

**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** Rebecca Buccowich

ADDRESS 206 S. Crawford, PO Box 393 CITY/STATE/ZIP June Lake, CA 93529

TELEPHONE ( 760 ) 914-1722 E-MAIL beccilein@hotmail.com

**OWNER**, if other than applicant Dennis Lampson,

ADDRESS 482 Purshia Hill Rd CITY/STATE/ZIP Gardnerville, NV 89460

TELEPHONE ( 775 ) 790-0406 E-MAIL dnlampson@gmail.com

**PROPERTY DESCRIPTION:**

Assessor's Parcel # 015-112-015 General Plan Land Use Designation MU

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

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

Construct 10'X20' enclosure building and above ground 7'X14' spa on concrete slab.

Install new electrical service from existing panel to spa.

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 Dennis Lampson

Date 4/19/19

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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 Rebecca Buccowich

PROJECT TITLE Spa and Enclosure, 206 S. Crawford

LOT SIZE (sq. ft./acre) 5,000 sf/ 0.115 ac ASSESSOR'S PARCEL # 015-112-015

PROJECT LOCATION June Lake, CA 93529

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

Please Specify:

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

Total lot coverage/impervious surface (sq. ft. & %) 2,941 sf / 58.8%  
a. Buildings (first-floor lot coverage /sq. ft. & %) 2,140 sf / 42.8%  
b. Paved parking & access (sq. ft. & %) 801 sf / 16.0%

Landscaping/screening and fencing:  
a. Landscaping (sq. ft. & %) 2,059 sf / 41.2%  
b. Undisturbed (sq. ft. & %) NA

Total parking spaces provided:  
a. Uncovered 6  
b. Covered 6  
c. Guest/Handicapped Included in Uncovered

**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

Parcel currently consists of a 3 unit apartment building with associated parking

3. ACCESS/CIRCULATION:

Name of Street Frontage(s) Crawford & Alderman (corner lot)

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 Existing tenant vehicles

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 Mixed Use South Crawford

East Mixed Use West Alderman

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.) Site is flat in an existing residential neighborhood

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) \_\_\_\_\_

No existing drainage ways or wetlands exist 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) Existing residential landscaping; 41.2%

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 None

- 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 Erosion control will be installed during construction of the concrete slab and spa enclosure

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?  
The enclosure is consistent with existing structures in the area
- B. How does the proposed project affect views from existing residential/commercial developments, public lands or roads? No views are affected by the project
- 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]).
- 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 SCE

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

Road/Access County of Mono

Water Supply June Lake PUD

Sewage Disposal June Lake PUD

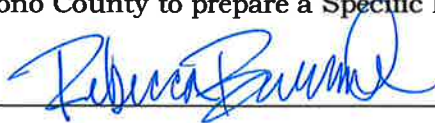
Fire Protection June Lake Fire Protection District

School District ESUSD

2. If an extension of any of the above is necessary, indicate which service(s), the length of extension(s), and the infrastructure proposed None

**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

Nov 20, 2019

For \_\_\_\_\_

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

## GENERAL NOTES

1. SURVEY: OWNER SHALL EMPLOY A SURVEYOR, IF NECESSARY, TO LOCATE PROPERTY CORNERS. CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING CORNERS THROUGHOUT THE WORK.
2. LAYOUT: LOCATE BUILDING AS SHOWN AND CHECK FINAL LOCATION WITH THE OWNER BEFORE PROCEEDING WITH EXCAVATION.
3. SITE CLEARING: CLEAR AND GRADE LOT IN AREA TO BE OCCUPIED BY BUILDING, DRIVEWAY AND YARD TO FINISH GRADES SHOWN ON SITE PLAN AND OR FOUNDATION PLAN.
4. DEBRIS: CONTRACTOR SHALL CLEAR ALL VEGETABLE MATTER, TRASH, ETC. AND MAINTAIN THE SITE CLEAR OF ALL DEBRIS DURING THE WORK.
5. VERIFY ALL ELEVATIONS AND DIMENSIONS OF EXISTING CONDITIONS PRIOR TO BEGINNING WORK.
6. DIMENSIONS TAKE PRECEDENCE OVER SCALE.
7. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS OF THE CURRENT LOCAL AND CALIFORNIA BUILDING CODE ADOPTED BY THE COUNTY OF MONO.
8. CONTRACTOR SHALL COORDINATE AND VERIFY WITH THE PLUMBING, MECHANICAL AND ELECTRICAL CONTRACTORS THE SIZE AND LOCATION OF ALL PIPING, DUCTWORK, TRENCHES, SLEEVES, SPECIAL BOLTING FOR EQUIPMENT CONDUITS, ETC., THROUGH AND UNDER CONCRETE SLABS PRIOR TO POURING OF FOOTINGS AND SLABS.
9. ALL VERTICAL SHAFTS SHALL BE 5/8" GYPSUM BOARD WITH ALL OPENINGS PROTECTED WITH 1 HOUR ASSEMBLY'S.
10. ALL FINISH MATERIALS SUCH AS ADHESIVES, SEALANTS, CAULKS, PAINTS, AEROSOL PAINTS, COATINGS, CARPET SYSTEMS, RESILIENT FLOORING SYSTEMS AND COMPOSITE WOOD PRODUCTS SHALL CONFORM TO THE VOC AND FORMALDEHYDE LIMITS SET FORTH IN SECTION 4.504.2, 4.504.3, 4.504.4, 4.504.5 AND TABLES 4.504.1, 4.504.2, 4.504.3, AND 4.504.5.

## DEMOLITION

1. PROTECTION: DEMOLITION OF ITEMS TO BE REMOVED OR RELOCATED SHALL BE DONE IN A SAFE, ORDERLY MANNER WITHOUT DAMAGE TO OTHER PARTS OF THE PREMISES OR ADJACENT PROPERTIES. ANY RESULTING DAMAGE OR LOSS SHALL BE CORRECTED OR REPLACED BY CONTRACTOR.
2. DEBRIS: DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE ON OR ABOUT THE SITE.
3. SALVAGE: STORE AND PROTECT ANY ITEMS INDICATED BY THE OWNER TO BE SALVAGED.

## SITE WORK

1. EXCAVATION AND GRADING: CONTRACTOR SHALL PROVIDE FOR ALL EXCAVATION, FILLING AND GRADING IN ACCORDANCE WITH THE DRAWINGS. ALL GRADES SHOWN ARE APPROXIMATE AND SITE CONDITIONS WILL GOVERN FINAL GRADES.
2. EXCAVATION AND DRAINAGE: DO NOT PERMIT WATER TO ACCUMULATE IN EXCAVATED AREAS.

## CONCRETE

1. SOIL BEARING VALUE OF 1,000 LBS. SOILS REPORT NOT REQUIRED.
2. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI AT 28 DAYS. SPECIAL INSPECTION NOT REQUIRED PER REINFORCING STEEL SHALL BE GRADE 60.

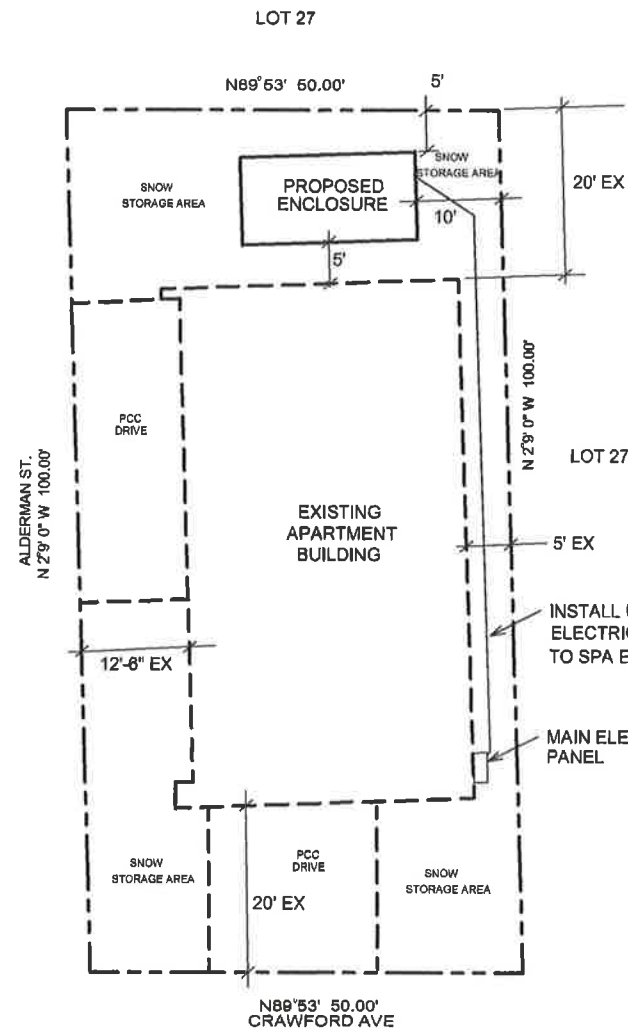
## TIMBER

1. HORIZONTAL MEMBERS: DF #2 UNLESS OTHERWISE SHOWN.
2. VERTICAL MEMBERS: DF #2 UNLESS OTHERWISE SHOWN.
3. BEAMS AND COLUMNS 4" AND THICKER SHALL BE DF #1.
4. GLUELAM BEAMS SHALL BE 24F-E4-E WESTERN SPECIES.
5. MUDDSILLS: PRESSURE TREATED DOUGLAS FIR.
6. ALL STUDDING 2" X 4" AT 16" ON CENTER UNLESS OTHERWISE SHOWN.
7. STRUCTURAL LUMBER SHALL BE GRADE MARKED.
8. PROVIDE WASHERS UNDER ALL BOLTS AND LAG SCREWS BEARING ON WOOD.

## STEEL

1. SHOP DRAWINGS FOR STRUCTURAL STEEL CONNECTIONS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO FABRICATION
2. REINFORCING STEEL: GRADE 60
3. STRUCTURAL STEEL: ASTM A92, Fy = 60 ksi
4. PIPE STEEL: ASTM A 83, GRADE B
5. TUBE STEEL: ASTM A500, GRADE BB

# SPA & ENCLOSURE 206 S. CRAWFORD JUNE LAKE, CA 93529



SITE PLAN

1"=10'

## GEOTECHNICAL DATA

NO SOILS REPORT REQUIRED  
ALLOWABLE SOIL PRESSURE: 1,000 PSF

## CODES

PROJECT CONFORMS TO THE FOLLOWING CODES:  
CALIFORNIA BUILDING CODE 2018  
CALIFORNIA RESIDENTIAL CODE (CRC) 2018  
CALIFORNIA ENERGY CODE 2018  
CMC, CPC & CEC 2016  
EXISTING BUILDING CODE 2016  
SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC 2015  
NATIONAL DESIGN SPECIFICATION 2015  
AMERICAN INSTITUTE FOR STEEL CONSTRUCTION 13 EDITION  
STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION

## DESIGN DATA

OCCUPANCY CATEGORY: I  
GROUP U

FLOORS: ONE  
HEIGHT: 33'  
MAX HEIGHT: 33'  
PARKING: TWO UNCOVERED

WIND  
SABIC WIND SPEED: 115 MPH  
IMPORTANCE FACTOR: 1  
WIND EXPOSURE: C

SEISMIC  
SITE CLASS: D  
RISK CATEGORY: 2  
IMPORTANCE FACTOR: 1

SPECTRAL RESPONSE ACCELERATION:  
MAPPED  
S<sub>s</sub> = 1.413  
S<sub>1</sub> = 0.446  
ADJUSTED  
S<sub>M3</sub> = 1.413  
S<sub>M1</sub> = 0.595

SPECTRAL RESPONSE:  
S<sub>ds</sub> = 0.942  
S<sub>d1</sub> = 0.463

SEISMIC DESIGN CATEGORY: D  
SEISMIC FORCE RESISTING SYSTEM:  
LIGHT FRAMED WALLS SHEATHED WITH WOOD  
STRUCTURAL PANELS  
SEISMIC RESPONSE COEFFICIENT: 0.8=0.145  
RESPONSE MODIFICATION COEFFICIENT: R=6.5  
ANALYSIS PROCEDURE:  
EQUIVALENT LATERAL FORCE  
HORIZ STRUCTURAL IRREGULARITIES: NONE  
VERT STRUCTURAL IRREGULARITIES: NONE  
LOCATION OF BASE: BASEMENT

ALLOWABLE SOIL PRESSURE: 1,000 PSF  
SOILS REPORT NOT REQUIRED  
FLOOR LIVE LOAD: 40 PSF  
ROOF LIVE LOAD: PER SNOW LOAD

ELEVATION: 7,680  
SNOW LOAD: GROUND LOAD: 185 PSF  
ROOF LOAD: 119 PSF

## PROJECT DESCRIPTION

PROPOSED PROJECT CONSISTS OF CONSTRUCTING AN ABOVE GROUND SPA AND ENCLOSURE BUILDING WITH ASSOCIATED POOL EQUIPMENT.  
SPA: ENDLESS POOLS 7'X14', 64" DEPTH

## SEWER AND WATER SERVICE

JUNE LAKE PUD

## SNOW STORAGE

WILL BE STORED ONSITE  
AREA OF REQUIRED REMOVAL: 3,270 SF  
REQUIRED STORAGE AREA  
(65% OF REMOVAL AREA): 2,125 SF  
AREA PROVIDED: 1,265 SF

## MONO COUNTY

BUILDING PERMIT #: B19-XXX

## SHEET INDEX

- A-1 TITLE SHEET & SITE PLAN
- A-2 CONSTRUCTION PLAN
- A-3 DETAILS, ELEVATIONS AND SECTIONS

## PROJECT DATA

OCCUPANCY: GROUP U  
ZONING: MIXED USE  
THREE RESIDENTIAL UNITS  
TYPE VB CONSTRUCTION  
NON-SPRINKLERED

SQUARE FOOTAGES  
PROPOSED BUILDING AREA  
TOTAL FOOTPRINT: 200 SF

EXISTING LOT COVERAGE: 2,741 SF

LOT AREA: 5,000 SF  
LOT COVERAGE: 2,911 SF  
LOT COVERAGE: 58.6%

PARKING  
GARAGES: 4 ONE CAR  
1 TWO CAR  
OPEN: 8 SPACES

## FLOOD ZONE

PROPERTY IS FEMA ZONE D AND LOCATED OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER PANEL 06051C1125D

## LEGAL DESCRIPTION

APN 016-112-015

PROJECT ADDRESS  
206 S. CRAWFORD  
JUNE LAKE, CA 93529

## OWNER

BECKY BUCCOWICH  
206 S. CRAWFORD AVE  
JUNE LAKE, CA 93529  
EMAIL: beccleln@hotmail.com  
CELL: 760.914.1722

DATE:	BY:
NO. REVISIONS:	



RMS GROUP  
LAND DEVELOPMENT  
PLANNING AND DESIGN SERVICES  
BOB STRONG, PE  
rms@gcd.com

TITLE SHEET  
PROPOSED SPA & ENCLOSURE  
206 S. CRAWFORD AVE  
JUNE LAKE, CA 93529

DATE: 9-25-19  
DRAWING NO.: A-1

