Tim Rudolph ENGINEERING

438 Chestnut Ave San Marcos, CA. 92069 760798-4292 TimRudolph@cox.net

Re: Birchim CSD – Well Site April 7, 2022

FROM: Tim Rudolph, PE

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 RUDORANA

1of 5

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

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

The items checked above have been included on the submitted plot plan.

NOTE:	New development in the Swall Meadows area are required to submit a Wheeler
	Crest Design Review application.

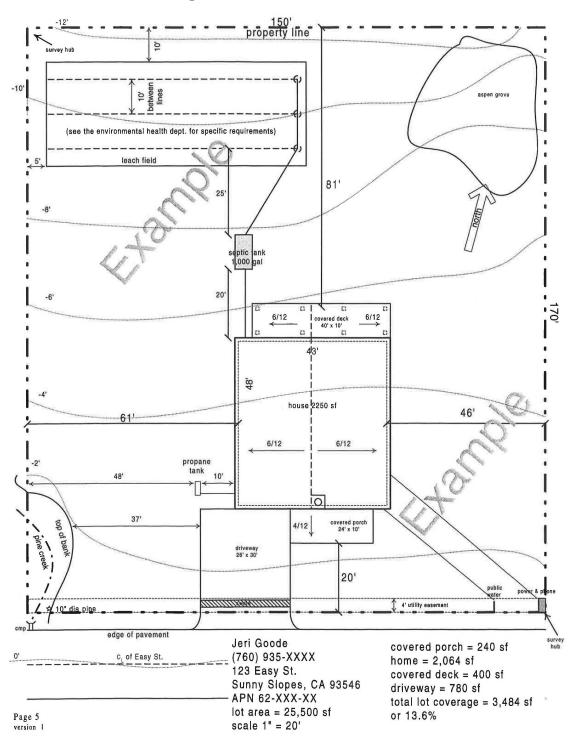
TIM RUZZER	
Signature of Applicant	Date

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PLOT PLAN EXAMPLE



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

Signature

Planning Division

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Date

DIRECTOR REVIEW	APPLICATION # FEE \$		
APPLICATION	DATE RECEIVED RECEIVED BY		
	RECEIPT # CHECK # (NO CASH)		
APPLICANT/AGENT			
ADDRESS	CITY/STATE/ZIP		
ΓΕLΕΡΗΟΝΕ ()	E-MAIL		
OWNER, if other than applicant			
ADDRESS	CITY/STATE/ZIP		
ГЕLЕРНОNЕ ()	E-MAIL		
DESCRIPTION OF PROPERTY:			
Assessor's Parcel # Gene	eral Plan Land Use Designation		
11 ()	scribe the proposed project in detail, using additional or inadequate project description may delay project		
all individual owners must sign as their officer(s) empowered to sign for the cor	RY THAT I am: \square legal owner(s) of the subject property names appear on the deed to the land), \square corporate poration, or \square owner's legal agent having Power of Power of Attorney" document must accompany the GOING IS TRUE AND CORRECT.		

Signature

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DIDECTOD DEVIEW

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

APPLICATION	DATE RECEIVED RECEIVED BY		
AII DIONIION	RECEIPT # CHECK #	(NO CASH)	
APPLICANT/AGENT Scott Wing-Hartlei	n- Birchim CSD District Manager		
ADDRESS 573 Owens Gorge Roa	ad CITY/STATE/ZIP Mammoth La	kes, CA 93546	
TELEPHONE (<u>760</u>) <u>937-8808</u>	E-MAIL SCOTT@sunshine	floors.net	
OWNER, if other than applicant Birchi	m Community Service D	istrict	
ADDRESS 636 Owens Gorge Roa	ad CITY/STATE/ZIP Mammoth La	kes, CA 93546	
TELEPHONE (760) 937-8808	E-MAIL SCOTT@sunshine	efloors.net	
DESCRIPTION OF PROPERTY:			
Assessor's Parcel # Gene	eral Plan Land Use Designation	and Quasi-Public Facilities (PF)	
PROPOSED USE : Applicant(s) should des sheets if necessary. Note: An incomplete processing.			
Birchim CSD is planning to install a bagenerator must be near the existing elebuilding, the wells require working clear activities. Placing the generator behind access to the electrical building and ling to be set back from well #2 that is adjacted to CSD is requesting that the 30 ft stream	ectrical building. The site has 3 warrance for well replacement & maind the building is the most logical punited space on the property. The content the proposed generator local	ells and a ntenance lace due to generator needs tion. Birchim	
I CERTIFY UNDER PENALTY OF PERJUR (all individual owners must sign as their officer(s) empowered to sign for the correction for this action (a notarized "Fapplication form), AND THAT THE FOREGO	names appear on the deed to the la poration, or owner's legal agent lower of Attorney" document must	and), X corporate having Power of	
	eve Toups, Board President, chm Community Service District	4/7/22	
Signature	Signature	Date	

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More on back...

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
	PROJECT TITLE
	LOT SIZE (sq. ft./acre) ASSESSOR'S PARCEL #
	PROJECT LOCATION
	Has your project been described in detail in the project application? Yes \square No \square
	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. & %) b. Undisturbed (sq. ft. & %)
	Total parking spaces provided:
	a. Uncovered b. Covered c. Guest/Handicapped
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.

	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 I
3.	ACCESS/CIRCULATION: Name of Street Frontage(s)
	Paved Dirt No existing access Are there any private roads, drives or road easements on/through the property? Yes No D
	Has an encroachment permit been submitted to Public Works or Caltrans? Yes \square No \square Does the property have any existing driveways or access points? Yes \square No \square Are any new access points proposed? Yes \square No \square
	Does the Plot Plan show the driveways or access points? Yes \(\begin{align*} \text{No} \Boxed \\ \text{Describe} \text{ the number and type of vehicles associated with the project \(\begin{align*} \text{Long} \\ \tex
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 South
	East West
	B. Will the proposed project result in substantial changes in pattern, scale or character of use in the general area? Yes \(\sigma\) No \(\sigma\) 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)
	B. Are there any drainage easements on the parcel? Yes \square No \square
	C. Will the project require altering any streams or drainage channels? Yes \(\sigma\) No \(\sigma\) 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)

1. VICINITY MAP:

	В.	How many trees will need to be removed?
	D.	Are there any unique, rare or endangered plant species on site? Yes \(\sigma\) No \(\sigma\) 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 \(\sigma\) No \(\sigma\) Is landscaping/planting of new vegetation proposed? Yes \(\sigma\) No \(\sigma\)
8.		LDLIFE: Will the project impact existing fish and wildlife? Yes \(\sigma\) No \(\sigma\) Describe existing fish and wildlife on site and note any proposed measures (if any) to avoid or mitigate impacts to fish and wildlife
	В.	Are there any unique, rare or endangered animal species on site? Yes \square No \square
9.		ULTURAL RESOURCES: Are there any cemeteries, structures or other items of historical or archaeological interest on the property? Yes □ No □ Specify
10.	SI'A.	TE GRADING: Will more than 10,000 square feet of site area be cleared and/or graded? Yes No If YES, how much?
	B. C.	Will the project require any cuts greater than 4' or fills greater than 3'? Yes □ No □ 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.
		Will site grading of 10% or more occur on slopes? Yes \(\begin{align*} \text{No } \begin{align*} \text{No } \begin{align*} \text{D} \text{No } \begin{align*} \text{D} \text{No } \begin{align*} \text{D} \text{No } \begin{align*} \text{D} \text{Solution} \text{Solution} \text{Solution} \text{On the discharge of earthen material off site or into surface waters \(\text{D} \text{Solution} Solu
11.	AII	R QUALITY:
	В.	Will the project have wood-burning devices? Yes □ No □ If YES, how many?
12.		SUAL/AESTHETICS: How does the proposed project blend with the existing surrounding land uses?
	В.	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.		TURAL HAZARDS: Is the site known to be subject to geologic hazards such as earthquakes, landslides, mudslides, ground failure, flooding, avalanche or similar hazards? Yes \(\sigma\) No \(\sigma\) (Circle applicable hazard[s]).
	В.	Will any hazardous waste materials such as toxic substances, flammables or explosives be used or generated? Yes \square No \square
	C.	Does the project require the disposal or release of hazardous substances? Yes \square No \square

	D.	Will the project generate significant amounts of solid waste or litter? Yes \square No \square
	E.	Will there be a substantial change in existing noise or vibration levels? Yes \square No \square 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 Underground Overhead (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
info pres info	rm sen rm	FICATION : I hereby certify that I have furnished in the attached exhibits the data and ation required for this initial evaluation to the best of my ability, and that the information ted is true and correct to the best of my knowledge and belief. I understand that this ation, together with additional information that I may need to provide, will be used by County to prepare a Specific Plan in compliance with state law.
Sigr	at	Date
For_		

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





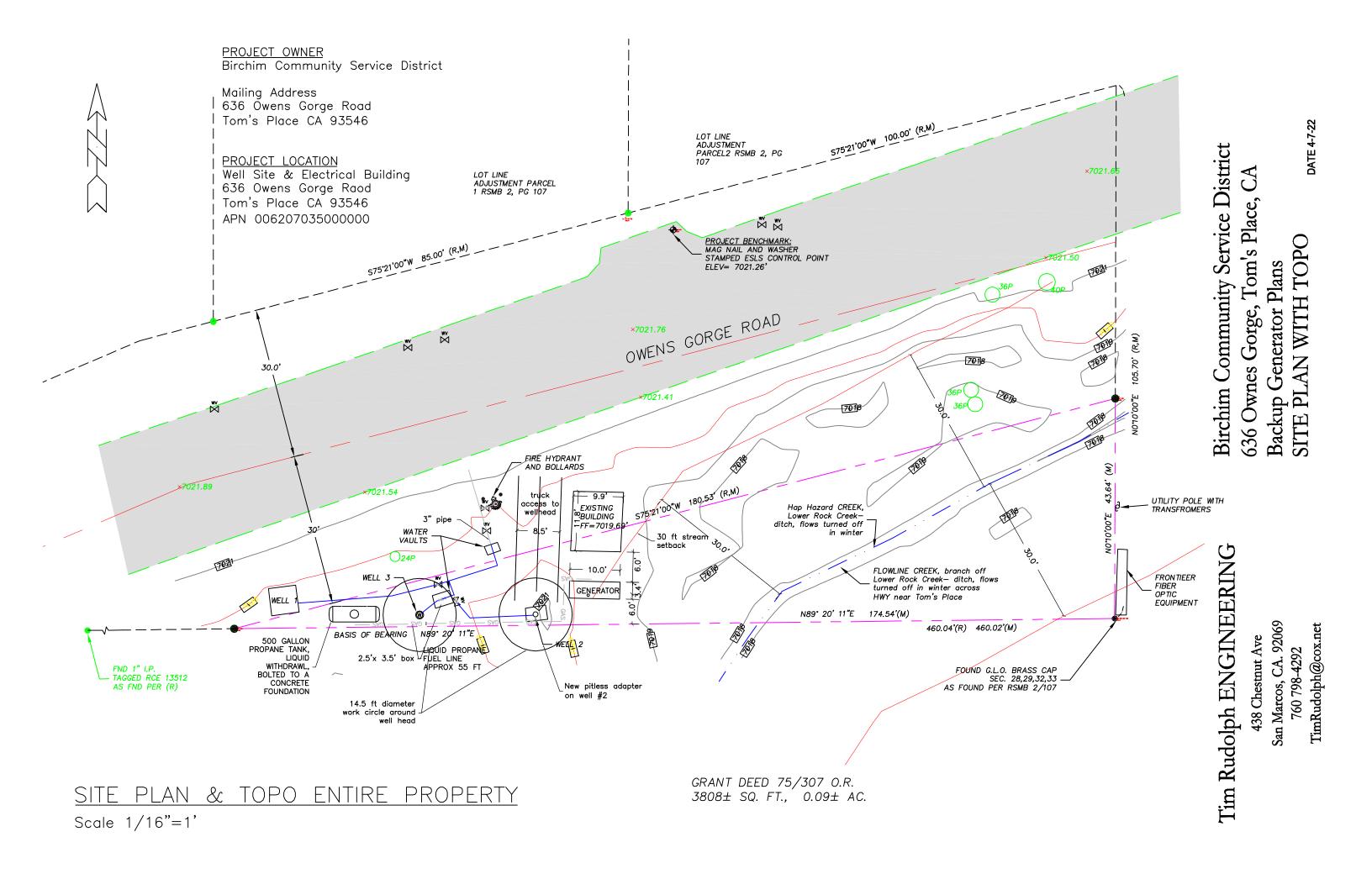
Rear of Electrical Building – 2x4 wood on ground is approximate location of generator

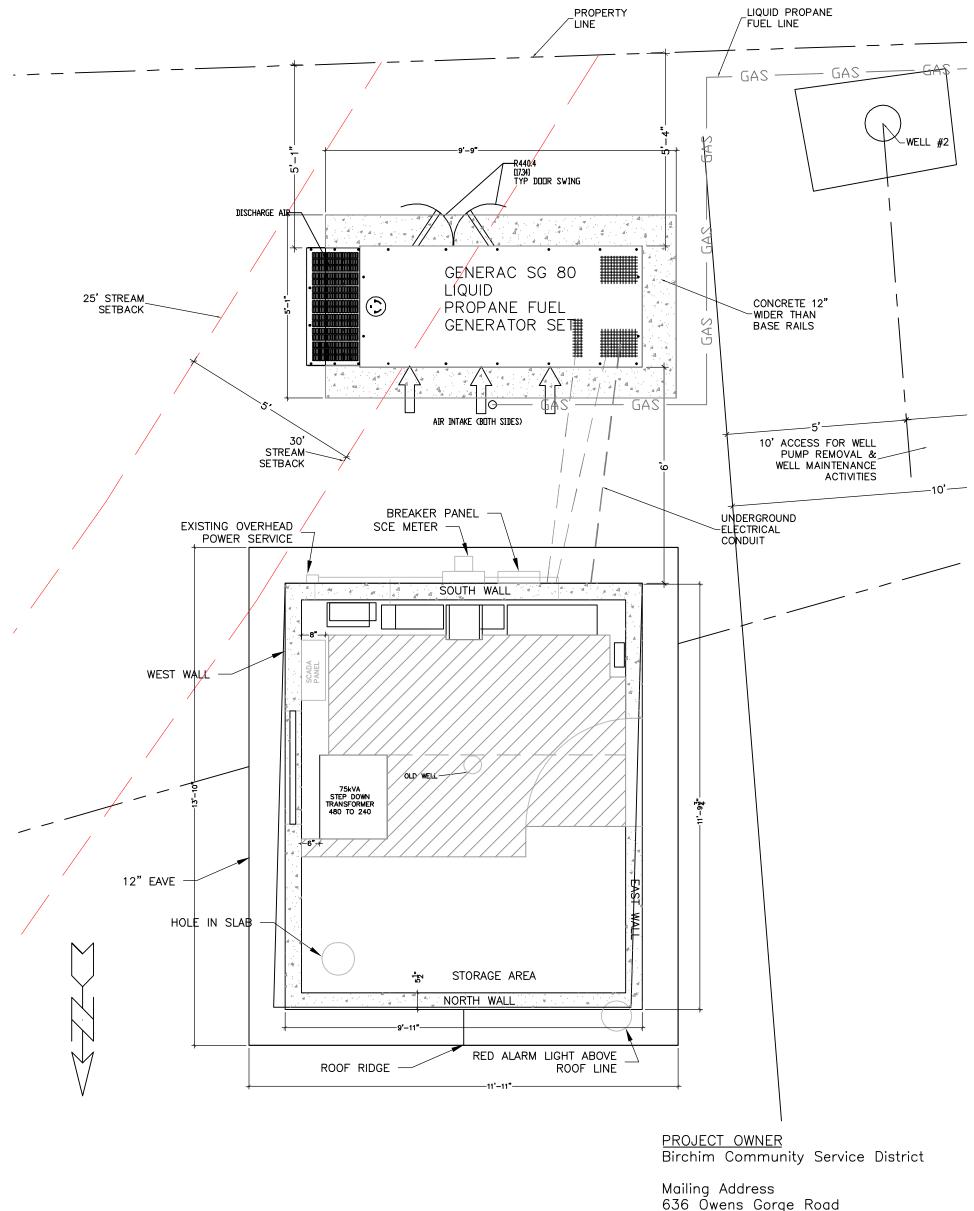


Rear of Building looking towards the East



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





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

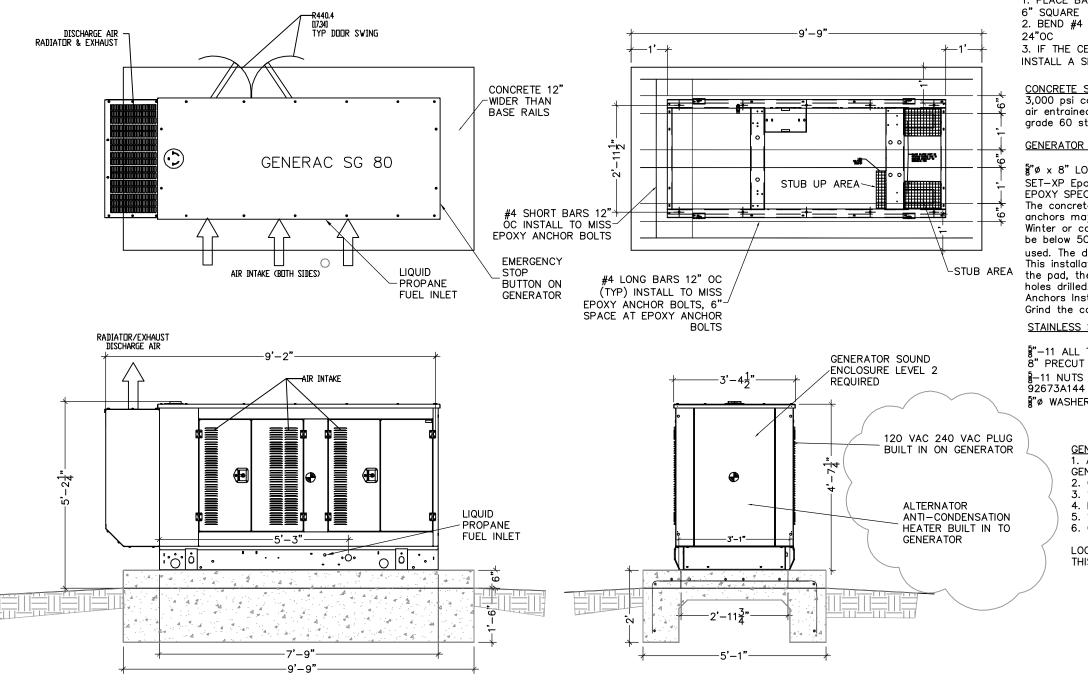
<u>SITE PLAN- BUILDING & GENERATOR</u>

Scale $\frac{3}{8}$ "=1'

Tim Rudolph ENGINEERING

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

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



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**

TOP MAT OF #4 REBAR

- 1. PLACE BARS SO THE EPOXY ANCHOR IS CENTERED ON A 6" SQUARE
- 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 air entrained for freeze protection grade 60 steel reinforcement

GENERATOR ANCHORAGE TO CONCRETE

§"ø x 8" LONG ROD 304 (18−8) stainless steel x 6" embedment SET-XP Epoxy drill 3/4 hole min 6" deep EPOXY SPECIÁL INSPECTION IS REQUIRED.

The concrete must cure for at least 8 days before the epoxy anchors may be installed.

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 $\frac{11}{16}$ ° ϕ , 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 Anchors Installed.

Grind the concrete level under the engine rails ± 0.125 " over 6 ft

STAINLESS STEEL FASTENERS

§"-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

2. COOLANT HEATER

3. 10 AMP BATTERY CHARGER

4. BATTERY HEATER

5. 120 VAC & 240 VAC PLUG

6. GENERATOR SOUND ENCLOSURE LEVEL 2

LOOVERS ON TOP OF ENCLOSURE - NEED MORE INFO ON THIS FEATURE

