Tim Rudolph ENGINEERING 438 Chestnut Ave San Marcos, CA. 92069 760798-4292

760 798-4292 TimRudolph@cox.net

Re: Birchim CSD – Well Site FROM: Tim Rudolph, PE April 7, 2022

Generator Project

Birchim CSD is planning to install a backup generator for the water system wells. The generator must be near the existing electrical building. The site has 3 wells and a building, the wells require working clearance for well replacement & maintenance activities. Placing the generator behind the building is the most logical place due to access to the electrical building and limited space on the property. The generator needs to be set back from well #2 that is adjacent the proposed generator location.

Birchim CSD is requesting that the 30 ft stream setback requirement be reduced to 25 ft.

Submitted by:

TIM Fudouson

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

DIRECTOR REVIEW INFORMATION

INTRODUCTION:

A Director Review (DR) permit is an administrative permit issued by the Planning Director that avoids the time and expense of a public hearing before the Planning Commission. Director Review permits typically are issued when sufficient standards are contained in the Mono County General Plan, when projects are minor and noncontroversial, and when exempt from the California Environmental Quality Act (CEQA).

APPLICATION PACKET SHALL INCLUDE:

- A. Completed application form.
- B. Completed Project Information form.
- C. Detailed plot plans meeting the requirements of the attached plot plan guidelines (one copy no larger than 11" x 17)".
- D. Elevations or flat-scale drawings of the proposed project (one copy no larger than 11" x 17").
- E. Floor plans of project (One copy no larger than 11" x 17").
- F. Deposit for project processing: See Development Fee Schedule for Director Review. Project Applicants are responsible for costs incurred above deposit amount.
- G. Environmental Review (CEQA): See Development Fee Schedule for Categorical Exemption.

APPLICATION REVIEW PROCEDURE:

- A. **Application packet submitted** to the Planning Division.
- B. **Planning staff review** of the application packet. If deemed incomplete, the applicant will be notified of the deficiencies. If the packet is complete, the Planning Director will determine whether to review the project with or without notice to adjacent property owners. If the Director determines to issue the permit with notice, a notice will be sent to affected property owners, with a typical comment period of 10 days.
- C. **Preparation of permit and environmental document**. Once the packet is complete and, if applicable, the comment period for noticed projects has ended, staff will prepare the permit and the Categorical Exemption.
- D. **Review by Director**. The Planning Director will review the permit and take action. The permit may be: 1) denied, 2) approved, or 3) approved with conditions. The applicant will receive a copy of the decision. The Director Review permit becomes effective 10 days following the date of the Director's decision unless an appeal is filed.
- E. **Appeal of the decision.** The applicant or other interested parties can appeal the decision of the Planning Director to the Planning Commission. If an appeal is filed, the permit will not be issued until the appeal is considered and the Planning Commission renders a decision. A completed appeal application with accompanying fees must be filed with the Planning Division within 10 days of the decision date.
- F. **Inactive Project.** The project shall be deemed inactive if the applicant has not submitted requested materials from the most recent County correspondence within 180 days, in accordance with 04.360, Mono County Land Use Element.

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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.

TIMRUZER

Signature of Applicant

Date

Planning / Building / Code Compliance / Environmental / Collaborative Planning Team (CPT) Local Agency Formation Commission (LAFCO) / Local Transportation Commission (LTC) / Regional Planning Advisory Committees (RPACs) Revised August 2020

Planning Division

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PLOT PLAN EXAMPLE



Planning / Building / Code Compliance / Environmental / Collaborative Planning Team (CPT) Local Agency Formation Commission (LAFCO) / Local Transportation Commission (LTC) / Regional Planning Advisory Committees (RPACs)

PO Box 347 Plan Mammoth Lakes, CA 93546 (760) 924-1800, fax 924-1801 commdev@mono.ca.gov	nning Division Bridgeport, CA 93517 (760) 932-5420, fax 932-5431 www.monocounty.ca.gov
DIRECTOR REVIEW APPLICATION	APPLICATION # FEE \$ DATE RECEIVED RECEIVED BY RECEIPT # CHECK # (NO CASH)
APPLICANT/AGENT	
ADDRESS	CITY/STATE/ZIP
TELEPHONE ()	E-MAIL
OWNER , if other than applicant	
ADDRESS	CITY/STATE/ZIP
TELEPHONE ()	E-MAIL
DESCRIPTION OF PROPERTY:	
Assessor's Parcel # Gen	eral Plan Land Use Designation

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.

I CERTIFY UNDER PENALTY OF PERJURY THAT I am: \Box legal owner(s) of the subject property (all individual owners must sign as their names appear on the deed to the land), \Box corporate officer(s) empowered to sign for the corporation, or \Box 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	Signature	Date
Planning / Building / Code Compliance / Environmental / Collaborative Planning Team (CPT) Local Agency Formation Commission (LAFCO) / Local Transportation Commission (LTC) / Regional Planning Advisory Committees (RPACs) Revised July 2020		

PO Box 347 Plat Mammoth Lakes, CA 93546 (760) 924-1800, fax 924-1801 commdev@mono.ca.gov	nning Division Bridgeport, CA 93517 (760) 932-5420, fax 932-5431 www.monocounty.ca.gov			
DIRECTOR REVIEW APPLICATION	APPLICATION # FEE \$ DATE RECEIVED RECEIVED BY RECEIPT # CHECK # (NO CASH)			
APPLICANT/AGENT Scott Wing-Hartlein- Birchim CSD District Manager ADDRESS 573 Owens Gorge Road CITY/STATE/ZIP Mammoth Lakes, CA 93546				
TELEPHONE (760) 937-8808	E-MAIL SCOTT@sunshinefloors.net			
	im Community Service District			
	ad CITY/STATE/ZIP Mammoth Lakes, CA 93546			
TELEPHONE (760) 937-8808	E-MAIL scott@sunshinefloors.net			

DESCRIPTION OF PROPERTY:

Assessor's Parcel # 006207035000000 General Plan Land Use Designation

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.

Birchim CSD is planning to install a backup generator for the water system wells. The generator must be near the existing electrical building. The site has 3 wells and a building, the wells require working clearance for well replacement & maintenance activities. Placing the generator behind the building is the most logical place due to access to the electrical building and limited space on the property. The generator needs to be set back from well #2 that is adjacent the proposed generator location. Birchim CSD is requesting that the 30 ft stream setback requirement be reduced to 25 ft

I CERTIFY UNDER PENALTY OF PERJURY THAT I am: i legal owner(s) of the subject property (all individual owners must sign as their names appear on the deed to the land), i 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.

A	Down	Steve Toups, Board President, Birchm Community Service District	4/7/22
Signature (· ·	Signature	Date l

Planning / Building / Code Compliance / Environmental / Collaborative Planning Team (CPT) Local Agency Formation Commission (LAFCO) / Local Transportation Commission (LTC) / Regional Planning Advisory Committees (RPACs) Revised July 2020

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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. <u>**TYPE OF PROJECT**</u> (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	
PROJECT TITLE	
LOT SIZE (sq. ft./acre) ASSESSOR'S PARCEL #	
PROJECT LOCATION	
Has your project been described in detail in the project application? Yes \Box No \Box	
Has your project been described in detail in the project application? Yes No Please Specify: Number of Units Building Height/# of floors Number of Buildings Density (units/acre) Total lot coverage/impervious surface (sq. ft. & %) a. Buildings (first-floor lot coverage / sq. ft. & %) b. Paved parking & access (sq. ft. & %) Landscaping/screening and fencing: a. Landscaping (sq. ft. & %)	
<u>SITE PLAN</u> Are all existing and proposed improvements shown on the Plot Plan (see attached Plot Plan Requirements)? Yes I No I	

III. ENVIRONMENTAL SETTING

II.

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 \Box If the site is developed, describe all existing uses/improvements such as structures, roads, etc. Does the Plot Plan show these uses? Yes \Box No \Box

3.	ACCESS/CIRCULATION: Name of Street Frontage(s)	
	Paved Dirt No existing a	
	Has an encroachment permit bee Does the property have any exist Are any new access points propo	en submitted to Public Works or Caltrans? Yes \Box No \Box ing driveways or access points? Yes \Box No \Box sed? Yes \Box No \Box eways or access points? Yes \Box No \Box
		Svehicles associated with the project
4.		e(s) on adjacent properties. Also note any major man-made s, stream channels, number and type of structures, etc.). <u>LAND USE</u>
	North	South
	East	West
	B. Will the proposed project results use in the general area? Yes	alt in substantial changes in pattern, scale or character of No 🔲 If YES, how does the project propose to lessen rounding uses?
5.	SITE TOPOGRAPHY: Is the site on filled land? Yes slopes, etc.)	No \Box Describe the site's topography (i.e., landforms,
6.		ays or wetlands on or near the project site (i.e., rivers, or deeper and/or within 30' of the property)
	B. Are there any drainage easen	nents on the parcel? Yes \Box No \Box
	YES, contact the Department of	ng any streams or drainage channels? Yes \Box No \Box If Fish and Game for a stream alteration permit. IF YES TO ion on plot plan and note any alteration or work to be done rainage.
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)

- B. How many trees will need to be removed? _____
- C. Are there any unique, rare or endangered plant species on site? Yes \Box No \Box
- 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 D No D
- 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 ______
- B. Are there any unique, rare or endangered animal species on site? Yes \Box No \Box

9. CULTURAL RESOURCES:

A. Are there any cemeteries, structures or other items of historical or archaeological interest on the property? Yes D No D 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 \Box No \Box
- 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 \Box No \Box

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

11. AIR QUALITY:

- A. Will the project have wood-burning devices? Yes \Box No \Box If YES, how many? _____
- B. What fuel sources will the proposed project use? Wood \Box Electric \Box Propane/Gas \Box
- C. Will the proposal cause dust, ash, smoke, fumes or odors in the vicinity? Yes \Box No \Box

12. VISUAL/AESTHETICS:

- A. How does the proposed project blend with the existing surrounding land uses?
- B. How does the proposed project affect views from existing residential/commercial developments, public lands or roads?

C. If outdoor lighting is proposed, describe the number, type and location ______

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 **D** No **D**
- C. Does the project require the disposal or release of hazardous substances? Yes \Box No \Box

- D. Will the project generate significant amounts of solid waste or litter? Yes \Box No \Box
- E. Will there be a substantial change in existing noise or vibration levels? Yes D No D 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*
- **4**04 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.

- 1			•	
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Underground D Overhead D (Show location of existing utility lines on Plot Plan)

Road/Access		
Water Supply		
Sewage Disposal		
Fire Protection		
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______

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	TIM RUZZOPA	Date
For	and have seen at the stage	

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



Mapbuilders Topo from CALTOPO – showing Lower Rock Creek & near branch thru Hap Hazard's house next to the Well Site & Electrical Building Birchim CSD site



USGS topo of Lower Rock Creek



Google Earth view of site & creek- arrow points to Birchim Electrical Building

In 2015 or 2016 the site east of the Electrical Building was cleared of tall vegetation, for wildfire clearance. Determined from Google Earth, checking past aerial photos



Well Site from Mono GIS Note Owens Gorge Road is not centered in the road right-of-way



Rear of Electrical Building – 2x4 wood on ground is approximate location of generator



Rear of Building looking towards the East



Rear of Building looking East – new SCE transformers will be on pole at property corner, out of frame in photo



Scale 1/16"=1'





Birchim Community Service District

Mailing Address 636 Owens Gorge Road Tom's Place CA 93546

PROJECT LOCATION Well Site & Electrical Building 636 Owens Gorge Raod Tom's Place CA 93546 APN 006207035000000

SITE PLAN- BUILDING & GENERATOR Scale 3/8"=1'

Tim Rudolph ENGINEERING

438 Chestnut Ave San Marcos, CA. 92069 760 798-4292 <u>TimRudolph@cox.net</u> Birchim Community Service District 636 Ownes Gorge, Tom's Place, CA Backup Generator Plans

DATE 4-7-22



GENERATOR ELEVATION & FOOTPRINT

Tim Rudolph ENGINEERING

438 Chestnut Ave \$an Marcos, CA. 92069 760 798-4292 TimRudolph@cox.net

Birchim Community Service District 636 Ownes Gorge, Tom's Place, CA **Backup Generator Plans**

1. PLACE BARS SO THE EPOXY ANCHOR IS CENTERED ON A 2. BEND #4 BAR DOWN TO BAR AT BOTTOM OF FOOTING 3. IF THE CENTER SLAB IS GREATER THAN 10" THICK -INSTALL A SECOND MAT 3" FROM EARTH 12" OC EACH WAY CONCRETE SPECIFICATIONS 3,000 psi concrete, NO SPECIAL INSPECTION REQUIRED ┋"ø x 8" LONG ROD 304 (18−8) stainless steel x 6" embedment The concrete must cure for at least 8 days before the epoxy Winter or cold weather construction, if the concrete is anticipated to be below 50°F epoxy should not be used. Simpson AT-XP should be used. The drilled hole should be $\frac{11}{16}$ °Ø, with the same fasteners. This installation sequence will require the generator to be placed on the pad, the holes marked then the generator removed and the holes drilled. Then the generator can be placed and the Epoxy Grind the concrete level under the engine rails ± 0.125 " over 6 ft §"-11 ALL THREAD 304 (18-8) stainless steel ALL THREAD ROD 8" PRECUT LENGTHS McMASTER PART 95412A824 §-11 NUTS ASTM F594 STAINLESS STEEL McMASTER PART "Ø WASHERS STAINLESS STEEL MCMASTER PART 92141A035 GENERATOR FEATURES 1. ALTERNATOR ANTI-CONDENSATION HEATER BUILT IN TO 3. 10 AMP BATTERY CHARGER 5. 120 VAC & 240 VAC PLUG 6. GENERATOR SOUND ENCLOSURE LEVEL 2 LOOVERS ON TOP OF ENCLOSURE - NEED MORE INFO ON



		CROWLEY LAKE, CA	, 93546
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