

**Mono County  
Community Development Department**

**Planning Division**

PO Box 347  
Mammoth Lakes CA, 93546  
760.924.1800, fax 924.1801  
commdev@mono.ca.gov

PO Box 8  
Bridgeport, CA 93517  
(760) 932-5420, fax 932-5431  
[www.monocounty.ca.gov](http://www.monocounty.ca.gov)

**USE PERMIT  
APPLICATION**

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

**APPLICANT/AGENT** Mark Hyde, Owner/ Bob Strong, Agent

ADDRESS PO Box 70 CITY/STATE/ZIP June Lake, CA 93529

TELEPHONE (\_\_\_\_) \_\_\_\_\_ E-MAIL mssqed@earthlink.net

**OWNER**, if other than applicant Mark Hyde

ADDRESS \_\_\_\_\_ CITY/STATE/ZIP \_\_\_\_\_

TELEPHONE (\_\_\_\_) \_\_\_\_\_ E-MAIL rocattle@gmail.com

**PROPERTY DESCRIPTION:** Villager Motel, June Lake

Assessor's Parcel # 015-113-068 General Plan Land Use Designation Commercial

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

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

Remove existing duplex motel unit building and construct two story, four unit motel building.

Proposed building will be constructed with required setbacks from property lines.

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 Bob Strong

Signature MARK HYDE

Date 10/6/22

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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 Mark Hyde

PROJECT TITLE Four Unit Motel Building

LOT SIZE (sq. ft./acre) 33,106 SF / 0.76 AC ASSESSOR'S PARCEL # 015-113-068

PROJECT LOCATION 2640 Hwy 158, June Lake

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

Please Specify:

Number of Units 4 Building Height/# of floors 2 1/2 stories  
Number of Buildings 1 Density (units/acre) \_\_\_\_\_

Total lot coverage/impervious surface (sq. ft. & %) 25,206 SF / 76%  
a. Buildings (first-floor lot coverage /sq. ft. & %) 10,397 SF / 31%  
b. Paved parking & access (sq. ft. & %) 14,809 SF / 45%

Landscaping/screening and fencing:

a. Landscaping (sq. ft. & %) 7,900 SF / 24%  
b. Undisturbed (sq. ft. & %) 0 SF

Total parking spaces provided:

a. Uncovered 34  
b. Covered 0  
c. Guest/Handicapped 2 - INCLUDED IN TOTAL OF 34

**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) Hwy 158, Knoll Ave and Crawford Street

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>Commercial</u>	South	<u>Commercial</u>
East	<u>Commercial</u>	West	<u>Mixed Use</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.) Project Site was filled many years ago during development of June Lake Village.

The site is relatively flat with access point on the three adjacent streets.

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) \_\_\_\_\_

Site generally surface flows westerly within public streets and storm drains. A small on site storm drain joins an existing public storm drain in Crawford Street.

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) Areas of commercial landscaping are existing.

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 implemented during construction to control dust and erosion of soil.
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 materials and colors of the new building will match the existing motel
- B. How does the proposed project affect views from existing residential/commercial developments, public lands or roads? Does not block any views
- C. If outdoor lighting is proposed, describe the number, type and location \_\_\_\_\_  
Two lights on the deck of new building that will meet the dark sky requirements
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 Overhead power is located on Crawford adjacent to site. Underground will be install to bldg.  
Underground  Overhead  (Show location of existing utility lines on Plot Plan)

Road/Access Existing access from Crawford

Water Supply June Lake PUD

Sewage Disposal June Lake PUD

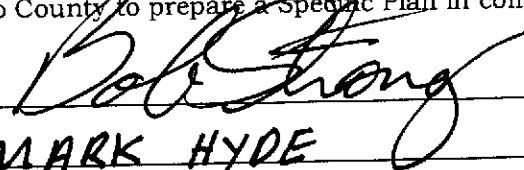
Fire Protection June Lake Fire Protection District

School District Eastern Sierra 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 \_\_\_\_\_

Electric, sewer and water will be extended approximately 10' from existing locations

**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 10/6/22  
For MARK HYDE

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