

**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](http://www.monocounty.ca.gov)

**DIRECTOR REVIEW  
APPLICATION**

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

**APPLICANT/AGENT** Jamie Schectman, BROCC LLC

ADDRESS [REDACTED] CITY/STATE/ZIP June Lake, CA 93529

TELEPHONE ( [REDACTED] ) [REDACTED] E-MAIL jamie@balancedrocksaloon.com

**OWNER**, if other than applicant \_\_\_\_\_

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

TELEPHONE ( \_\_\_\_\_ ) \_\_\_\_\_ E-MAIL \_\_\_\_\_

**DESCRIPTION OF PROPERTY:**

Assessor's Parcel # 015-075-028 General Plan Land Use Designation Commercial  
015-075-021 & 015-075-029

**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.

Project includes remodel of existing bar & kitchen area. Parking is provided on property and on adjacent property via parking agreement (attached). June Pie has been converted to take out only and it's designated parking has been allocated to the new Balanced Rock Grill & Cantina as shown by the parking table on the attached project title sheet. The proposed parking site plan is also attached.

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

**Jamie Schectman** 4-14-23  
\_\_\_\_\_  
Signature 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 Jamie Schectman, BROCC LLC

PROJECT TITLE Balanced Rock Grill & Cantina

LOT SIZE (sq. ft./acre) 32,670 sf / 0.75 ac   ASSESSOR'S PARCEL # 015-075-028  
**015-075-029 & 015-075-021**

PROJECT LOCATION June Lake

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

Please Specify:

Number of Units 2   Building Height/# of floors 2  
Number of Buildings 2   Density (units/acre) NA

Total lot coverage/impervious surface (sq. ft. & %) 14,394 sf / 0.44%  
a. Buildings (first-floor lot coverage /sq. ft. & %) 5,275 SF  
b. Paved parking & access (sq. ft. & %) 12,178 Unpaved  
9,119 Paved

Landscaping/screening and fencing:

- a. Landscaping (sq. ft. & %) 0%  
b. Undisturbed (sq. ft. & %) 100%

Total parking spaces provided:

- a. Uncovered 33  
b. Covered 0  
c. Guest/Handicapped 2 INCLUDED IN 33

**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

Two commercial building with multiple tenants and associated parking. Ernie's Tackle & Balanced Rock Building

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 Customer Cars

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 Vacant South Commercial

East Commercial West Commercial

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.) \_\_\_\_\_

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) None

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 None, no grading is proposed

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?

Yes, existing building has been there many years

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

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 \_\_\_\_\_

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 Cal Trans

Water Supply June Lake PUD

Sewage Disposal June Lake PUD

Fire Protection June Lake FPD

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 

4 14 23

For \_\_\_\_\_

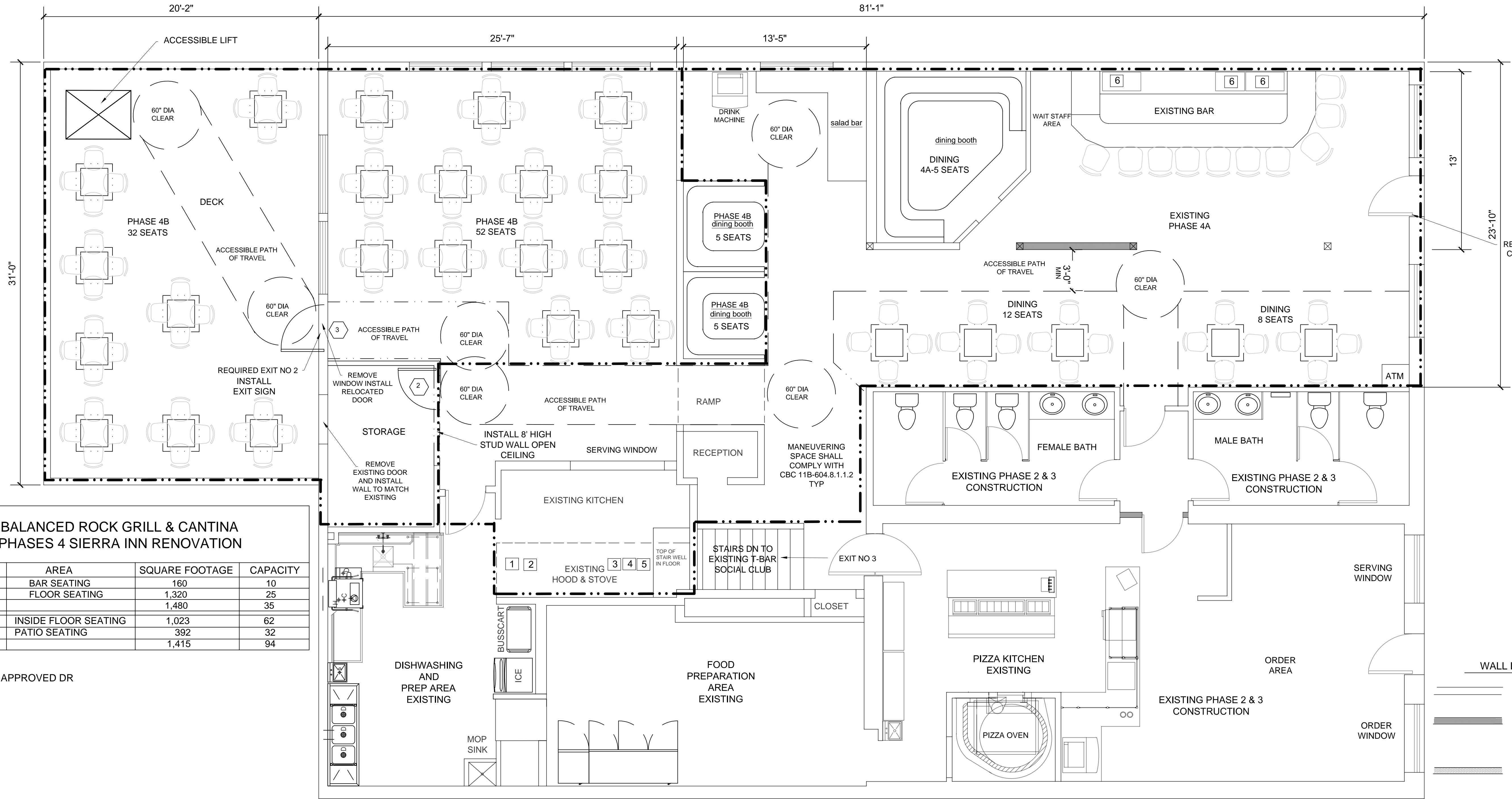
DATE

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

DOOR SCHEDULE					
MARK	TYPE	OPENING	MATERIAL	MANUFACTUER	REMARKS
DOORS					
MARK	TYPE	OPENING	MATERIAL	MANUFACTUER	REMARKS
①		3'-0"	STEEL	TBD	
②		3'-0"	WOOD	TBD	
③		3'-0"	STEEL	TBD	
WINDOW SCHEDULE					
MARK	TYPE	OPENING	MATERIAL	MANUFACTUER	REMARKS
Ⓐ		5'X4'			EXISTING

**FLOOR PLAN NOTES:**

WRITTEN DIMENSIONS PREVAIL OVER SCALE.  
 VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.



**BALANCED ROCK GRILL & CANTINA  
 PHASES 4 SIERRA INN RENOVATION**

PHASE	AREA	SQUARE FOOTAGE	CAPACITY
4A	BAR SEATING	160	10
4A	FLOOR SEATING	1,320	25
4A TOTAL*		1,480	35
4B	INSIDE FLOOR SEATING	1,023	62
4B	PATIO SEATING	392	32
4B TOTAL		1,415	94

\*PHASE 4A APPROVED DR

**WALL LEGEND**

	EXISTING WALL
	WOOD STUDS WITH DRYWALL
	PRESSURE TREATED WOOD STUDS 1/2" DRY WALL

SCALE  
 1/4" = 1'-0"

NO. REVISIONS: \_\_\_\_\_

DATE: BY: BS

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

SHEET TITLE: **PHASE 4B FLOOR PLAN**  
 PROJECT: **PROPOSED BALANCED ROCK SALOON**  
 ADDRESS: **BALANCED ROCK GRILL & CANTINA**  
 2588 HIGHWAY 158  
 JUNE LAKE, CA 93529

DATE: 4-14-23  
 DRAWING NO. **A-3**



LOT 10

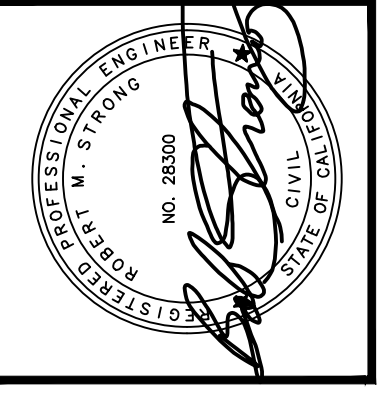
LOT 9

DIRECTOR REVIEW  
PROJECT LIMIT

CRAWFORD AVE

LOT 19

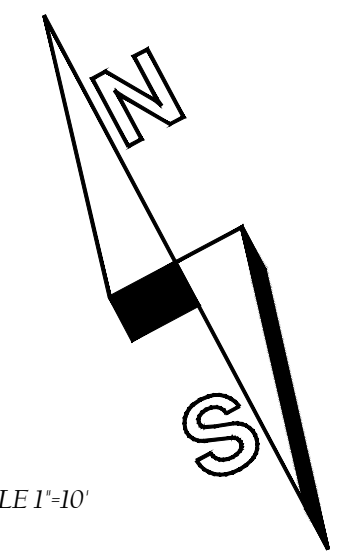
NO.	REVISIONS:	DATE:	BY:
			BS



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

SHEET TITLE: DIRECTOR REVIEW SITE PLAN  
PROJECT: PROPOSED BALANCED ROCK SALOON  
BALANCED ROCK GRILL & CANTINA  
ADDRESS: 2588 HIGHWAY 158  
JUNE LAKE, CA 95529

DATE: 4-14-23  
DRAWING NO.  
**2 OF 2**



SCALE 1"=10'