

**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

**USE PERMIT
APPLICATION**

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

APPLICANT/AGENT Tim Robinson

ADDRESS PO BOX 10083 **CITY/STATE/ZIP** Truckee/CA/96162

TELEPHONE (916) 494-9979 **E-MAIL** highsierra snowcat@gmail.com

OWNER, if other than applicant _____

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

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

PROPERTY DESCRIPTION:

Assessor's Parcel # 011-220-002-000 General Plan Land Use Designation Recreation

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 attached "Proposed Use" document

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.

Timothy M. Robinson
Signature

Signature

10/2/17
Date

Proposed Use/ Project Description

High Sierra Snowcat LLC

High Sierra Snowcat plans to erect an 18' diameter yurt on a small portion of private land located on parcel # 011-220-002-000 for the primary use of renting them out for nightly accommodations for up to 6 people. These customers would have the option of being driven in over snow in our Thikol Snowcat with heated passenger cabin attached. They would also have the option to hire us to provide all food and cooking duties. All cooking and meal preparations would be done on sight with fresh ingredients. These customers are primarily backcountry skiers and snowboarders, but not limited to this user group, who will be enjoying the winter wonderland of the Dunderberg area. Our goal is to provide safe and comfortable accommodations, fresh high quality meals, and information about the surrounding area so that they may have a truly memorable experience.

In addition to our normal use of the yurt, we will also be providing occasional educational courses in the field of avalanche safety and snowpack stability. The only difference between these courses and a private trip including food preparation described briefly above, is that the customers would be working with an AIARE (American Institute for Avalanche Research and Education) certified instructor who will be providing instruction for up to three consecutive days.

Additionally, we will have an additional structure placed near the yurt that will be approximately 4' by 5' that will be used for a toilet system. We will use a 200 gallon storage tank that will hold all waste that will then be disposed of at the end of the season. The outhouse structure will sit directly over the 200 gallon tank system which has been integrated into the outhouse structure. We have talked with Sierra Septic Tank Services, a Bridgeport company, that have agreed to collect and transport the waste off of said property. This will happen once the snow has melted in the month of May or June. Absolutely no holes will be dug into the ground for the purpose of collecting human waste.

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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 Tim Robinson

PROJECT TITLE High Sierra Snowcat LLC proposal

LOT SIZE (sq. ft./acre) _____ ASSESSOR'S PARCEL # 011-220-002-000

PROJECT LOCATION East side of Dunderberg peak off of Dunderberg Meadows Rd.

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

Please Specify:

Number of Units _____ Building Height/# of floors 1
Number of Buildings 2 Density (units/acre) _____

Total lot coverage/impervious surface (sq. ft. & %) _____
a. Buildings (first-floor lot coverage /sq. ft. & %) 344 sq. ft
b. Paved parking & access (sq. ft. & %) _____

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

Total parking spaces provided:
a. Uncovered _____
b. Covered _____
c. Guest/Handicapped N/A

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

There is one existing cabin (250 sq. ft) on the property. Otherwise the 160 acres are vacant, undisturbed land.

3. ACCESS/CIRCULATION:

Name of Street Frontage(s) _____

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 Snowcat, Dodge Truck pickup

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 USFS South USFS

East USFS West USFS

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.) A large land parcel surrounded by USFS public land.

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) Forested with little undergrowth

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 The structure will be built on top of existing ground.

11. AIR QUALITY:

- A. Will the project have wood-burning devices? Yes No If YES, how many? 1
- B. What fuel sources will the proposed project use? Wood Electric Propane/Gas Pellets
- 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? The yurt blends with the forest as the yurt is natural colors of forest green and brown roof.
- B. How does the proposed project affect views from existing residential/commercial developments, public lands or roads? The yurt will be tucked into the edge of the forest and will not block views from public lands.
- 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 _____

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

Road/Access Using snow covered existing roads.

Water Supply Will bring water in or use small amounts of snowmelt.

Sewage Disposal Transported out and disposed of in RV disposal site (Sierra Septic)

Fire Protection Small soft sided structure with fire extinguishers and smoke alarms.

School District N/A

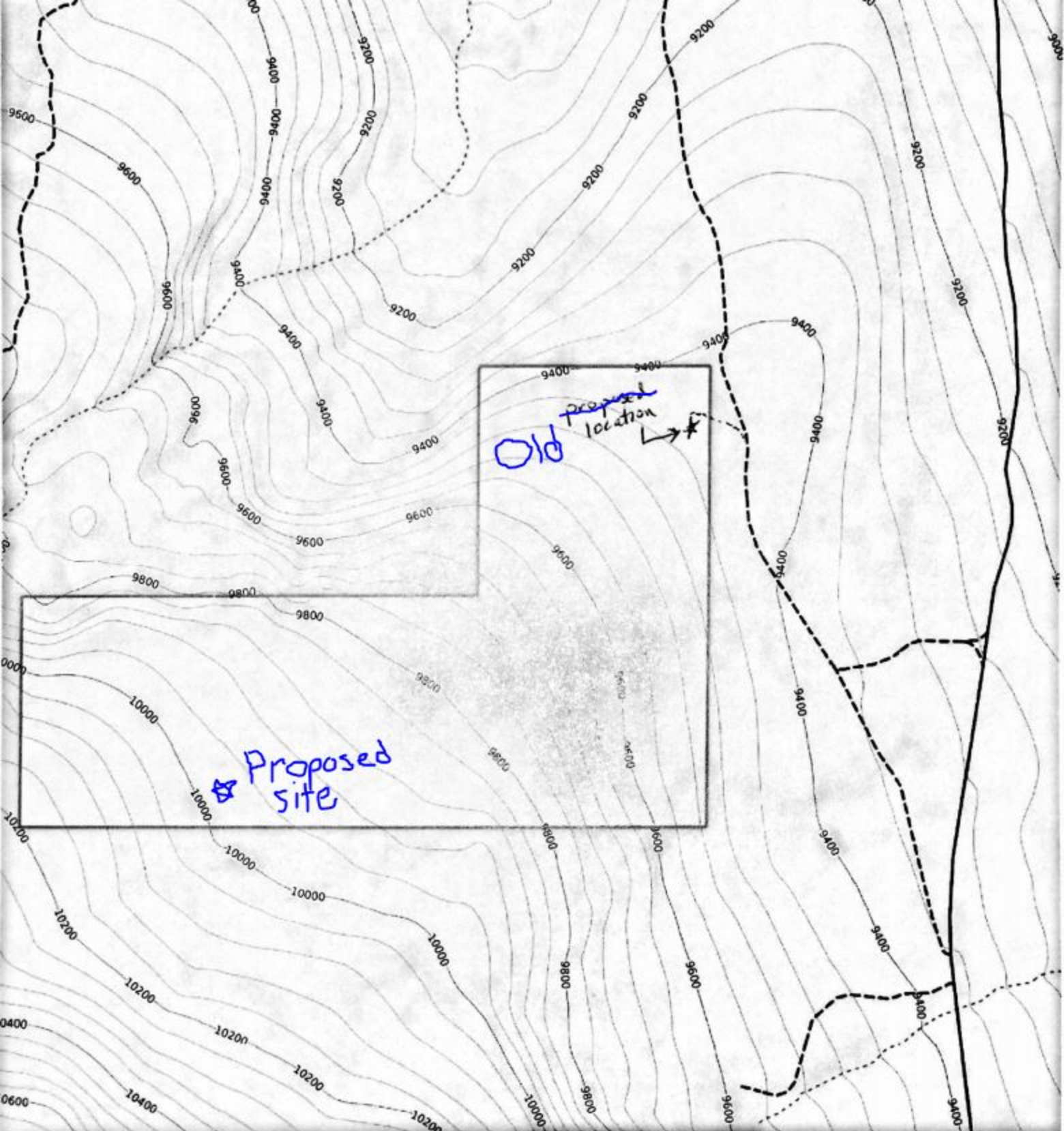
2. If an extension of any of the above is necessary, indicate which service(s), the length of extension(s), and the infrastructure proposed _____

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 Timothy M. Roberson Date October 2, 2017

For _____

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



Mercator Projection
WGS84
USNG Zone 11SLC
CalTopo.com

