

**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

**PREAPPLICATION
REVIEW REQUEST**

RECEIVED
AUG 26 2022
Mono County CDD

DATE 8/25/2022

PROJECT NAME SIERRA WAVE PARKING REDUCTION

ANTICIPATED PERMIT OR APPLICATION:

- General Plan Amendment Specific Plan Conditional Use Permit Director Review
 Other _____

REPRESENTATIVE JOHN LOGUE

ADDRESS 148 ASPEN RD CITY/STATE/ZIP JUNE LAKE

TELEPHONE (760) 914-1694 FAX () _____

E-MAIL JOHNFLOGUE64@GMAIL.COM ASSESSOR PARCEL # 15-075-005-000

REVIEW REQUEST: A preapplication review by the Mono County Land Development Technical Advisory Committee (LDTAC) is requested for the following project. Briefly describe below the type of project, units, square footage, etc. Please attach expanded narrative if available.

Per Directors Review 01-12, 5 parking spaces were required for off-site parking on parcel 015-075-027-000 for the construction of a 2 bedroom apartment. At that time DR01-12 included mono pottery and their upstairs apartment as well as Ernie's Tackle in the DR. We did not and do not own that parcel, 015-075-004-000. We seek to have the new June Lake Parking District standards to apply to Parcel 015-075-005-000 and remove them from Parcel 015-075-028-000, which was Parcel 015-075-027-000 at the time of the DR in 2001.

PLEASE PROVIDE: Maps, drawings, illustrations and narrative that may be useful for staff review.

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**DIRECTOR REVIEW
APPLICATION**

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

APPLICANT/AGENT John & Candace Logue

ADDRESS 148 aspen rd CITY/STATE/ZIP June Lake

TELEPHONE (760) 914-1694 E-MAIL johnflogue64@gmail.com

OWNER, if other than applicant _____

ADDRESS _____ CITY/STATE/ZIP _____

TELEPHONE (_____) _____ E-MAIL _____

DESCRIPTION OF PROPERTY:

Assessor's Parcel # 015-075-005-000 General Plan Land Use Designation commercial

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.

To apply the new June Lake Parking District standards to Parcel #015-075-005-000 Including parking reduction for Covered Parking (3 garage spaces) & the addition of 1 bike rack.

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

8/26/2022
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 John & Candace Logue

PROJECT TITLE Sierra Wave Parking Reduction

LOT SIZE (sq. ft./acre) 5000 sq. ft ASSESSOR'S PARCEL # 015-075-005-000

PROJECT LOCATION 2616 Hwy. 158 June Lake, CA

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

Please Specify:

Number of Units 3 Building Height/# of floors 20' / 2
Number of Buildings 1 Density (units/acre) _____

Total lot coverage/impervious surface (sq. ft. & %) 1600 sq. ft
a. Buildings (first-floor lot coverage /sq. ft. & %) 1600 sq. ft
b. Paved parking & access (sq. ft. & %) 600 sq.ft

Landscaping/screening and fencing:

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

Total parking spaces provided:

- a. Uncovered 2
b. Covered 3
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
Sierra Wave Thirt, Apt. 1 & Ap.t 2

3. ACCESS/CIRCULATION:

Name of Street Frontage(s) Hwy 158
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.).

<u>LAND USE</u>	<u>LAND USE</u>
North <u>Tiger Bar Parking Lot</u>	South <u>Hwy. 158</u>
East <u>Ernie's Tackle</u>	West <u>Tiger Bar</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.) Slight Downslope

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) _____
None

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) Compressed dirt & gravel

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?
No change _____

B. How does the proposed project affect views from existing residential/commercial developments, public lands or roads? No Change _____

C. If outdoor lighting is proposed, describe the number, type and location
No Change _____

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

42.13'

50.00'

NEW LOCATION
LHA TANK MOUNTED
TO CONC. PAD

SNOW
STORAGE

2

1

PROPOSED FOOTPRINT
FOR APARTMENT OVER
PARKING, SEE SH. A-2

3

4

5

1" = 99.70'

100.00

SIERRA

WAVE

Employee Housing / Logue

For: John & Candace Logue

P.O. Box 36

June Lake, Ca. 93529 / 760.648.7648

Assessor Parcel Number: 15-075-05

Street Address: 2616 Boulder dr.

June Lake CA

Date AUG. 10

Scale 1" = 1'-0"



HWY. 158