	METER & SERVICE CHANGE			CHECKED
					PRODUCT/SAP NO.
					TDP# 719636
					% LOAD
					PROPOSED CONSTRUCTION (LOCATION)
					1580 S LANDING RD BOAT
					CROWLEY LAKE, CA 93546
TYPE APPROVED BY	DATE	CHECKED BY	DRAWN BY	PAX #	SHEET
					1 OF 1
Southern California Edison Company					JOB NO.
					505161_0.01

Long-term RV Storage

Boat Trailer Parking
DAY USE ONLY

WAREHOUSE



Beach Storage

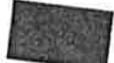


Pelican Point Grill



Tackle Shop

Manager



Tool Shed



Transfer Inlet



Boat Rental Parking

Whiskey Bay

KEY

- Paved Roads
- Dirt Roads
- Parking
- Public Restrooms
- Fish Cleaning
- RV Site
- Cabin Rental

- T - power pole
- new electric panel
- 50 amp plug-in
- 30 amp plug-in
- above ground line
- underground line



Marina and Campground Map



Crowley Lake

Please beware of new boundaries and signs.

Boat House and Marine Repair Shop

Pelican Point Grill

Tackle Shop

Dock Space Rentals

Long-term RV Storage

Boat Trailer Parking
DAY USE ONLY

Autos & Trucks Only

Beach Storage

Manager

Tool Shed

CAUTION: The boat ramp can be extremely busy.

Rental Boat Docks

Boat Rental Parking

Whiskey Bay

Dry Campground

Marina Storage

To Hilton Bay

South Landing Rd.

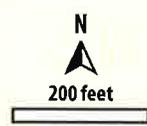
Front Gate

To Hwy. 395

To Beaver Cove

Whiskey Creek

- KEY**
- Paved Roads
 - Dirt Roads
 - Parking
 - Public Restrooms
 - Fish Cleaning
 - RV Site
 - Cabin Rental



Long-term RV Storage

Boat Trailer Parking
DAY USE ONLY

WAREHOUSE

Beach Storage

Pelican Point Grill

Tackle Shop

Manager

Tool Shed

Boat Rental Parking

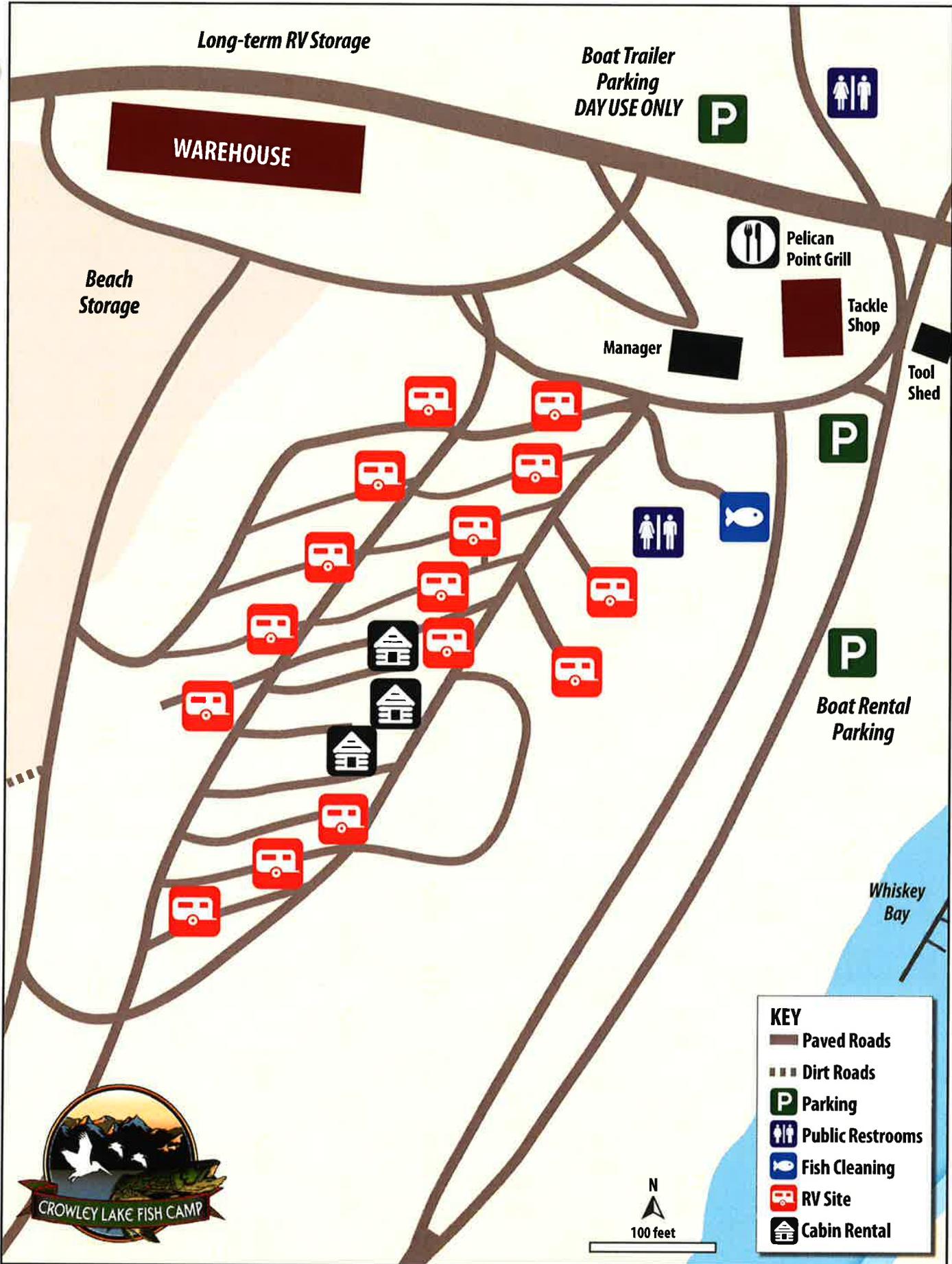
Whiskey Bay

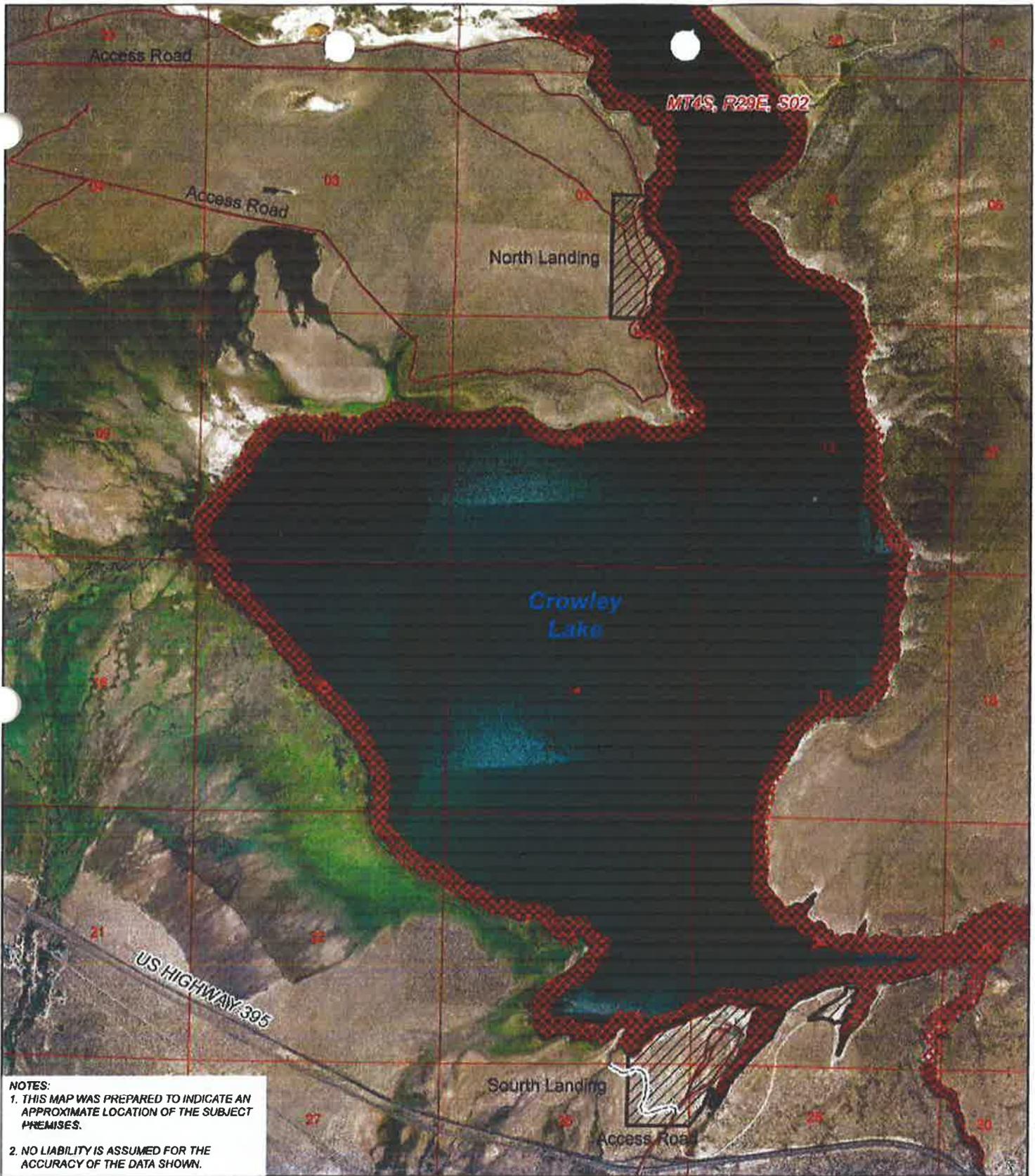
KEY

-  Paved Roads
-  Dirt Roads
-  Parking
-  Public Restrooms
-  Fish Cleaning
-  RV Site
-  Cabin Rental



100 feet

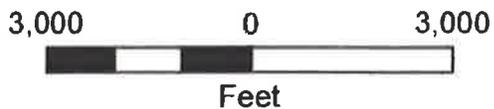




NOTES:
 1. THIS MAP WAS PREPARED TO INDICATE AN APPROXIMATE LOCATION OF THE SUBJECT PREMISES.
 2. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN.

Subject Premises
 188.17 Ac.
 BL 1331

	Leased Premises
	Control Area
	Access For RLM-469





Beaver Cove Camp

Vault toilet & dumpsters

South Landing

GOOGLE

© 2016 Google

Imagery Date: 9/14/2013 37°34'48.52" N 118°43'38.04" W elev. 6862

1993