

**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 Elisha Mistretta + Maribeth Kramer
ADDRESS 2587 Hwy 158 **CITY/STATE/ZIP** June Lake, CA 93529
TELEPHONE [REDACTED] **E-MAIL** [REDACTED]@gmail

OWNER, if other than applicant _____

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

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

PROPERTY DESCRIPTION: 3 bed, 2 bath upstairs apt.
Assessor's Parcel # 015-086-002-000 General Plan Land Use Designation Commercial / Residential

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

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

The scope of our project is to turn our already existing structure/apartment (upstairs unit) into an overnight rental. No changes to the land or existing structure are anticipated.

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.

Elisha Mistretta
Signature

Maribeth Kramer
Signature

10/29/24
Date

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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 Elisha Mistretta & Maribeth Kraver / The Lift LLC

PROJECT TITLE The Lift Rental Property

LOT SIZE (sq. ft./acre) 6,373 sq ft ASSESSOR'S PARCEL # 015-086-002-000
± 0.14 ACRES

PROJECT LOCATION 2587 Hwy 158 June Lake, CA 93529

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

Please Specify:

Number of Units 2 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 2 _____
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 ☐

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 _____

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 Commercial/Residential South Commercial/Residential
East Commercial West Commercial

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) _____

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) _____

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 _____
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? _____
- B. How does the proposed project affect views from existing residential/commercial developments, public lands or roads? _____
- C. If outdoor lighting is proposed, describe the number, type and location _____
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 _____

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

Road/Access _____

Water Supply _____

Sewage Disposal _____

Fire Protection _____

School District _____

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 10/29/24

For _____

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

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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:

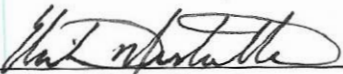
- Name/address/phone number of owner, applicant, plan preparer
- North arrow, scale (1"=20', etc.)
- Assessor's Parcel Number (APN)
- Location/name of boundary streets, surface waters and recorded easements on property (include type and size of any easements)
- Dimensioned property lines/project boundary 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

10/29/24

Date