

**Mono County
Community Development Department**

P.O. Box 347
Mammoth Lakes, CA 93546
(760) 924-1800, fax 924-1801
commdev@mono.ca.gov

Planning Division

P.O. Box 8
Bridgeport, CA 93517
(760) 932-5425, fax 932-5431
www.monocounty.ca.gov

**PREAPPLICATION
REVIEW REQUEST**

DATE _____ DATE RECEIVED BY CDD _____

PROJECT NAME _____

ANTICIPATED PERMIT OR APPLICATION: General Plan Amendment Specific Plan

Conditional Use Permit Director Review Other _____

REPRESENTATIVE _____

ADDRESS _____ CITY/STATE/ZIP _____

TELEPHONE (_____) _____ FAX (_____) _____

E-MAIL _____ ASSESSOR PARCEL # _____

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.

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

Twin Lakes Campground

11950 TWIN LAKES ROAD
 BRIDGEPORT, CA
 T 3N, R 24E, SEC 5
 APN 010300002000



VICINITY MAP

NTS

TITLE SHEET _____ 1
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 GRADING, LANDSCAPE _____ 4
 & SWPPP PLAN
 PROFILE "DW" 10+00 to 18+00 _____ 5
 PROFILE "DW" 18+00 to 26+00 _____ 6
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 PROFILE "LP" 50+00 to 66+00 _____ 8
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 SITE PROFILES L-1 thru L-6 _____ 10
 SITE PROFILES L-7 thru L-12 _____ 11
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DWG: AA-CAMPGRD-151
 SCALE HORZ: N.T.S.
 SCALE VERT: N/A
 DRAWN BY: AA
 DATE: MAY 11, 2020

ALLEN ANNETT
 1527 GLENWOOD DRIVE
 GARDNERVILLE, NV 89460

TWIN LAKES CAMPGROUND
 TITLE SHEET

REVISIONS

REV	DATE	DESCRIPTION	REV'D

NOTES

GENERAL

- Contractor shall perform project activities in conformance with Mono County ordinances and standards and the conditions of approval of applicable grading and encroachment permits issued by the Mono County Department of Public Works. All work in the Mono County Right-of-Way shall be subject to an encroachment permit from the Mono County Department of Public Works.
- All work shall conform to these plans, specifications, Mono County Standards (1981 Edition), and the "Standard Specifications" (2018 Edition) issued by the California Department of Transportation (Caltrans). In the event of a conflict between the preceding documents, the most stringent shall prevail.
- Contractor shall conduct all grading operations in conformance with the Construction Safety Orders of the State of California, Department of Industrial Relations, Division of Industrial Safety. Contractor shall comply with all requirements of general OSHA Standards for the protection of workmen and the general public.
- Contractor shall call USA Alert at (800) 642-2444 at least 48 hours prior to starting work. Utilities shown on these plans are located based on available records and field measurements. It is the Contractor's responsibility to verify the exact location and depth of all utilities prior to construction.
- Any evidence of the historical presence of man found during construction shall be brought to the attention of the Mono County Community Development Department and all construction activities shall cease until authorized by that Department.
- Contractor shall contact the Mono County Department of Public Works at (760) 932-5440 to arrange a pre-construction meeting at the project site at least seven days prior to commencing site activities. Mono County Department of Public Works P.O. Box 457 Bridgeport, California 93517 (760) 932-5440
- To request service or inspection, Contractor shall notify the following companies or agencies at least 48 hours in advance: Construction Staking: TO BE DETERMINED
Soils: TO BE DETERMINED
Testing: TO BE DETERMINED
Inspection: TO BE DETERMINED
- Construction activities shall be limited to the hours of 7:00 am to 8:00 pm Monday through Saturday (no operations allowed on Sundays). Contractor shall keep noise levels of construction equipment to a minimum, using sound muffling devices in accordance with prevailing requirements. Site preparation and construction shall be conducted so as to minimize excessive noise, dust, debris and disturbance to neighbors within 500 feet.
- The limits of construction specified on these plans shall be carefully and fully flagged prior to start of construction in a manner to prevent damage to vegetation and disturbance to soils outside of the construction area. Site-disturbing activities shall be restricted to the identified boundaries of the project.
- Restrictions on the movements of heavy equipment shall be accomplished through the establishment of designated travel routes and barriers which prevent cutting, scarring and root damage to trees and shrubs not being removed.
- Contractor shall be responsible for, and will bear the cost of, resetting any survey stakes or monuments destroyed by his operations.

GRADING

- Areas to be graded shall be cleared of brush, vegetation, large boulders, and other deleterious materials. Waste materials shall be disposed of by the contractor to a location approved and permitted to receive such material.
- Topsoil removed during clearing activities shall be stockpiled within the approved limits of construction for re-application to slopes and disturbed areas upon project completion. Stockpile location shall be in accordance with the approved Storm Water Pollution Prevention Plan (SWPPP), if applicable.
- Surplus or waste material shall not be placed in drainage ways.
- Contractor shall take all necessary measures to control dust in construction areas and on site access roads. Water shall be applied to disturbed surfaces at a sufficient frequency and quantity for dust control purposes. All exposed soil surfaces will be moistened as required to avoid nuisance conditions and inconveniences for local residents, businesses, and travelers of nearby roadways.
- Cut and fill slopes shall not exceed a steepness of 2:1 unless otherwise noted on these plans and supported by a site-specific soils report or geotechnical investigation.
- Finished grades in all areas shall be constructed in accordance with these plans. No areas shall be left such that a ponding condition occurs, unless otherwise specified. Mono County Department of Public Works P.O. Box 457 Bridgeport, California 93517 (760) 932-5440

EROSION CONTROL

- Construction activities shall be performed in accordance with the approved Storm Water Pollution Prevention Plan (SWPPP) and/or Report of the Waste Discharge, as applicable. Stockpiled materials and equipment storage areas shall be located as specified in the approved report. Temporary erosion control facilities shall be in place prior to commencing any grading operations. Upon completion of construction, permanent erosion control facilities shall be placed as designed in the approved report. It is the responsibility of the contractor to maintain a copy of the SWPPP on site.
- Construction activities shall cease by October 15 and the project shall be prepared for winter conditions at that time, including stabilization of all exposed soil surfaces with adequate erosion control measures.
- During construction, temporary erosion control measures such as berms, silt fences, fiber rolls, erosion control blankets, or other methods shall be installed as necessary to prevent discharge of earthen materials from the site during periods of precipitation or runoff. Similar measures shall be installed on or around any soil stockpile located adjacent to public roadways, residences, or businesses, in the vicinity of bodies of water, or when remaining on-site for an extended period.
- Contractor shall take all such measures necessary to retain soil and sediment on-site and to prevent tracking of mud and dirt onto public roadways.
- All exposed soil surfaces to remain shall be stabilized and/or reseeded in accordance with an approved landscape plan or an approved Storm Water Pollution Prevention Plan (SWPPP), as applicable. In the event neither document is required by Mono County or the Lahontan Regional Water Quality Control Board, stockpiled topsoil shall be spread evenly to a minimum depth of 6 inches over slopes and disturbed areas and seeded to prevent erosion with the following mixture and application rates:
Hard Fescue Grass 20 lb/acre
Lupin 5 lb/acre
Crested Wheat Grass 20 lb/acre
Sagebrush 5 lb/acre
Pubescent Wheat Grass 20 lb/acre
- Seeded slopes shall be protected by installation of an erosion control blanket, "North American Green SC150," or approved equal, secured in accordance with manufacturer's recommendations.
- At no time shall the contractor dewater the project site by pumping into bodies of water, storm drains, or a subdrain system.

BASIS OF BEARING

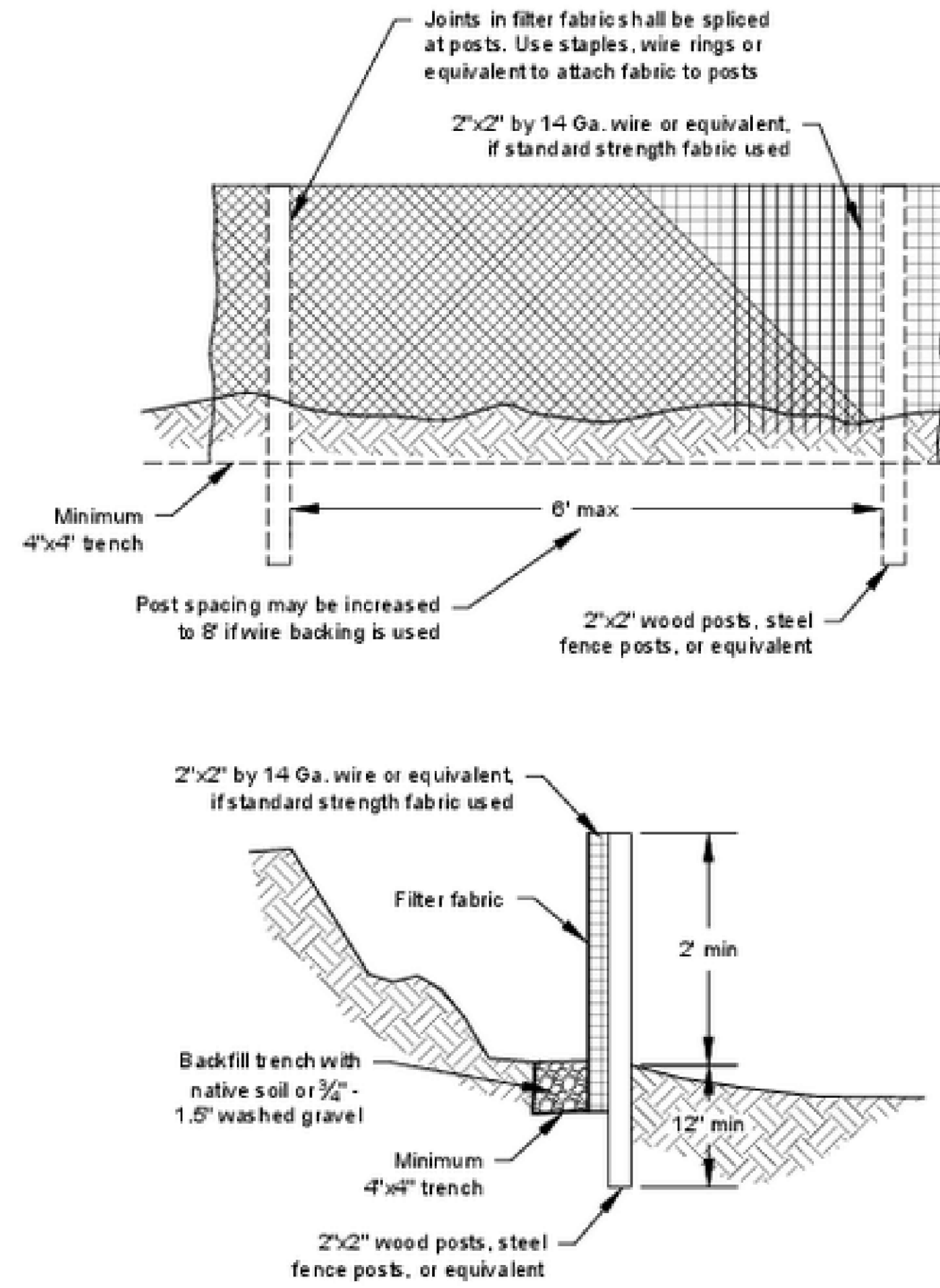
THE BASIS OF BEARING FOR THIS PROJECT IS THE MAP OF TWIN LAKES SUBDIVISION, SOUTH PORTION AS RECORDED IN BOOK 1 OF MAPS PAGE 47 BEING LOCATED IN A PORTION OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 24 EAST, M.D.B. & M.

LEGEND

EXISTING		PROPOSED
---	PROPERTY LINE	---
---	CENTER LINE	---
10' INTERVAL	CONTOUR (MAJOR)	5' INTERVAL
2' INTERVAL	CONTOUR (MINOR)	1' INTERVAL
	DAYLIGHT LINE	---
	SILT FENCE	---
	PROPOSED ROAD (EXISTING MATERIAL)	---
	ROCK DRIVEWAY TRACKING BMP	---
	TREE	---
	TREE REMOVAL	---

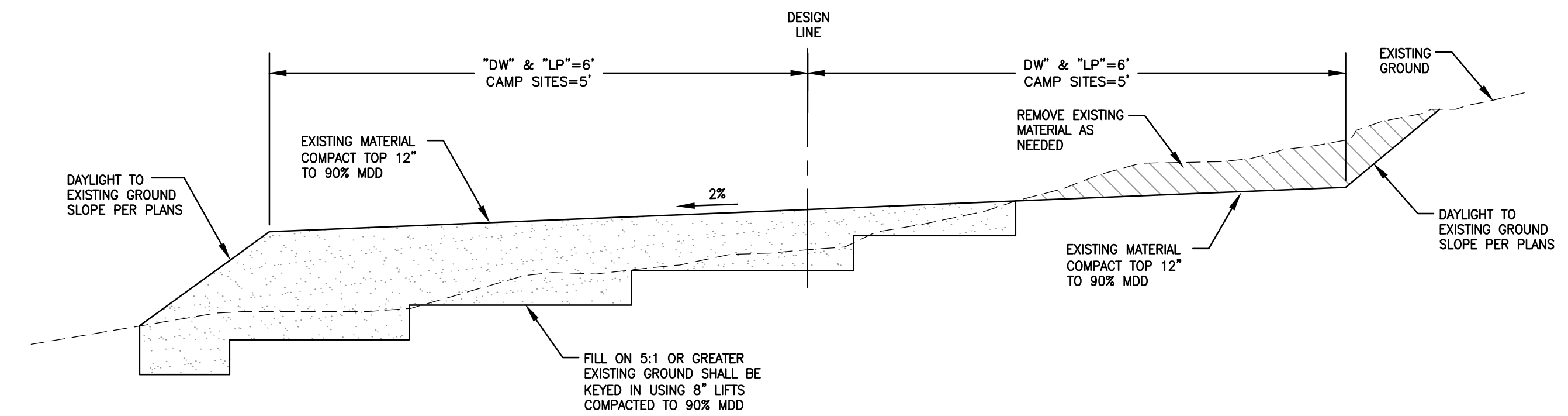
ABBREVIATIONS

BP	BEGINNING POINT
CONST	CONSTRUCT
E	EAST
EP	END POINT
EXIST	EXISTING
L	LENGTH
N	NORTH
PC	POINT OF CURVE
PCC	POINT OF COMPOUND CURVE
P/L	PROPERTY LINE
PRC	POINT OF RETURN CURVE
R	RADIUS
S	SOUTH
T	TANGENT
W	WEST



SILT FENCE

NTS



TYPICAL ROAD SECTION

NTS

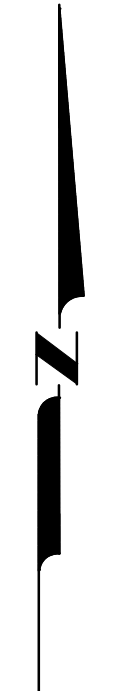
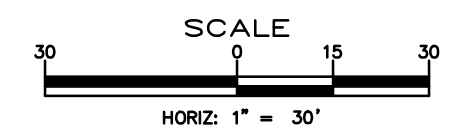
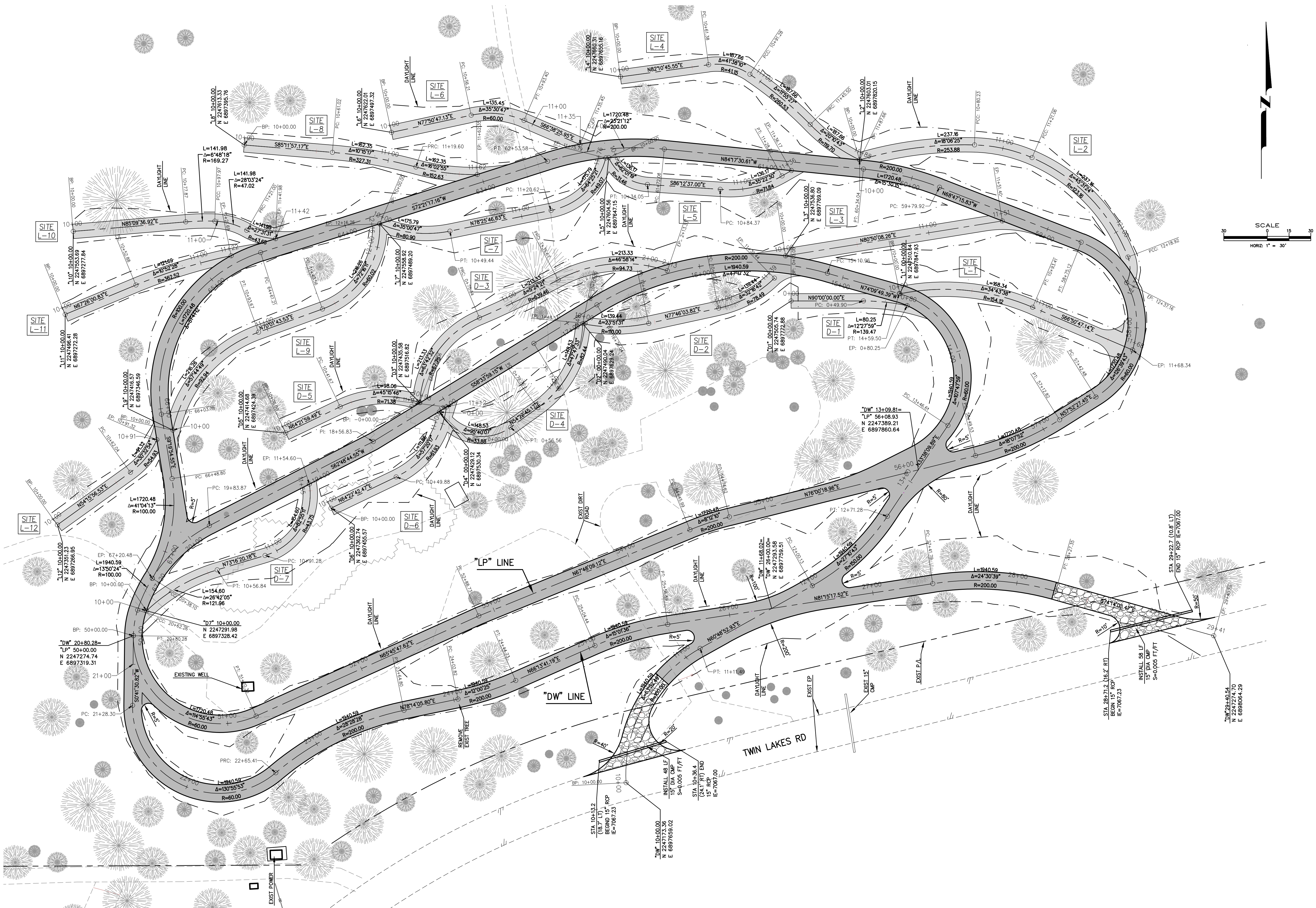
DWG: AA-CAMPGND-151
SCALE: HORIZ: N.T.S.
SCALE: VERT: N/A
DRAWN BY: AA
DATE: MAY 11, 2020

ALLEN ANNETT
1527 GLENWOOD DRIVE
GARDNERVILLE, NV 89460

TWIN LAKES CAMPGROUND
GENERAL NOTES & DETAILS

REVISIONS

REV	DATE	DESCRIPTION	REVISION



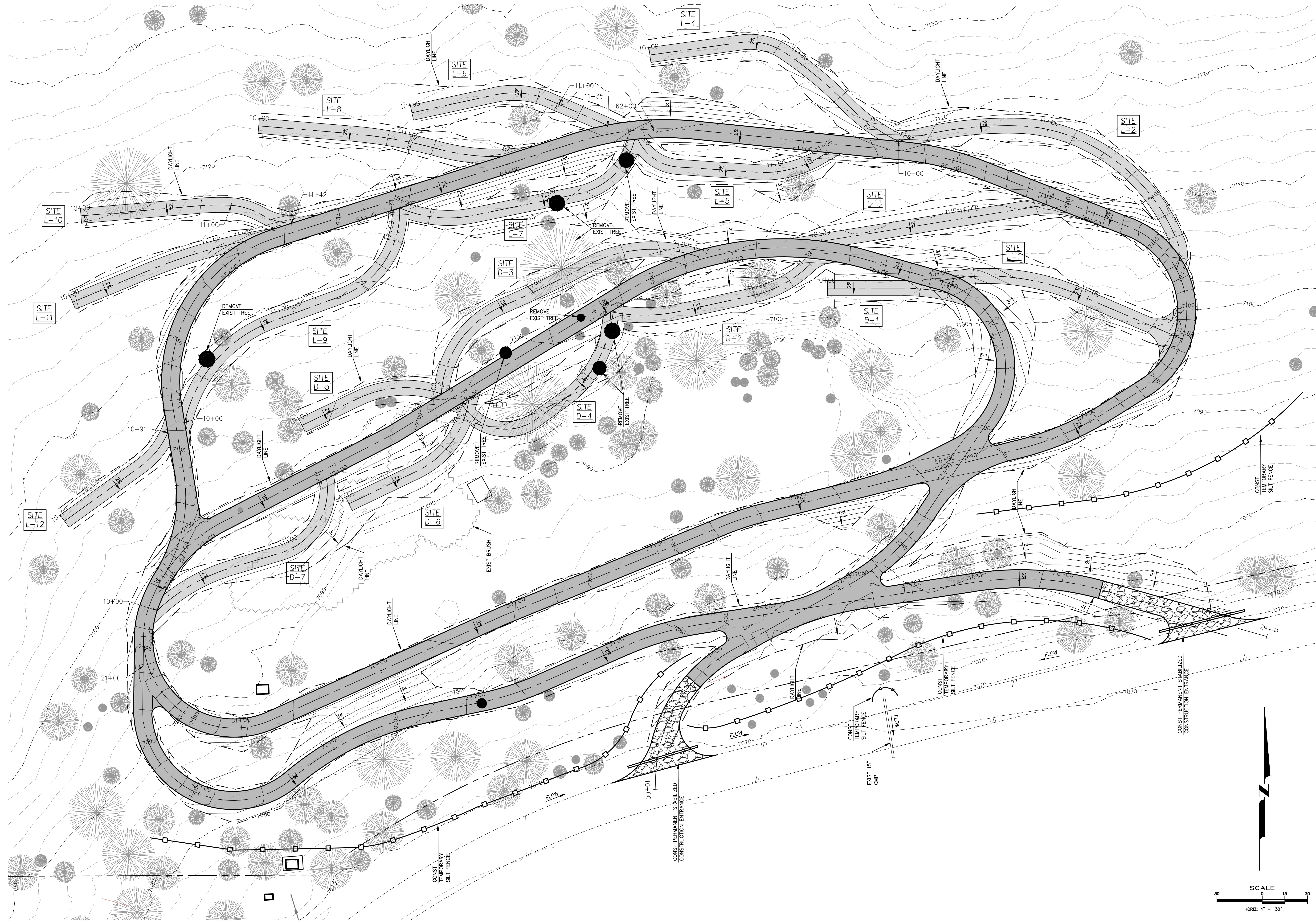
DWG: AA-CAMPGRD-BST
SCALE HORIZ: 1"=30'
SCALE VERT: N/A
DRAWN BY: AA
DATE: MAY 11, 2020

ALLEN ANNETT
1527 GLENWOOD DRIVE
GARDNERVILLE, NV 89460

CAMPGRD
SITE PLAN

REVISIONS

REV	DATE	DESCRIPTION	REVISED



DWG: AA-CAMPGRD-151
 SCALE: HORIZ: N.T.S.
 SCALE: VERT: N/A
 DRAWN BY: AA
 DATE: MAY 11, 2020

ALLEN ANNETT
 1527 GLENWOOD DRIVE
 GARDNERVILLE, NV 89460

CAMPGROUND
 GRADING, LANDSCAPE &
 STORMWATER POLLUTION PREVENTION
 PLAN

REV	DATE	DESCRIPTION	REVISED

REVISIONS

From: [Jim Reid](#)
To: [John Peters](#); [April Sall](#)
Subject: Allen & Lori Annett campground proposal
Date: Saturday, June 27, 2020 4:53:58 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

John and April, I was just made aware of a project Allen and Lori Annett are working on for a campground in the Twin Lakes area and that their project is on the agenda for a Mono County LDTAC meeting scheduled for July 6. I just wanted to drop a line to you to express my approval of such a campground project. The Bridgeport area and of course all of Mono County are very well known for all that we have to offer in terms of outdoor recreation. There are times when, during our fishing, hiking, camping, sight-seeing, Fall color viewing, hunting, kayaking seasons many of the campgrounds in the area are at maximum capacity, if there were even a few additional campsites, especially ones large enough for larger RV's and with hook-ups, this would mean just a few more families would be able to stay in the area to recreate during our already short tourist season(s). I feel that this project would enhance the Bridgeport and Twin Lakes area and of course provide some additional facilities for vacationers to stay. The additional camping facilities would of course bring in additional revenue, not to mention additional tax revenue, to the area that is always welcome.

Thank you for taking the time to listen to my thoughts.

Sincerely,

James E. Reid
Ken's Sporting Goods
PO Box 544 / 258 Main St.
Bridgeport, CA 93517
(760) 932-7707
www.kenssport.com