

**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

**DIRECTOR REVIEW
APPLICATION**

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

APPLICANT/AGENT BLAIR HUNEWILL

ADDRESS 533 Artesia Rd. CITY/STATE/ZIP Wellington, NV 89444

TELEPHONE (775) 745-3500 E-MAIL blair_hunewill@hotmail.com

OWNER, if other than applicant _____

ADDRESS _____ CITY/STATE/ZIP _____

TELEPHONE (_____) _____ E-MAIL _____

DESCRIPTION OF PROPERTY:

Assessor's Parcel # 010-060-020⁻⁰⁰⁰ General Plan Land Use Designation AG DC

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.

Change to site plan to have power service
come overhead over Twin Lakes Road and then below
ground to house.

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.

Blair Hunewill
Signature

Signature

1/16/2024
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:

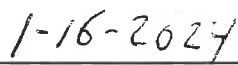
- Location/outside dimensions/use of existing structures: distance between structures and setbacks to all property lines and surface waters
- Location and name of surface waters within 50 feet of property
- Location of utility lines 115 kV or greater within 35 feet of property
- Unusual site features (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



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 BLAIR HUNEWILL

PROJECT TITLE POWER SERVICE

LOT SIZE (sq. ft./acre) 36 acres ASSESSOR'S PARCEL # 010-060-020-000

PROJECT LOCATION 85 Twin Lakes Rd.

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

Please Specify:

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

Total lot coverage/impervious surface (sq. ft. & %) 1,628 sq. ft.
a. Buildings (first-floor lot coverage /sq. ft. & %) 1,628 sq. ft.
b. Paved parking & access (sq. ft. & %) 0

Landscaping/screening and fencing:

a. Landscaping (sq. ft. & %) 0
b. Undisturbed (sq. ft. & %) 0

Total parking spaces provided:

a. Uncovered 0
b. Covered 0
c. Guest/Handicapped 0

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 BUILD IN PROGRESS. BUILDING PERMIT # 822-002

3. ACCESS/CIRCULATION:

Name of Street Frontage(s) Twin Lakes Rd.

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 Backhoe, work 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.).

	<u>LAND USE</u>		<u>LAND USE</u>
North	<u>Huonewill Land: Livestock</u>	South	<u>HACKAMORE LN. PROPERTIES</u>
East	<u>USFS</u>	West	<u>HACKAMORE LN. PROPERTIES</u>

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) _____

DRY GROUND AROUND HOUSE, NO CREEKS AT PROJECT SITE FOR OVER 100'

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) SAGEBRUSH; SEASONAL MEADOW

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 - GRAZING

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

TRENCHING IS THE ONLY ACTIVITY I WOULD BE DOING. SCE WOULD WORK ON OVERHEAD POWER

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 N/A

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?

NO VISUAL DIFFERENCE TO AREA

B. How does the proposed project affect views from existing residential/commercial developments, public lands or roads? NO CHANGE, THERE IS ALREADY AN OVERHEAD SUPPORT WIRE AT PROPOSED LOCATION.

C. If outdoor lighting is proposed, describe the number, type and location 0

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 SEE UPDATED SITE PLAN

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

Road/Access PRIVATE VIRT ROAD ; TWIN LAKE RD.

Water Supply WELL

Sewage Disposal SEPTIC

Fire Protection BRIDGEPORT

School District BRIDGEPORT

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 Bh. Huil Date 1/16-2024

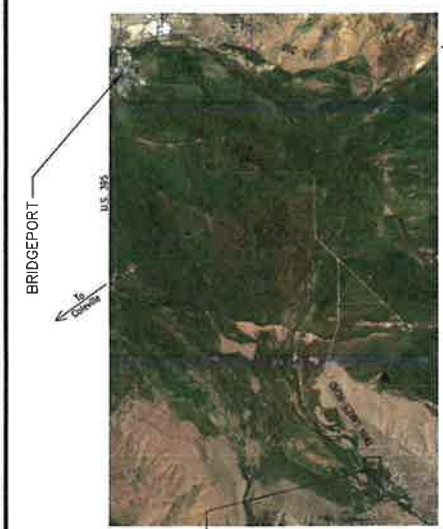
For OWNER BUILDER

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



PROJECT NO.	027-00001
DATE	02/17/2024
DRAWN BY	BEAR
DESIGNED BY	BEAR
VERT. SCALE	HORIZ. SCALE AS NOTED

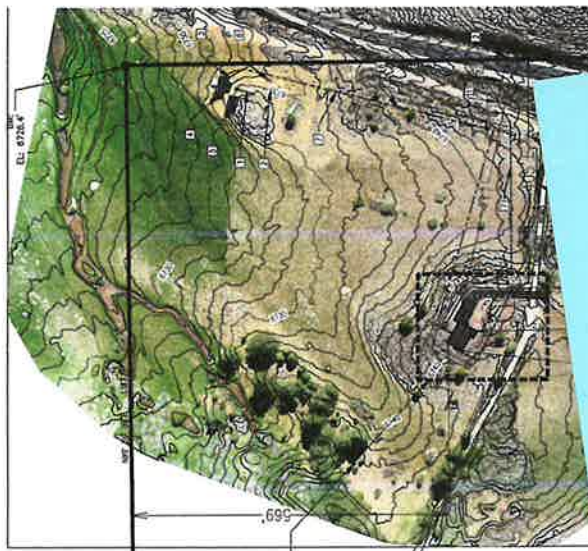
DATE	12/21/23	REV	1	AS SHOWN
DATE	02/17/24	REV	2	REVISED PER COMMENTS
DATE	02/17/24	REV	3	REVISED PER COMMENTS
DATE	02/17/24	REV	4	REVISED PER COMMENTS



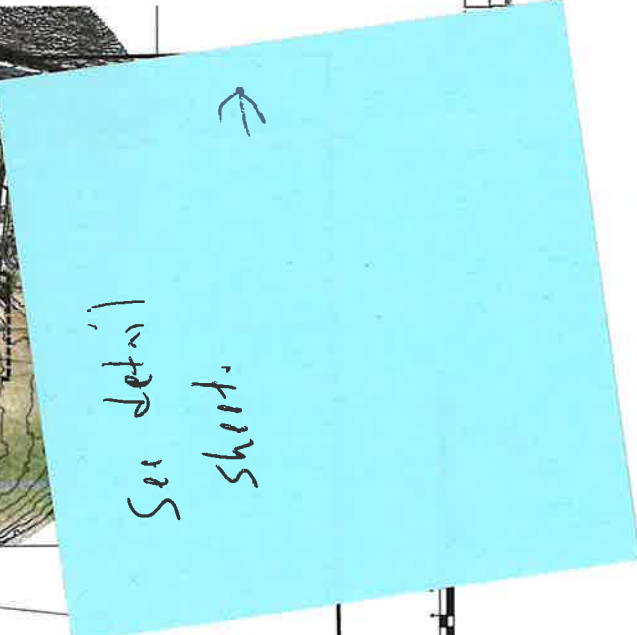
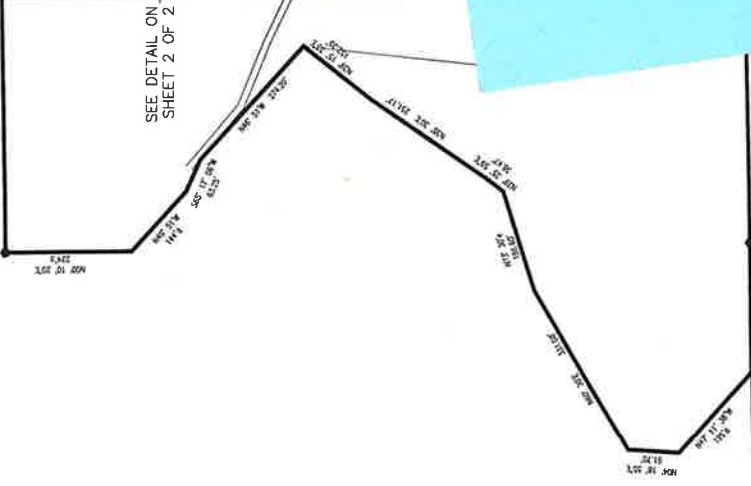
PROJECT SITE

VICINITY MAP
 SCALE: 1"=300'

BRIDGEPORT
 U.S. 192
 1/2 Mile
 1/2 Mile



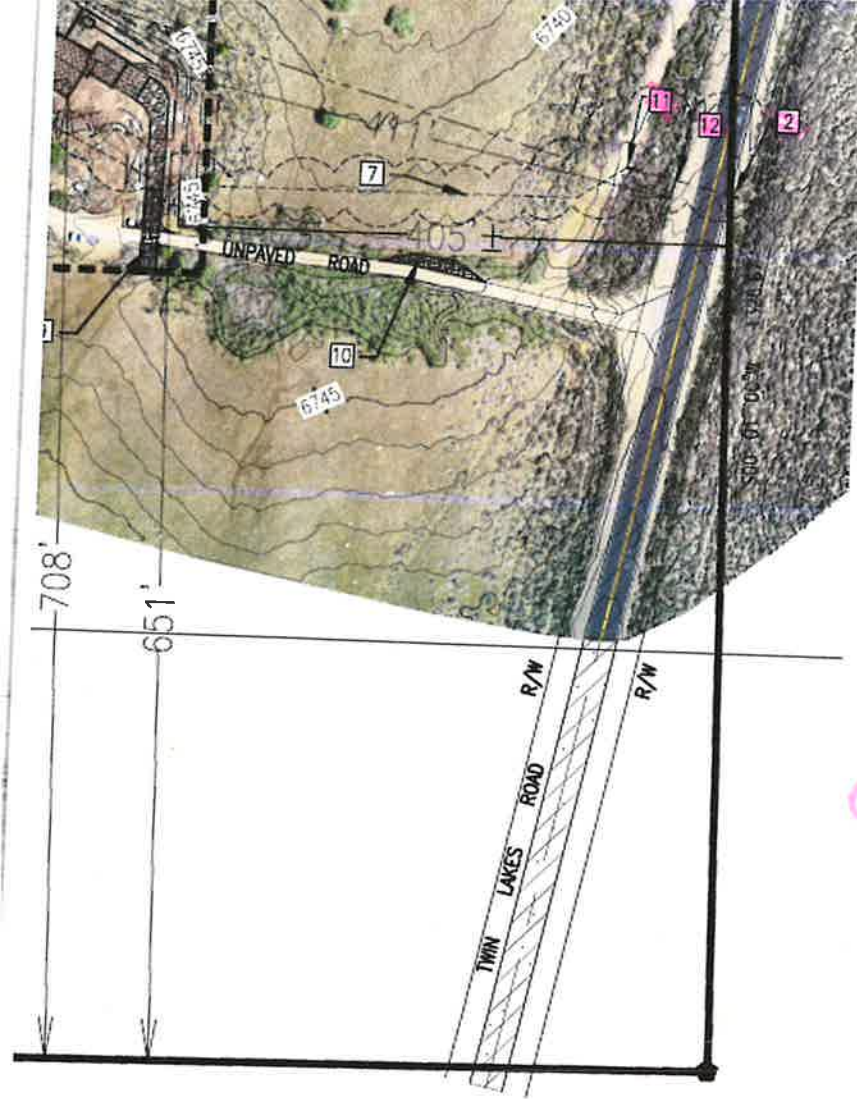
SEE DETAIL ON
 SHEET 2 OF 2



TOPOGRAPHIC MAPPING
 TOPOGRAPHY HAS BEEN DETERMINED FROM A TOPOGRAPHIC SURVEY BY
 BEAR ENGINEERING ON AUGUST 7, 2021
 CONTOUR INTERVALS:
 MAJOR - 5'
 MINOR - 1'

- KEYNOTES**
- EXISTING SEPTIC SYSTEM
 - EXISTING POWER SERVICE PULL
 - EXISTING WATER SERVICE
 - EXISTING 12" WATER MAIN
 - EXISTING 12" GAS MAIN
 - EXISTING 12" SANITARY MAIN
 - 500' - 5' RISE SCHEDULE 40 PIPER SERVICE CONDUIT
 - 800' - 5' RISE SCHEDULE 40 PIPER SERVICE CONDUIT
 - 800' - 5' RISE SCHEDULE 40 PIPER WITH LINE
 - HANDSHELD T.T. TURNPIEDING - 15.450'
 - TURNOUT - 12.30' WITH 25' TAPER TO DISTING
 - PROTECT EACH END CONDUIT THROUGH AT WORKING
 - BETWEEN HANDSHELD T.T. AND TYPICAL ROAD
 - EXISTING 24" RISE WITH 8' MIN OVERSIGHT FENCE
 - SERVICE LINE
- UT COVERAGE**
- LOT
 - AREA
 - 1,148 SQ. FT.
 - 400 SQ. FT.
 - 400 SQ. FT.
 - 2,880 SQ. FT.
 - 400 SQ. FT. (CONCRETE SURFACE)
 - 1,500 SQ. FT. (ASBESTOS OR 10' PERVIOUS SURFACE)
 - 1,000 SQ. FT.
- QUANTITIES**
- 2 - 10'x20' SPACES
 - 100 C.Y.
 - 100 C.Y.
 - 100 C.Y.
- NOTES**
- SERVICES (NO SITE UTILITIES OCCUR IN THIS LOTS ROAD (P.P.))
 - ELECTRIC SERVICE CONDUIT SHALL BE 12" RISE SCHEDULE 40 PIPER WITH LINE
 - WATER CONDUIT SHALL BE 12" RISE SCHEDULE 40 PIPER WITH LINE
 - SEWER CONDUIT SHALL BE 12" RISE SCHEDULE 40 PIPER WITH LINE
 - SEWER 18" I.P. PERFORATED PLASTIC PIPE WITH LINE

SITE SECTION VIEW



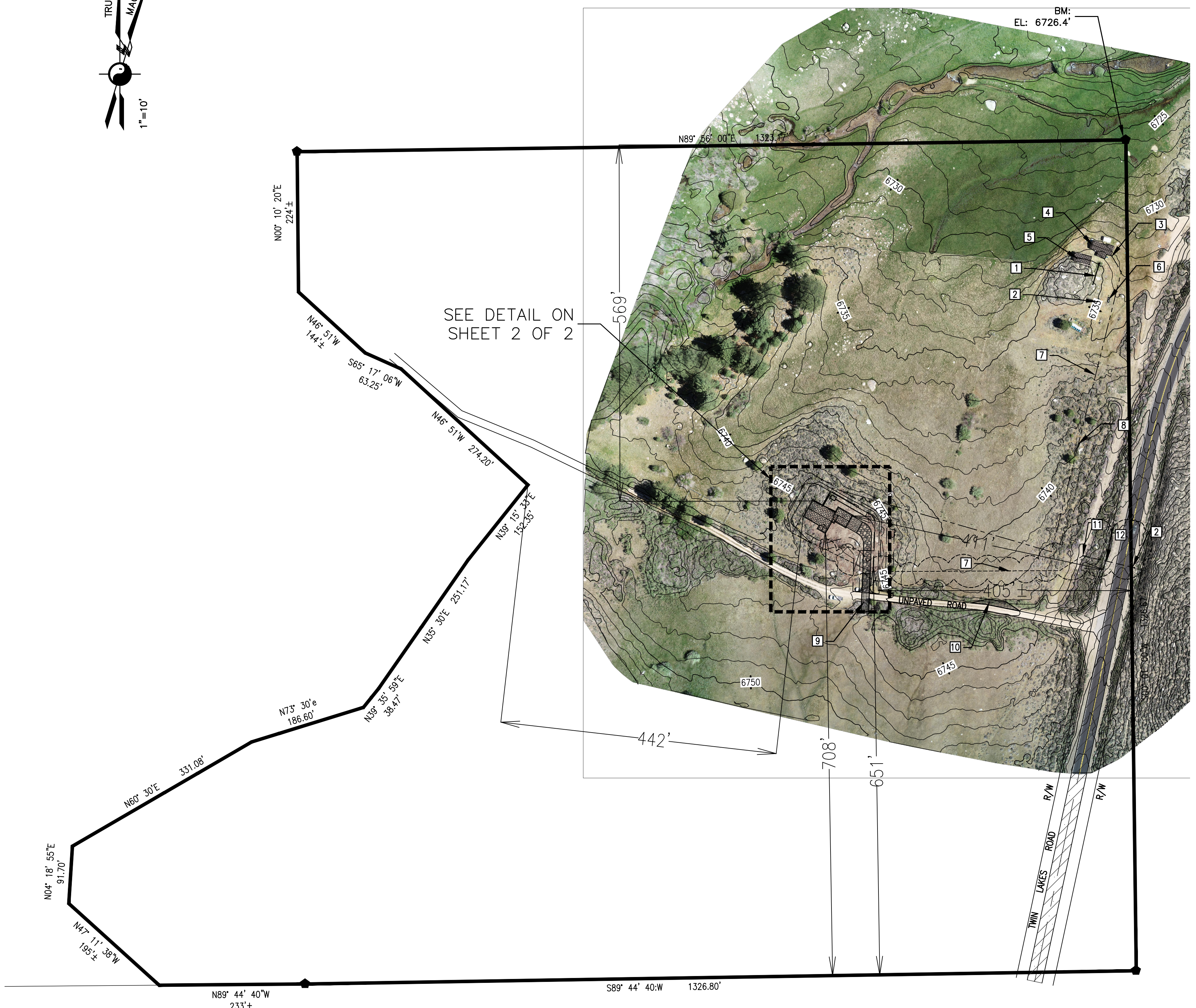
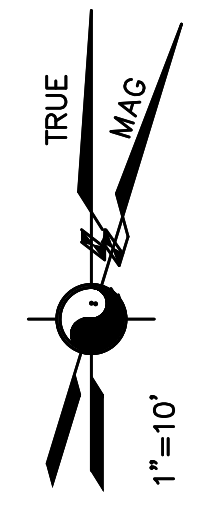
KEY NOTES

- 1 EXISTING SEPTIC SYSTEM.
- 2 EXISTING POWER SERVICE POLE.
- 3 EXISTING WATER SERVICE.
- 4 EXISTING CABIN.
- 5 EXISTING TACK ROOM.
- 6 EXISTING PROPANE TANK.
- 7 530'- 3" NEW SCHEDULE 80 POWER SERVICE CONDUIT. PLACE IN ACCORDANCE WITH THE REQUIREMENTS OF SOUTHERN CALIFORNIA EDISON COMPANY.
- 8 900'- 2" NEW SCHEDULE 40 PVC WATER LINE.
- 9 HAMMERHEAD "T" TURNAROUND- 12'x60'.
- 10 TURNOUT- 12'x30' WITH 25' TAPER TO EXISTING DRIVEWAY EACH END. CENTER TURNOUT AT MIDPOINT BETWEEN HAMMERHEAD "T" AND TWIN LAKES ROAD.
- 11 EXISTING POWER GUY WIRE POLE.
- 12 EXISTING GUY WIRE WITH 80' NEW OVERHEAD POWER SERVICE LINE

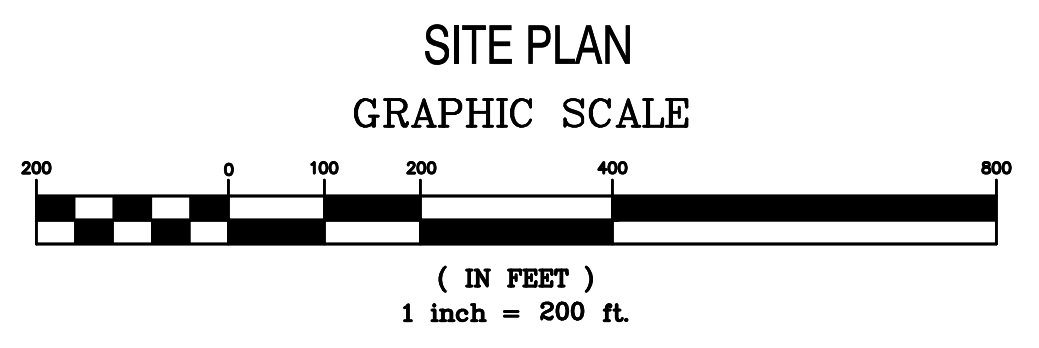
6760'

OAD

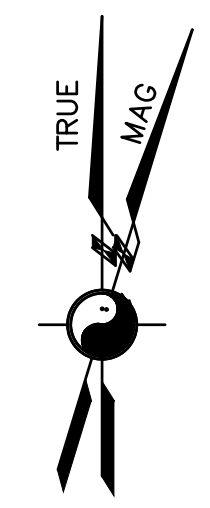
LOT C
 UNIT
 LOT:
 BUILDI
 BL
 GA
 CA
 TA
 SL
 DRIVEY
 PA
 DF
 SL
 PARK



SEE DETAIL ON SHEET 2 OF 2



SITE PLAN
GRAPHIC SCALE



PROJECT SITE



VICINITY MAP
SCALE: 1"=3400'

TOPOGRAPHIC MAPPING:
TOPOGRAPHY HAS BEEN DETERMINED FROM A TOPOGRAPHIC SURVEY BY BEAR ENGINEERING ON AUGUST 7, 2021

CONTOUR INTERVALS:
MAJOR- 5'
MINOR- 1'

PROPERTY CORNER
BLM SURVEY MONUMENT:
3-1/4" BRASS CAP

KEY NOTES

- 1 EXISTING SEPTIC SYSTEM.
- 2 EXISTING POWER SERVICE POLE.
- 3 EXISTING WATER SERVICE.
- 4 EXISTING CABIN.
- 5 EXISTING TACK ROOM.
- 6 EXISTING PROPANE TANK.
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LOT COVERAGE:	UNIT	AREA	LOT COVERAGE
LOT:		1730818 SQ.FT	-
		39.7 AC.	

BUILDING SITE:	NEW RESIDENCE	AREA	LOT COVERAGE
BUILDING AREA:	1,148 SQ.FT.		
GARAGE:	480 SQ.FT.		
EXISTING BUILDINGS			
CABIN AREA:	600 SQ.FT.		
TACK ROOM AREA:	400 SQ.FT.		
SUBTOTAL:	2,660 SQ.FT.		<0.1%

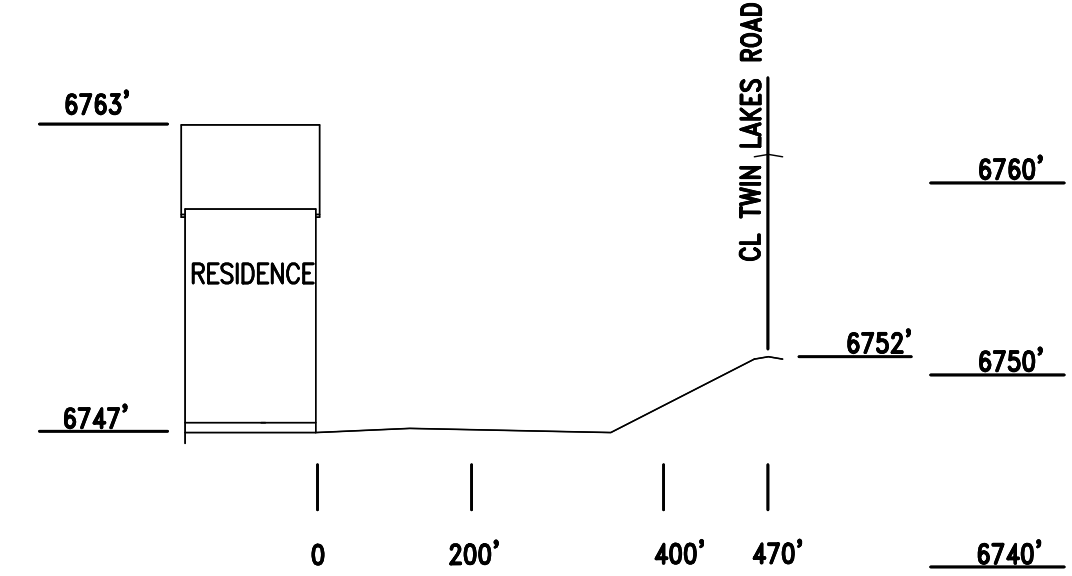
DRIVEWAY/ PARKING:	PARKING	AREA	LOT COVERAGE
PARKING:	400 SQ.FT. (CONCRETE SURFACE)		
DRIVEWAY:	1,500 SQ.FT. (AGGREGATE OR DG PERVIOUS SURFACE)		
SUBTOTAL:	1,900 SQ.FT.		<0.1%

PARKING:
2- 10'x20' SPACES

QUANTITIES:	BUILDING SITE:	EXCAVATION:	EMBANKMENT:
		130 CY	130 CY

SERVICES (NO SITE UTILITIES OCCUR IN TWIN LAKES ROAD R/W.):

- ELECTRIC: SOUTHERN CALIFORNIA EDISON- METER SIZE: 200 AMP MAIN 120/240 VOLT SINGLE PHASE.
- GAS: AMERICAS- 500 GAL. TANK.
- WATER: DOMESTIC WELL 3" SERVICE LINE.
- SEWER: 1200 GALLON SEPTIC TANK
- 188 LF 4" PERFORATED PLASTIC PIPE LEACH LINE.



SITE SECTION VIEW

<p>BEAR Engineering & Surveying Civil Engineering & Surveying (775) 545-0358 2575 STATE RTE 338 WELLINGTON, NV 89444</p>	
PROJECT No: _____ HORIZ. SCALE: AS NOTED VERT. SCALE: _____ DESIGNED BY: BEAR DRAWN BY: BEAR CHECKED BY: BEAR ISSUE DATE: 07/21/2021	SITE PLAN HUNEVILL RESIDENCE APN 010-080-020-000 BLAIR HUNEVILL P.O. BOX 368 BRIDGEPORT, CA 93517
NO. DATE 1 3/26/22 Add Dims, Vclop, Rev. Svc/Op/Notes 2 5/26/22 Add Hammerhead "T" & Turnout 3 6/22/22 Edit building sq.ft. 4 7/05/24 Edit power service location.	BY/CHK REVISION B B B B SHEET SP1 2