

El Refugio Project Description:

“El Refugio”, or “the refuge”, is a unique green-conscientious small scale lodging facility that, as the name implies, provides a safe, peaceful, getaway experience. The El Refugio experience can also fall into the relatively new and different type of lodging known as Glamping.

Phase 1 consists of three 20-foot diameter and five 24-foot diameter Yurts designated as nightly rentals. Rental yurts include a three-quarter bath and a kitchenette consisting of a small two burner stove and a 7 cubic ft. refrigerator. Two 30-foot diameter Yurts are designated for the manager/proprietor of the complex and for the community building with receptionist and offices at the entrance of the complex.

Also proposed in Phase 1 are a common area with hot tub, a 24-foot diameter gazebo in the center of the complex, along with a 25-foot square maintenance/storage shed. The yurts are located approximately 100 feet apart, along a flat 800-foot level pathway at an elevation of 6,680 feet, minimizing total grading to under 69 cubic yards.

Utilities include a private well, septic tank with leech field, generator with propane tank and a solar power array located on the only southerly facing hillside.

Phase 2 consists of seven 24-foot diameter Yurts also designated as nightly rentals with $\frac{3}{4}$ bath and kitchenette. For an additional source of green energy, small scale wind generation turbines are added along with another septic tank.

The intentions of El Refugio are to use as much green energy as feasible and to leave the smallest footprint possible upon the site. It is also the intent to be as indiscrete as possible by using colors that will blend in with the natural environment along with maintaining minimal heights of under 12'-6' (except for the two larger 30' Yurts). The Yurts will rest more than 5 visual miles away from Highway 395 reducing any aesthetic visual concerns.

A naturalist perspective is being taken on this project by attempting not to remove any soil and not to pave any areas unless necessary by code for handicapping purposes, for example the guest parking lot. El Refugio plans to maintain the integrity of the surrounding natural habitat. The intent is to give clientele the experience of being in nature with some of the basic creature comforts of civilization, but providing the feeling of being outdoors, which defines Glamping. The experience is about stepping off the beaten path, walking away from superficial tourist attractions or activities; and embracing an immersive natural environmental exposure of the body, mind and soul.

**Mono County
Community Development Department**

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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 John Heins

PROJECT TITLE El Refugio Mammoth

LOT SIZE (sq. ft./acre) 40.2 Gr/35.9 Net ASSESSOR'S PARCEL # 037-110-015-000
acres

PROJECT LOCATION #15 Benton Crossing Road, Mammoth Lakes, CA, 93546

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

Please Specify:

Number of Units 16 Building Height/# of floors 18' max, 1 story

Number of Buildings 19 Density (units/acre) 0.4 units per acre
incl: community bldg, storage shed + gazebo

Total lot coverage/impervious surface (sq. ft. & %) 15,048.7 sq.ft. w/o Benton Crossing Road

a. Buildings (first-floor lot coverage /sq. ft. & %) 9,280.9 sq.ft. - 0.53%

b. Paved parking & access (sq. ft. & %) 5,767.8 sq.ft. - 0.33% paved Parking lot
48,397.9 sq.ft. - 2.76% paved Benton Crossing Rd

Landscaping/screening and fencing:

a. Landscaping (sq. ft. & %) 13 Pinon Pine Trees - 24" box

b. Undisturbed (sq. ft. & %) _____

Total parking spaces provided: 47 total stalls

a. Uncovered _____ 2 per Yurt = 32 Std

b. Covered _____ 2 (manag.)+ 2 Stor. Shed = 4 Std

c. Guest/Handicapped _____ 10 Std + 1 HC = 11

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.

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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

The site has no structures built upon it, yet Benton Crossing Road (paved) bisects the the 40 acre parcel in third, and Blue Sky Way (unimproved) meanders to the land locked parcel #1 of Parcel Map.

3. ACCESS/CIRCULATION:

Name of Street Frontage(s) Benton Crossing Road

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 32 passenger cars max., and 1 tractor

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 BLM - Benton Crossing Rd

South Private - Benton Crossing Rd

East Private - Vacant

West BLM / DWP - Lake Crowley

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.) very gentle slopes over 3/4 of parcel (less than 2%) with a slightly sloped knoll in SE corner (max 10% slope)

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) **There are no drainage channels, all rain waters sheet flows across parcel toward the West and then crossing Benton Crossing Rd and then into Crowley Lake**

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) 100% high Chaparral, sage brush, in very rock, volcanic soil

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 _____
There will be no fences installed that would impede the free movement of any 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? **45,393.8 sq.ft.**
- 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 **Decomposed granite road ways only, with side and cross swales to allow natural flow and prevent any soil erosion.**
11. AIR QUALITY:
- A. Will the project have wood-burning devices? Yes No If YES, how many? **17**
- 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? **Yurts are low profile, round and under 18' high. Finish materials and colors will be selected that will blend into the natural vegetation and surroundings.**
- B. How does the proposed project affect views from existing residential/commercial developments, public lands or roads? **There are no existing neighboring residential or commercial developments near by and the site is barely visible from highway 395, over 5 miles away as the bird flies!**
- C. If outdoor lighting is proposed, describe the number, type and location **The project proposes "night sky lighting" to illuminate pathways and critical areas. Project will not use any street or overhead lighting**
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.

Propane Generator and
Electricity **Phase 1 Solar + addition of wind generation in Phase 2**
Underground Overhead (Show location of existing utility lines on Plot Plan)

Road/Access **Benton Crossing Rd (paved) and Blue Sky Way (unimproved)**

Water Supply **private well on site**

Sewage Disposal **septic tank and leech field**

Fire Protection **N/A - Building Separation**

School District **Mammoth Unified**

2. If an extension of any of the above is necessary, indicate which service(s), the length of extension(s), and the infrastructure proposed **An extension of time may be required for Phase 2, which will consist of 7 - 24' Yurts and the addition of electrical wind generation**

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.

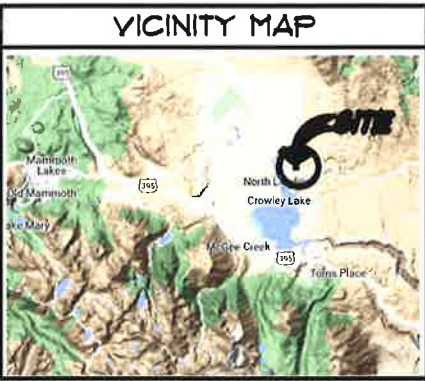
Signature _____ Date 7/25/22

For _____

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

PROJECT SCOPE:

"EL REFUGIO", THE REFUGIO, IS A UNIQUE GREEN-CONSCIOUS SMALL SCALE TYPE OF LODGING FACILITY KNOWN AS GLAMPING. PHASE 1 CONSISTS OF THREE 20-FOOT DIAMETER AND FIVE 24-FOOT DIAMETER YURTS DESIGNATED AS NIGHTLY RENTALS. IN ADDITION, TWO 30-FOOT DIAMETER YURTS ARE DESIGNATED FOR THE MANAGER/PROPRIETOR OF THE COMPLEX AND FOR THE COMMUNITY BUILDING WITH RECEPTIONIST AND OFFICES AT THE ENTRANCE OF THE COMPLEX. ALSO PROPOSED IN PHASE 1 ARE A COMMON AREA WITH HOT TUB, A 24-FOOT DIAMETER GAZEBO IN THE CENTER OF THE COMPLEX, ALONG WITH A 28-FOOT SQUARE MAINTENANCE/STORAGE SHED. PHASE 2 WILL CONSIST OF SEVEN 24-FOOT DIAMETER YURTS ALSO DESIGNATED AS NIGHTLY RENTALS. FOR AN ADDITIONAL SOURCE OF GREEN ENERGY, SMALL SCALE WIND GENERATION TURBINES ARE ADDED ALONG WITH ANOTHER SEPTIC TANK IN PHASE 2.



SHEET INDEX

A-1	SITE PLAN
A-2	MASTER PLAN
A-3	20' dia. YURT FLOOR PLANS + ELEVATION
A-4	24' dia. YURT FLOOR PLANS + ELEVATION
A-5	30' dia. YURT FLOOR PLANS + ELEVATION
A-6	YURT ASSEMBLY AND ROAD SECTION X-X

BUILDINGS + SITE DATA :

LOT SIZE: SQUARE = 1323.25' x 1324.51' = 1,752,657.9 SQ.FT.
 40.24 ACRES GROSS / 35.93 ACRES NET
 APN : 037-110-015-000
 PARCEL MAP : 37 - 166 PARCEL 2
 BOOK 4, PAGE 126
 ZONE : RM
 EXISTING VACANT LAND W/ BENTON CROSSING ROAD BISECTING ELY QUARTER OF SITE

	PHASE 1	PHASE 2	% of SITE
HABITABLE USES			
EXISTING HABITABLE AREA	0 sq.ft.	0 sq.ft.	
2 x 30' YURT COMM / MANAG	1,413.0 sq.ft.		
2260.8 sq.ft. RENTAL		3,165.1 sq.ft.	
942.0 sq.ft. RENTAL			
450.1 sq.ft. RENTAL			
24' GAZEBO			
176.0 sq.ft. HOT TUB			
TOTAL NEW HABITABLE AREA	4,615.8 sq.ft.	3,165.1 sq.ft.	0.44 %
PARKING			
COVERED PARKING + SERVICE SHED	1,500.0 sq.ft.		
YURT PARKING ON GRADE	4,500.0 sq.ft.	3,500.0 sq.ft.	
COMMON AREA PARKING ON GRADE	5,767.8 sq.ft.		
TOTAL PARKING AREA	11,767.8 sq.ft.	3,500.0 sq.ft.	0.86 %
HARDSCAPE			
EXISTING BENTON CROSSING ROAD PAVED	48,391.9 sq.ft.		2.76 %
EXISTING BENTON CROSSING ROAD 100' DEDICATED	134,466.5 sq.ft.		7.67 %
EXISTING BLUE SKY WAY 60' DEDICATED	52,920.0 sq.ft.		3.02 %
NEW DECORATIVE GRANITE ROAD W/IN 60' DEDICATION	24,725.8 sq.ft.		1.41 %
NEW 12' CURVED DECORATIVE GRANITE PATHWAY + T.R.	31,626.0 sq.ft.		1.81 %
YURT PARKING ON DECOMP. GRANITE	4,500.0 sq.ft.	3,500.0 sq.ft.	0.46 %
PAVED COMMON AREA PARKING ON GRADE	5,767.8 sq.ft.		0.31 %
PERMEABLE YURT ENTRY DECK AREAS	1,210.6 sq.ft.		0.07 %
TOTAL HARDSCAPE SURFACE	54,165.7 sq.ft.		3.09 %
TOTAL PERMEABLE SURFACES	62,062.4 sq.ft.	3,500.0 sq.ft.	3.74 %
ALTERNATIVE ENERGY			
AREA ALLOTTED FOR SOLAR ENERGY GENERATION	47,686.7 sq.ft.		2.72 %
AREA ALLOTTED FOR WIND ENERGY GENERATION		13,000.0 sq.ft.	0.74 %
TOTAL AREA ALLOTTED FOR ALT. ENERGY		60,686.7 sq.ft.	3.46 %

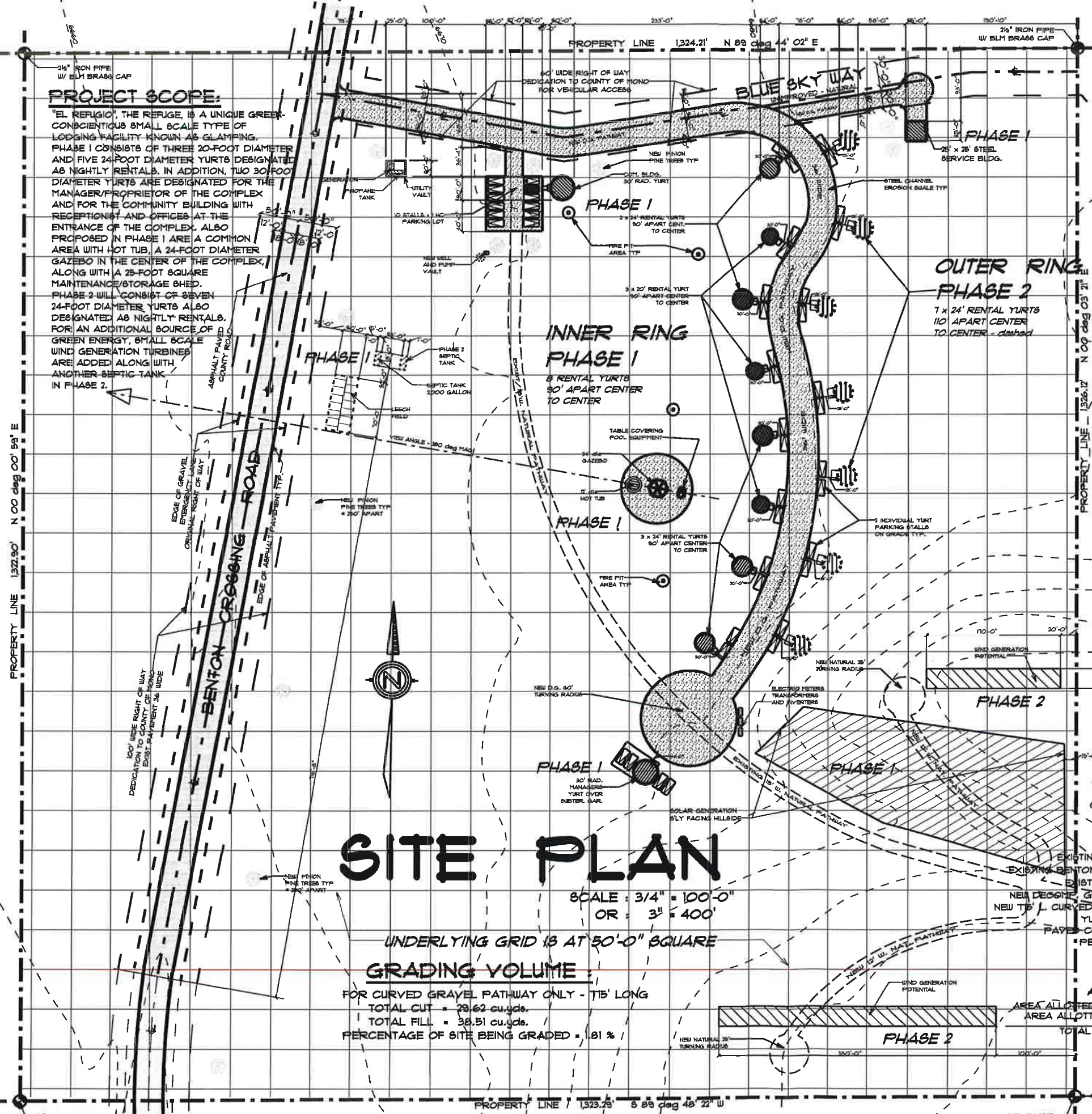
SITE PLAN

SCALE : 3/4" = 100'-0"
 OR : 3" = 400'

UNDERLYING GRID IS AT 50'-0" SQUARE

GRADING VOLUME

FOR CURVED GRAVEL PATHWAY ONLY - 115' LONG
 TOTAL CUT = 29.62 cu.yds.
 TOTAL FILL = 38.51 cu.yds.
 PERCENTAGE OF SITE BEING GRADED = .81 %



SITE PLAN

PROJECT ARCHITECT :
 RAYMOND MEDAK, ARCHITECT
 2087 ASHBURY DR LIC # 21,755
 CLEARWATER, FL, 33764
 ARCHITECT + ENGINEER : (310) 480 - 0289
 E-MAIL : RAYMEDAK@GMAIL.COM

PROJECT OWNER :
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PROJECT APPLICANT :
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PLOTTED :
 7/11/22
 PRINTED :

REVISIONS :
 REVISIONS :

SHEET
A-1
 OF 6 SHEETS

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