

**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 Jorge Camil

ADDRESS 20245 Paradise Lane CITY/STATE/ZIP Topanga, CA 90290

TELEPHONE (____) 310-729-4408 E-MAIL jorgecamil@me.com

OWNER, if other than applicant Wilde Prophet, LLC

ADDRESS 20245 Paradise Lane CITY/STATE/ZIP Topanga, CA 90290

TELEPHONE (____) 310-729-4408 E-MAIL jorgecamil@me.com

PROPERTY DESCRIPTION: Golden Pine RV Park, 98 Gull Lake Dr., June Lake, CA 93529

Assessor's Parcel # 015-140-053-000 General Plan Land Use Designation CL-H

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

NOTE: An incomplete or inadequate project description may delay project processing. I propose converting part of the clubhouse building, which currently exists in the middle of the RV park to an approximately 221 sq. ft. convenience store selling various household items, pantry items, frozen food, drinks, snacks, candy, beverages, trinkets and branded merchandise to the RV campers staying in the park. The convenience store will focus on selling items for RV Campers that they may have forgotten or ran out of during their stay. The clubhouse is approximately 907 sq. ft., with no habitable space, and the convenience store size of 221 sq. ft. is less than 25% of the footprint of the clubhouse building. The entire parcel is 1.4 acres and the convenience store and clubhouse building is less than 5% of the RV Park. The clubhouse will be a lounge containing two bathrooms with showers, a half bathroom, lounge seating, tables, chairs, a fire pit and a coffee bar with free coffee.

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.

Jorge Camil

Jorge Camil (Jan 25, 2023 15:08 PST)

Signature

Jorge Camil

Jorge Camil (Jan 25, 2023 15:08 PST)

Signature

1/25/2023

Date

**Mono County
Community Development Department**

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

Planning Division

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

**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.

Jorge Camil
Jorge Camil (Jan 25, 2023 15:06 PST)

Signature of Applicant

1/25/2023

Date

**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

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 Jorge Camil

PROJECT TITLE Golden Pine RV Park General Store

LOT SIZE (sq. ft./acre) 60,984 sq.ft. / 1.4 acres ASSESSOR'S PARCEL # 015-140-053-000 & 015-104-052-000

PROJECT LOCATION Golden Pine RV Park, 98 Gull Lake Dr., June Lake, CA 93529

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

Please Specify:

Number of Units 0 Building Height/# of floors 1 floor
Number of Buildings 1 Density (units/acre) 40 du/acre

Total lot coverage/impervious surface (sq. ft. & %) 907

- a. Buildings (first-floor lot coverage /sq. ft. & %) 907
b. Paved parking & access (sq. ft. & %) _____

Landscaping/screening and fencing:

- a. Landscaping (sq. ft. & %) _____
b. Undisturbed (sq. ft. & %) 60,077

Total parking spaces provided:

- a. Uncovered 50
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

3. ACCESS/CIRCULATION:
Name of Street Frontage(s) Gull Lake Dr.
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 0

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 Residential Homes / Mixed Use South Residential Homes / CL-H
East Rental Cabins / CL-H West Residential Homes / MFR-H

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.) flat land with gravel

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 drainage ways or wetlands

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) _____
Trees and gravel, see 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 N/A
- 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 N/A
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 building already exists but the exterior of the building will receive new siding that will be painted an earth tone color to blend in the trees surrounding the clubhouse.
- B. How does the proposed project affect views from existing residential/commercial developments, public lands or roads? It does not. The footprint of the existing building is being used and not expanding into any area used by campers to park their RVs. The height of the building will remain unchanged.
- C. If outdoor lighting is proposed, describe the number, type and location N/A
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 Edison

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

Road/Access 98 Gull Lake Dr.

Water Supply City

Sewage Disposal City

Fire Protection June Lake Fire Department

School District N/A

2. If an extension of any of the above is necessary, indicate which service(s), the length of extension(s), and the infrastructure proposed _____

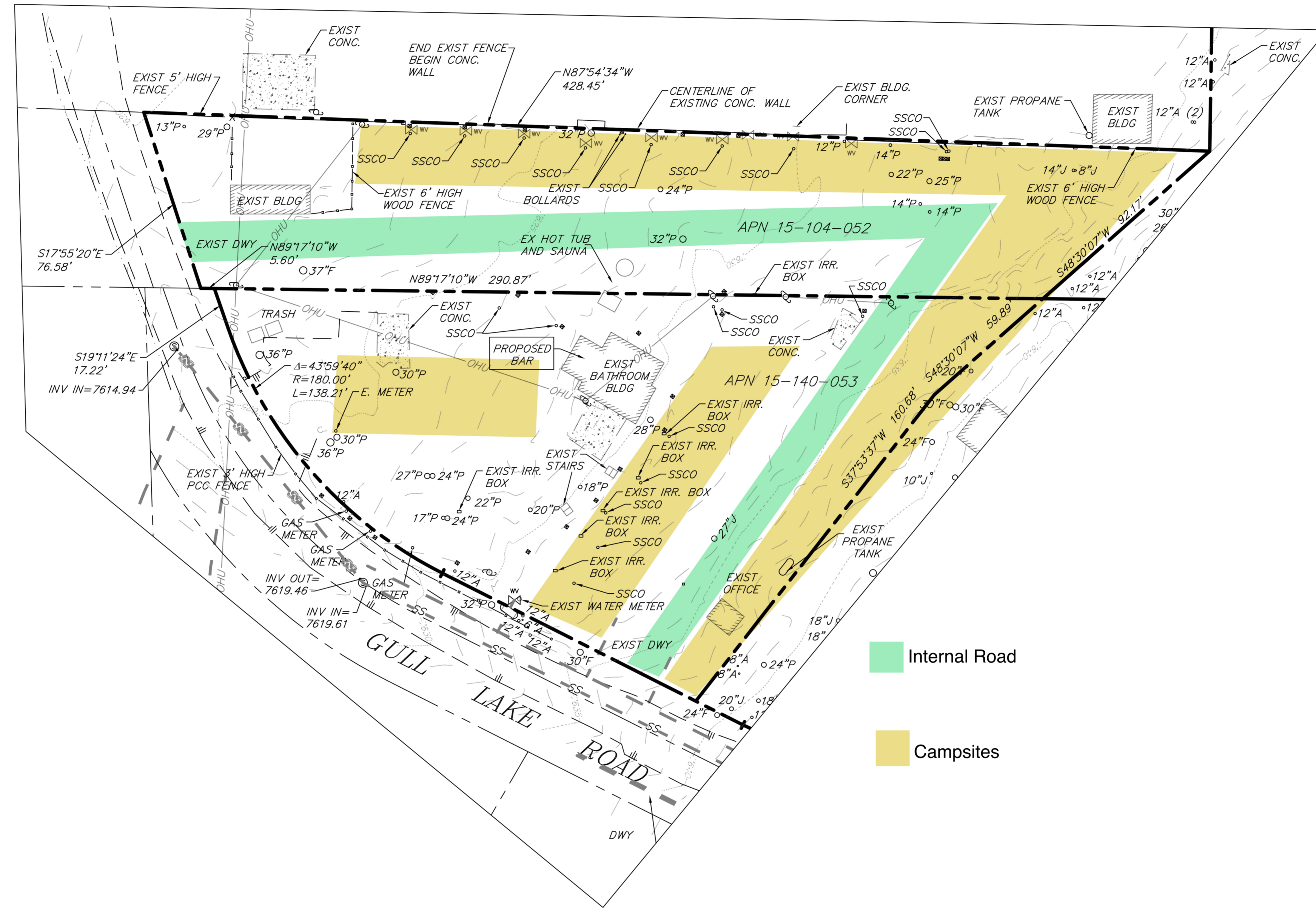
CERTIFICATION: I hereby certify that I have furnished in the attached exhibits the data and information required for this initial evaluation to the best of my ability, and that the information presented is true and correct to the best of my knowledge and belief. I understand that this information, together 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 *Jerje Canal*

Date 1/25/2023

For _____

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



Internal Road
Campsites

APN 015-104-052
0.62 ACRES

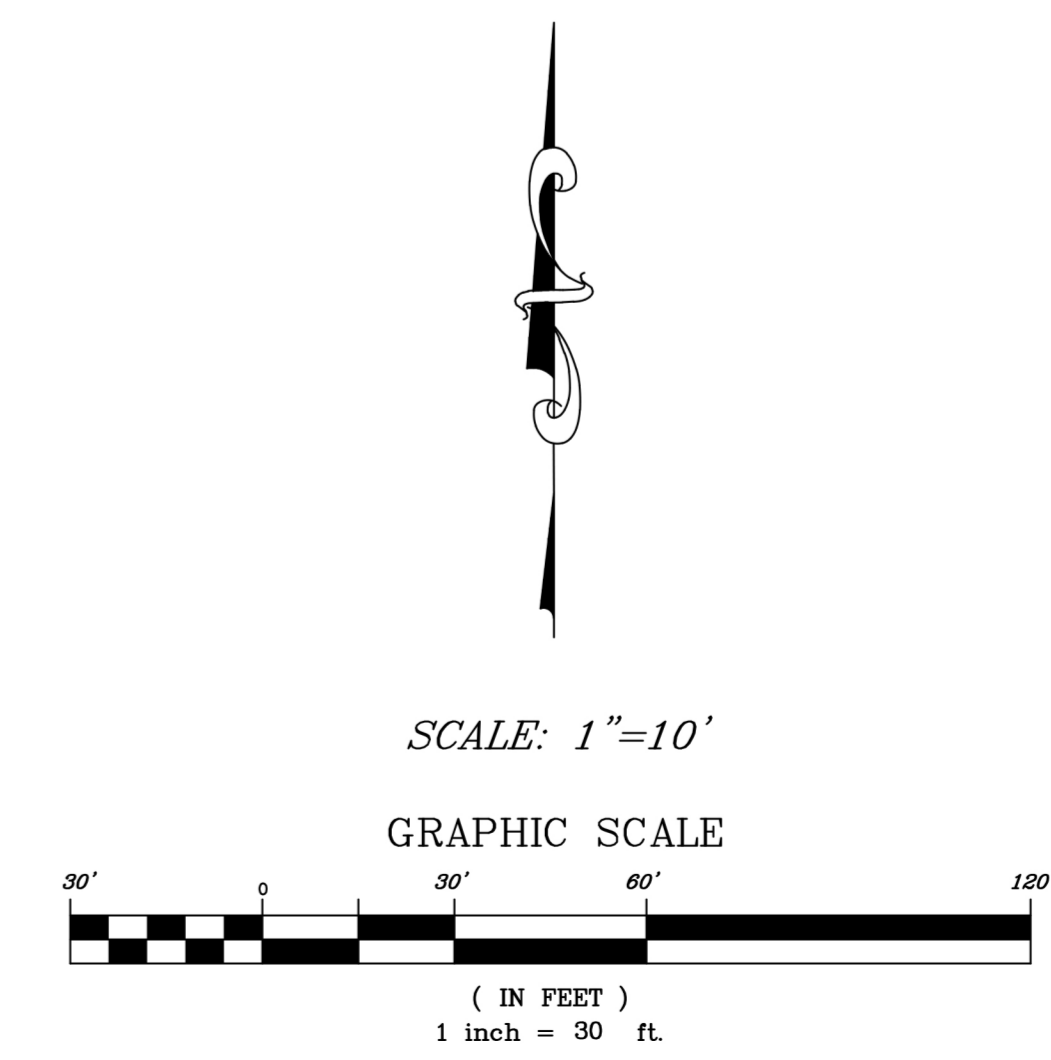
APN 015-140-053
0.78 ACRES

TOTAL AREA OF SUBJECT
PROPERTY:
±1.40 ACRES

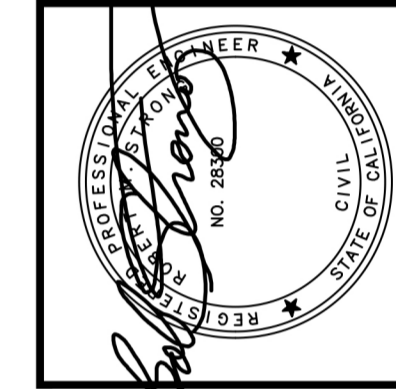
BOUNDARY INFORMATION

RECORD INFORMATION

LEGEND	
	PROPERTY LINE
	CENTERLINE
	EDGE OF PAVEMENT
	OVERHEAD UTILITIES
	WOOD FENCE
	BLUE PAINT LINE
	EXISTING GROUND CONTOUR & ELEV.
	WATER VALVE BOX
	SEWER MANHOLE
	TREE TYPE & SIZE P=PINE
	R.O.W. RIGHT OF WAY
	INVERT
	TBM TEMPORARY BENCHMARK PER ASSUMED DATUM: SET 600 NAIL NORTHEAST CORNER OF LOT 15 ELEVATION=1000.00'



NO.	REVISIONS:	DATE:	BY:
			BS



RMS GROUP
LAND DEVELOPMENT
PLANNING AND DESIGN SERVICES
BOB STRONG, PE
rmssqed@earthlink.net 949.573.2135

SHEET TITLE: **CUP EXHIBIT**
PROJECT: **GULL LAKE RV PARK**
ADDRESS: **98 GULL LAKE ROAD
JUNE LAKE, CA 93529**

DATE: **9-22-22**
DRAWING NO.: **1 OF 1**

GPRV
RENTAL
HOUSE

38'
11

38'
12

34'
13

30'
14

24'
15

20'
16

20'
17

25'
18

30'
19

28'
20

21 50'

<< EXIT

TRASH

10
40'

9
45'

8
45'

7
40'

HOTTUB
+
SAUNA

40' 6

38' 5

30' 4

CLUBHOUSE
BATHROOMS
SHOWERS

LAUNDRY

30' 3

36' 2

50' 1

22 36'

23 40'

24 38'

25 35'

26 34'

27 35'

COMMUNITY AREA

>> ENTRANCE

GP RV

OFFICE

GULL LAKE ROAD

TRAIL TO GULL LAKE

