

**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

**GENERAL PLAN
AMENDMENT
APPLICATION**

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

George and Tom Swiggum

APPLICANT/AGENT _____

ADDRESS 228 Cottonwood canyon Road CITY/STATE/ZIP Lee Vining CA, 93541

TELEPHONE (805) 698 7599 E-MAIL gor_gew_lu_gg@h_onco

OWNER, if other than applicant To mSwiggum

ADDRESS 1318 N. Ontare Rad CITY/STATE/ZIP Santa Barbara C A93105

TELEPHONE (805) 82 - 8574 E-MAIL tbswiggum@cox.net

PROPERTY DESCRIPTION:

Assessor's Parcel # 3630809 General Plan Land Use Designation Rural Residential

PROPOSED CHANGE: Describe in detail the requested change and the reason for the change and propose a General Plan designation or state the proposed General Plan text revision. Please attach additional sheets if necessary. **NOTE:** An incomplete or inadequate project description may delay project processing.

APPLICATION SHALL INCLUDE:

- A. Completed application form.
- B. Completed Project Information form.
- C. Deposit for project processing: See Development Fee Schedule for General Plan Amendment.
- D. Environmental Review (CEQA): See Development Fee Schedule for Categorical Exemption, Negative Declaration, and Environmental Impact Report (deposit for initial study only).
- E. Environmental Processing & Review agreement.

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

3/16/2020
Date

**Mono County
Community Development Department**

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

Planning Division

P.O. 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 Zone Variance Zoning Amendment
 General Plan Amendment Other _____

APPLICANT George Swiggum

PROJECT TITLE Plan Amendment for 228 Cottonwood Canyon

LOT SIZE (sq. ft./acre) 20 acres ASSESSOR'S PARCEL # 3630805

PROJECT LOCATION 228 Cottonwood Canyon Road

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

Please Specify:

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

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

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

Total parking spaces provided:
a. Uncovered 10-15
b. Covered _____
c. Guest/Handicapped 1-2

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

3. ACCESS/CIRCULATION:

Name of Street Frontage(s) Cottonwood Canyon Road

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 _____

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 Rural residential

South Resource Management

East Resource Management

West AG

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.) Topography consists of sand dunes some natural arroyos, A slight slope from southern lot line to the northern lot line

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) _____
The closest stream is seasonal and is located about 1/2 mile to the west.

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 Brush, Juniper, Pinion, are the most common vegetation. Sage brush covers most of the site, trees make up close to 10% of the lot.

B. How many trees will need to be removed? None

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 Small rodents mostly are found here.

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 All driveways will have decomposed granite applied to them

11. AIR QUALITY:

A. Will the project have wood-burning devices? Yes No If YES, how many? 2-3 steel campfire rings

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?

we will use the natural landscape to hide all sites from Cottonwood canyon road.

B. How does the proposed project affect views from existing residential/commercial developments, public lands or roads? very little to none.

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

there will be some small solar lights installed on the driveway

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 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 _____

IV. SERVICES

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

Electricity We are off grid and produce our own electricity , all power to the site will be underground
Underground Overhead (Show location of existing utility lines on Plot Plan)

Road/Access Cottonwood Canyon road

Water Supply We have our own well

Sewage Disposal Currently we have one septic on site, each site will have a vault or septic installed



Fire Protection Blm fire station, 7 miles away, 3,000 gallons of standing water and one fire hydrant on site.

School District Lee Vining

2. If an extension of any of the above is necessary, indicate which service(s), the length of extension(s), and the infrastructure proposed we would need to add small vault or septic . and would need to expand current solar system.

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 [Handwritten Signature] Date 3/16/2020
For Land use designation



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



Proposal to change land use designation.

Vision:

To build and maintain an off grid rv and tent park. By providing small scale and private sites that enhance and preserve our natural environment. By providing facilities that support a diversity of visitors, that enhance recreational access and activity.

Goal:

Create one Rv campsite, one tent campsite, and one additional dwelling unit. Plan for storage and small scale agriculture. And to create a time frame to complete the plan. By using the planning process to outline existing conditions, and future work. The plan is broken down into several specific areas, for each campground and other permitted projects.

Objective:

The objective is to outline each area that coincides with the included map, as well as a timeline to achieve each project.

Area marked as #1 on the map:

Goal:

To create one tent camping area that can accommodate up to 7 people, This site would have one bathroom, either a vault style toilet or possible a small scale septic system. This site also contains one existing bunk house that has no electrical or water.

Existing :

Driveway, parking , and turnaround. One 10'x12' bunkhouse, one tent campsite, one water faucet. One steel fire ring .

Needs:

Small scale solar for lighting and charging ,(120v 20 amp) could be tied into the existing solar system.

Toilet or bathroom, either a vault style toilet or a small septic system . Porta potty would be used until the bathroom is complete. Also one grey water system would be installed for washing, dishes, and outdoor shower.

Driveway could use more decomposed granite , but not necessary.

Time frame:

3 Months to complete toilet/ septic after permits are obtained.

Area marked #2 on the map:

Goal:

To create one RV spot that is ADA accessible. This site would have a larger rv pad to accommodate rv's with a lift. It would be possible to include a tent area that could be accessible to persons with disabilities. The site would also contain one picnic table, one steel fire ring , one toilet, one faucet, and limited electrical (120v 20 amp) , there would also be extra parking spots as shown in the corresponding map .This site would be able to accommodate up to 7 people.

Existing:

Rv pad, consisting of decomposed granite. Steel fire pit.

Needs:

Enlarge current rv pad to accommodate rv's with a lift.

Add one faucet.

Add electrical outlets either from existing solar or add a small solar system to site.

Install one vault or septic system for rv and toilet. Install one grey water system.

Porta potties would be used until vault/septic is finished.

One tent platform.

Time frame:

Three months to finish vault and septic after permits are obtained.

Area marked # 3 on the map:

Goal:

Create one RV and tent site. Install one vault/septic system for rv and toilet.

Create one grey water system. Install a small scale solar system. Install one water tank until the water line can be installed under Cottonwood canyon road, if possible. Grade one driveway 20'x 100' and use decomposed granite to finish the driveway. Install one steel fire ring and picnic table .This site would be able to accommodate up to 7 people.

This site does not exist and would take up to 12 months to complete after permits are obtained for septic/vault system and grading.

I

Time frame: This would be a future project possible done in 5 years time.

that the Rural character of the area is not decreased. Tent camping would be from March until November. Year round rentals could happen depending on weather, and type of RV's.

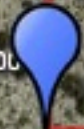
I

Cottonwood Canyon Rd



Cottonwood Canyon Rd

Mono Lake Hipcamp,
George Swiggum



208⁰⁰

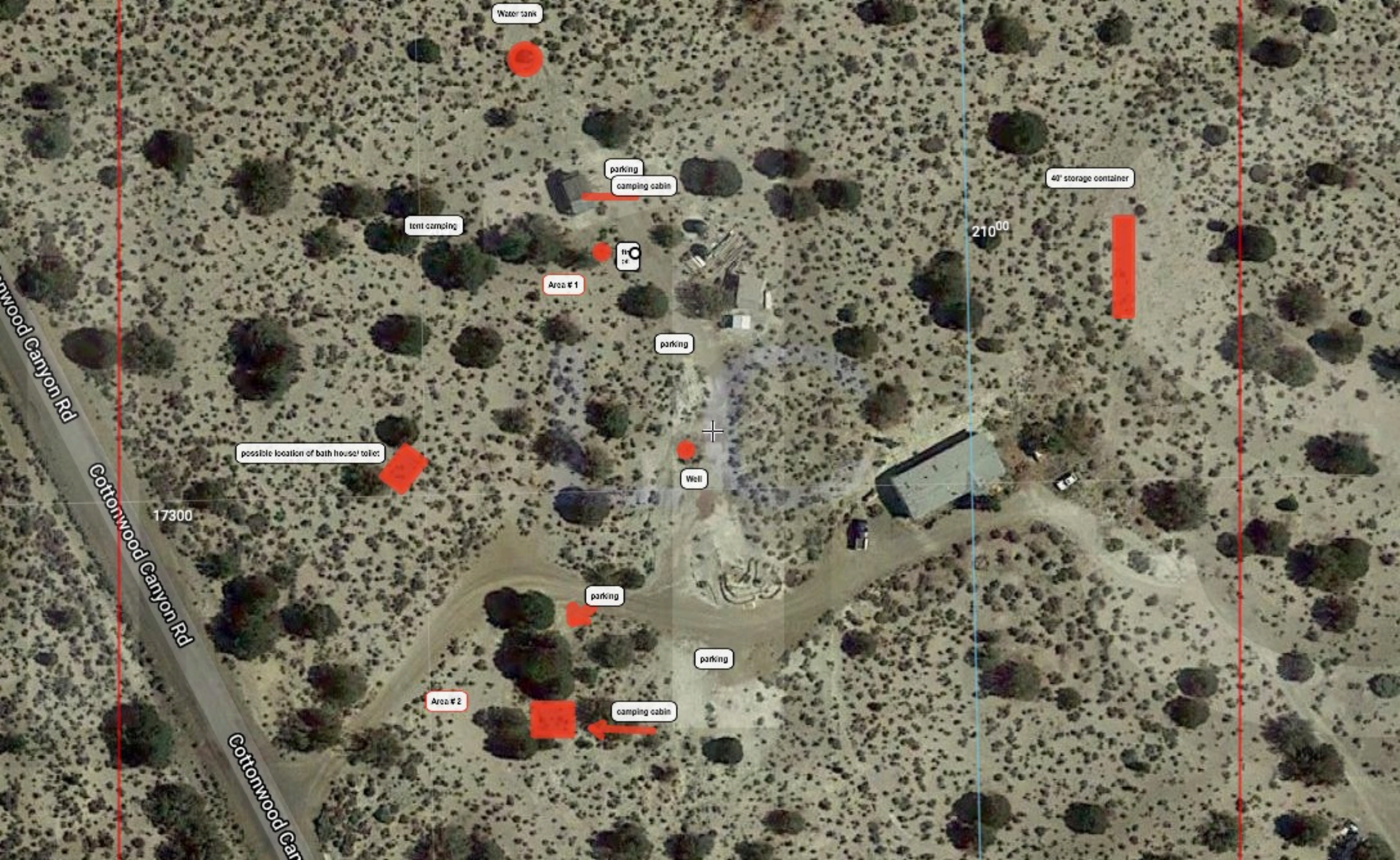
209⁰⁰

210⁰⁰

211⁰⁰

Cottonwood Canyon Rd

Cottonwood



Water tank

parking
camping cabin

40' storage container

tent camping

21000

Area #1

parking

possible location of bath house/ toilet

Well

17300

parking

parking

Area #2

camping cabin

Cottonwood Canyon Rd

Cottonwood Canyon Rd

Cottonwood Canyon Rd

ole

tent camping

parking

camping cabin

fire pit

Area # 1

parking

209⁰⁰

17300

d



Rd

Cottonwood Canyon Rd

Area # 2

209⁰⁰

parking

parking

camping cabin

fire pit and tent camping

end

