

MONO COUNTY  
LAND DEVELOPMENT TECHNICAL ADVISORY COMMITTEE  
Public Works, Community Development, Environmental Health  
(Other departments may attend as needed)

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**LDTAC AGENDA**

**June 3, 2013 – 1:30 P.M.**

Town/County Conference Room, Minaret Village Mall, Mammoth Lakes, CA  
or video conference at CAO Conference Room, Annex I ~ Bridgeport, CA

**\*TENTATIVE START TIMES** (see note below)

**1. PUBLIC COMMENT**

**2. PREAPPLICATION:** No items.

**3. APPLICATION ACCEPTANCE:**

**A. USE PERMIT 13-002/Hastings** (~1:30 p.m.) The proposal is to allow the use of an RV during construction of the main residence. The parcel (APN 060-020-006) is located in the Long Valley area within US Highway 395 scenic combining district. The RV placement and use would be permitted for one year, and the RV is required to be placed in a manner that minimizes visual impacts to the scenic highway. The project qualifies as a CEQA exemption. *Staff: Heather deBethizy*

**B. PARCEL MAP 13-001/Hildenbrand** (1:50 p.m.) A proposed parcel map to create 4 lots on APN 026-220-009 in the community of Chalfant. Property is located at 248 Valley Road, property has a land use designation of Rural Mobile Home and the parcel is approximately 6.1 acres. The parcel sizes range from 1.0 acre to 2.0 acres. Individual well and septic systems are proposed. *Staff: Gerry Le Francois*

**4. ACTION ITEM:** No items.

**5. WORKSHOPS:** No items.

**6. ADJOURN**

For questions on the above projects, call Community Development at 760-924-1800.

**\*NOTE: Start times are only tentative. Although the LDTAC generally strives to follow the agenda as scheduled, it reserves the right to take any agenda item, in any order, and at any time after its meeting starts. The only way to ensure that you are present for a particular agenda item is to attend the meeting from the time it starts until that agenda item is actually taken up.**

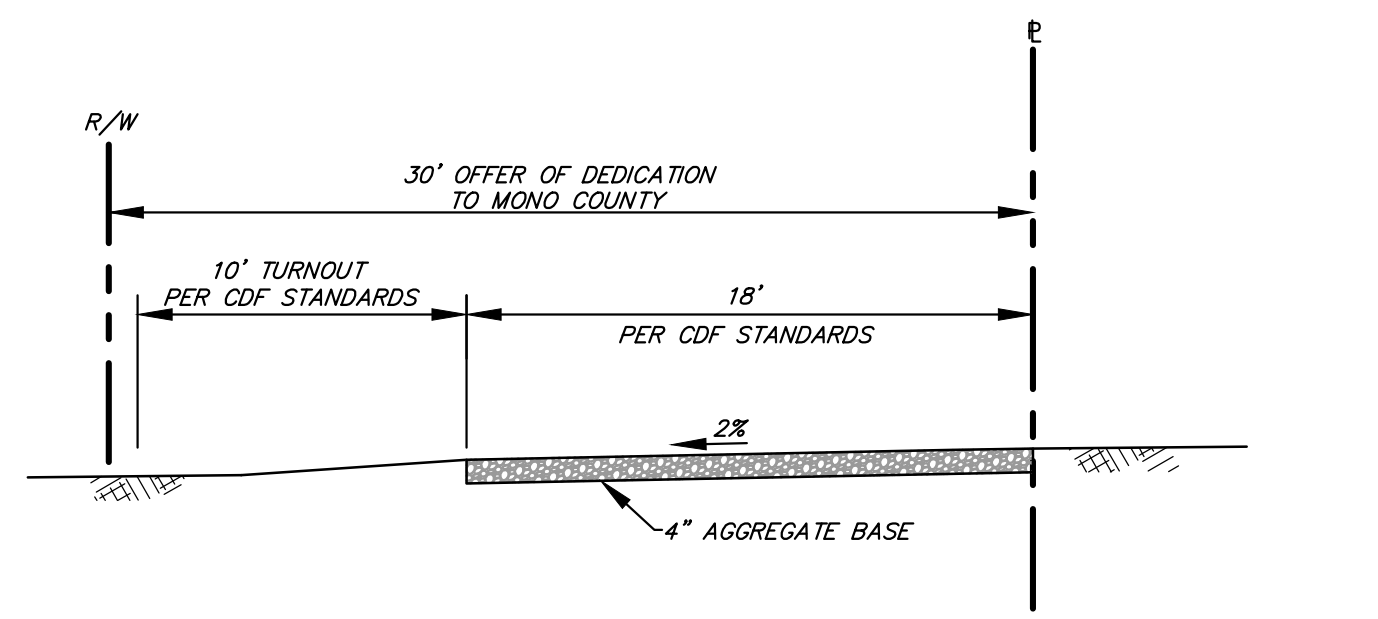
In compliance with the Americans with Disabilities Act, anyone who needs special assistance to attend this meeting can contact the LDTAC assistant at 760-924-1804 within 48 hours prior to the meeting in order to ensure accessibility (see 42 USCS 12132, 28CFR 35.130).

**AGENDA GUIDELINES**

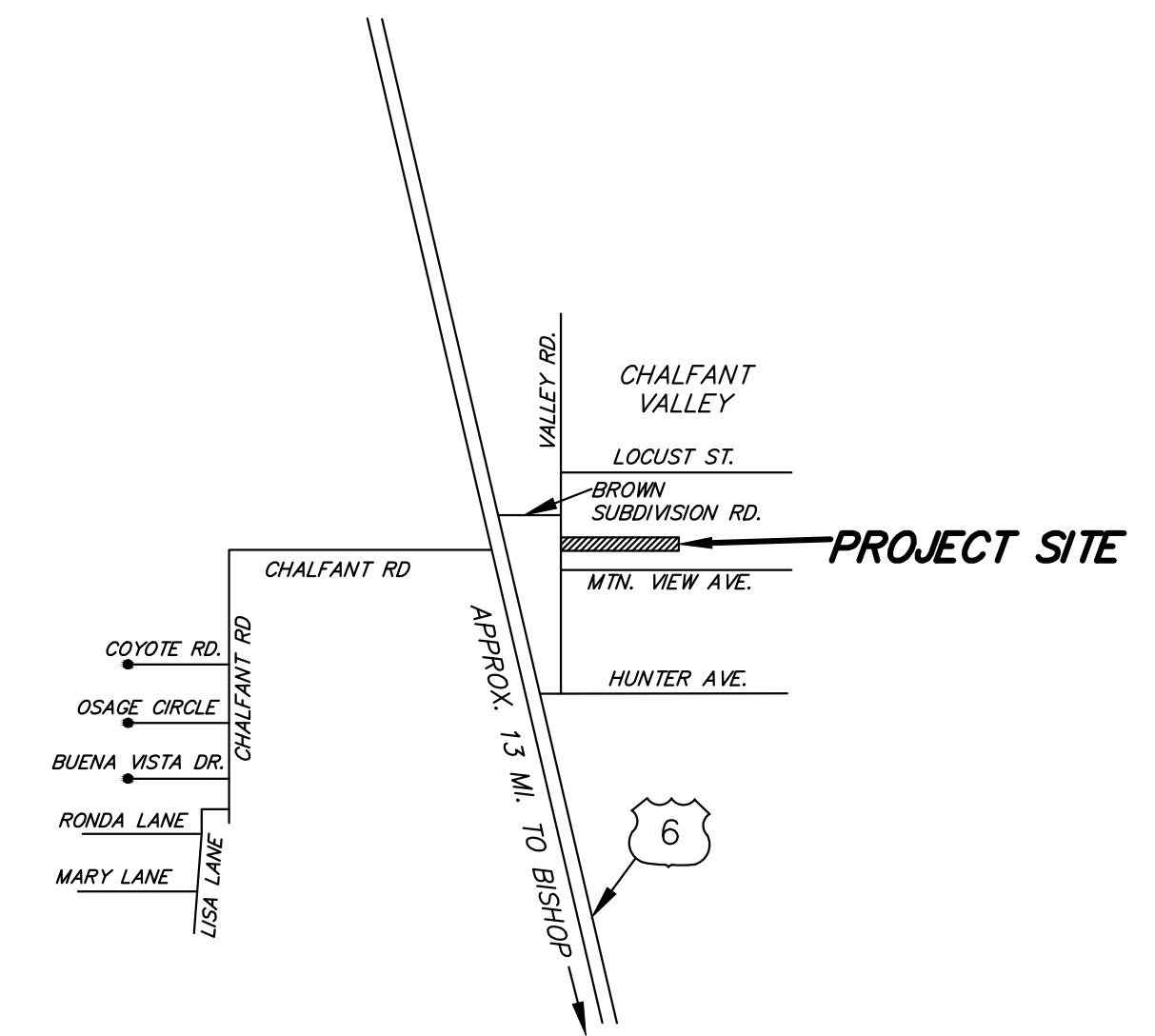
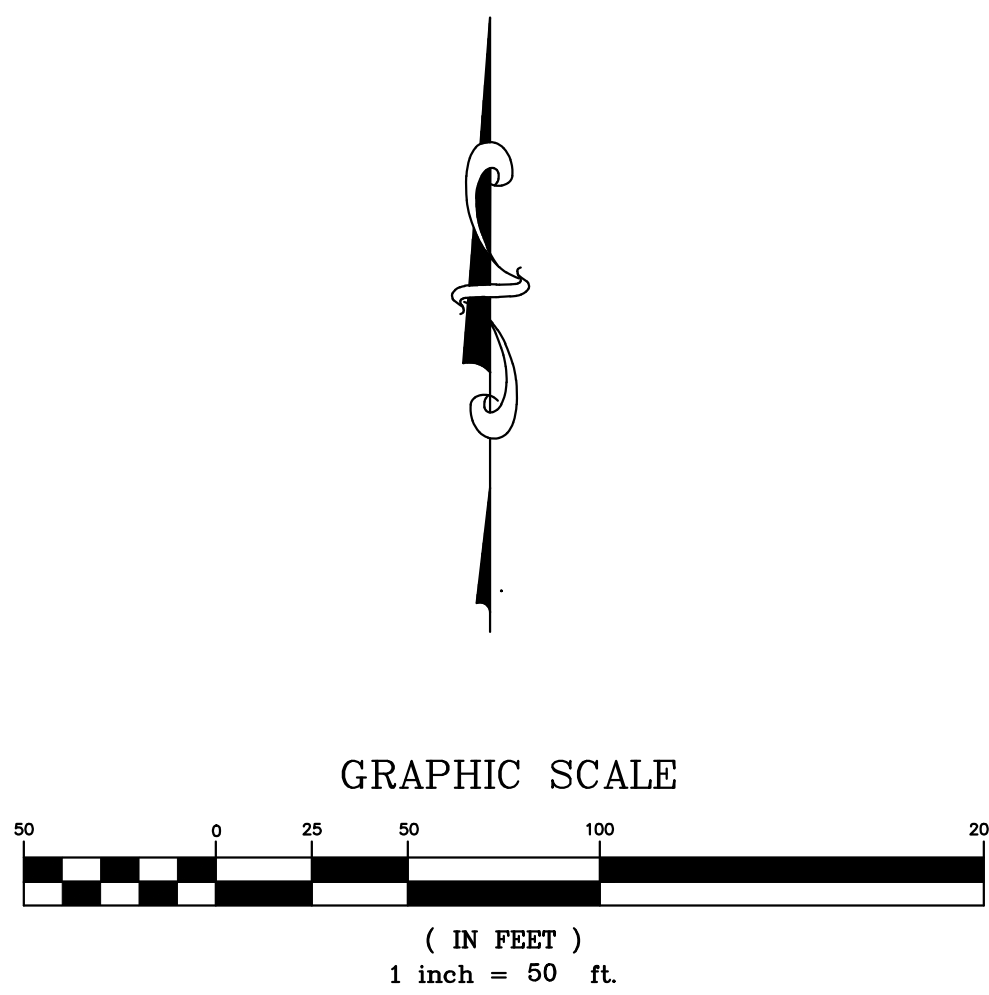
**Rules of order:** Project staff introduces item; applicant comments; each department comments; public comments; general discussion; LDTAC action (if applicable); project staff summarizes action/review; project staff records notes and transmits to applicant and file.

**ABOUT THE LAND DEVELOPMENT TECHNICAL ADVISORY COMMITTEE...**

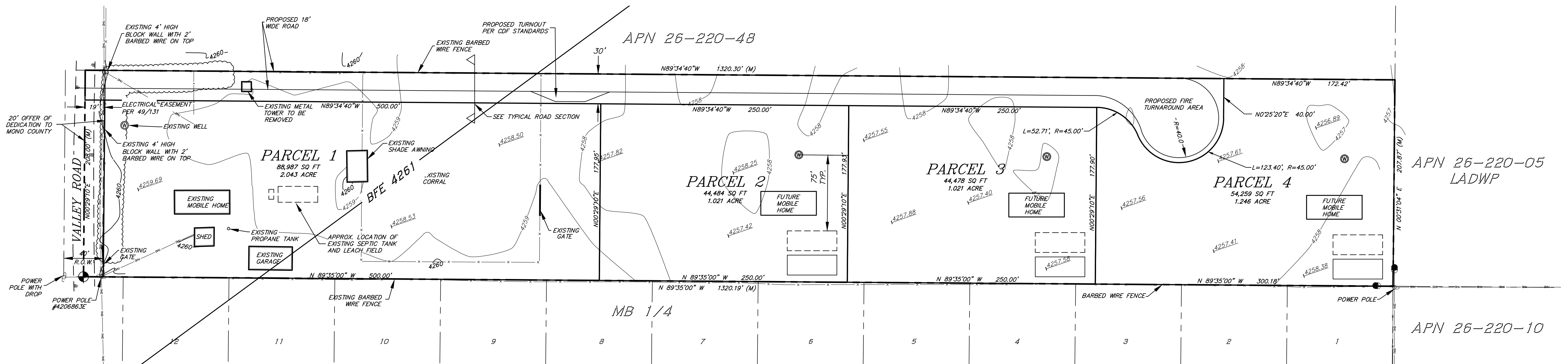
The Mono County Land Development Technical Advisory Committee consists of representatives from Public Works, Community Development (Building, Planning and Compliance) and Environmental Health. The LDTAC provides technical review and recommendations on land development projects. Its purposes include facilitating coordination among County departments, promoting efficient and timely permit processing, and providing applicants an inexpensive forum to learn of County requirements early in the development review process.



**TYPICAL ACCESS ROAD SECTION**  
N.T.S.



**VICINITY MAP**  
N.T.S.



**LEGEND**

- EXISTING MAJOR CONTOUR (5' CONTOUR INTERVAL)
- EXISTING MINOR CONTOUR (1' CONTOUR INTERVAL)
- BASE FLOOD ELEVATION PER FIRM DATED 12-18-12
- EXISTING GROUND SPOT ELEVATION
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EDGE OF ASPHALT PAVEMENT
- EXISTING BARBED WIRE FENCE
- EXISTING TREE ROW
- EXISTING OVERHEAD UTILITIES LINE
- EXISTING POWER POLE
- EXISTING GUY WIRE
- EXISTING WELL OR APPROXIMATE LOCATION OF FUTURE WELL
- IRON PIPE
- FUTURE MOBILE HOME
- APPROXIMATE LOCATION OF FUTURE MOBILE HOME
- APPROXIMATE POTENTIAL LOCATION OF FUTURE SEPTIC SYSTEM AND REPLACEMENT AREA

**DESIGN NOTES:**

ASSESSOR'S PARCEL NUMBER: 26-220-09  
SITE AREA: 274,526 SQ. FT. (6.30 ACRES)  
EXISTING GENERAL PLAN LAND USE DESIGNATION: RMH

**FLOOD PLAIN NOTE:**

THE SUBJECT PARCEL IS IN THE 100-YR FLOOD ZONE AE PER THE FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 06051C1750E DATED DECEMBER 18, 2012.

**SERVICE PROVIDERS:**

WATER SUPPLY: INDIVIDUAL WELL SITES  
SEWAGE DISPOSAL: INDIVIDUAL SEWAGE  
ELECTRICITY: SOUTHERN CALIFORNIA EDISON  
TELEPHONE: VERIZON  
FIRE PROTECTION: CHALFANT VALLEY VOLUNTEER FIRE DEPARTMENT

**SURVEYOR/ENGINEER**

TRIAD/HOLMES ASSOCIATES  
873 NORTH MAIN STREET #150  
BISHOP, CA. 93514  
760-873-4273

**OWNER/APPLICANT**

BEN HILDENBRAND & SUSAN BOOTH  
1479 ROCKING W DRIVE  
BISHOP, CA. 93514  
(760) 920-0514, 873-3895

**LEGAL DESCRIPTION:**

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 33 EAST, M.D.B.&M., IN THE COUNTY OF MONO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY FILED JUNE 23, 1857 IN THE BUREAU OF LAND MANAGEMENT;

EXCEPT THE NORTHERLY 1112 FEET THEREOF.

**BENCHMARK**

FOUND 1 1/2" IP TAGGED "RCE 10467"  
ELEVATION = 4259.93

TENTATIVE PARCEL MAP NO. \_\_\_\_\_  
**CHALFANT, 248 VALLEY ROAD**  
PREPARED FOR : BEN HILDENBRAND AND SUSAN BOOTH



post office box 1570  
888 elmer street #4-100  
MANMOUTH LAKES, CA 93546  
phone (760) 834-7588  
fax (760) 834-5618  
e-mail triad@triad.com

873 north main st. suite 150  
BISHOP, CA 93514  
phone (760) 873-4273  
fax (760) 873-8024  
e-mail bishop@triad.com

777 woodside rd. suite a  
REDWOOD CITY, CA 94061  
phone (650) 584-8118  
fax (650) 366-0298  
e-mail rth@triad.com

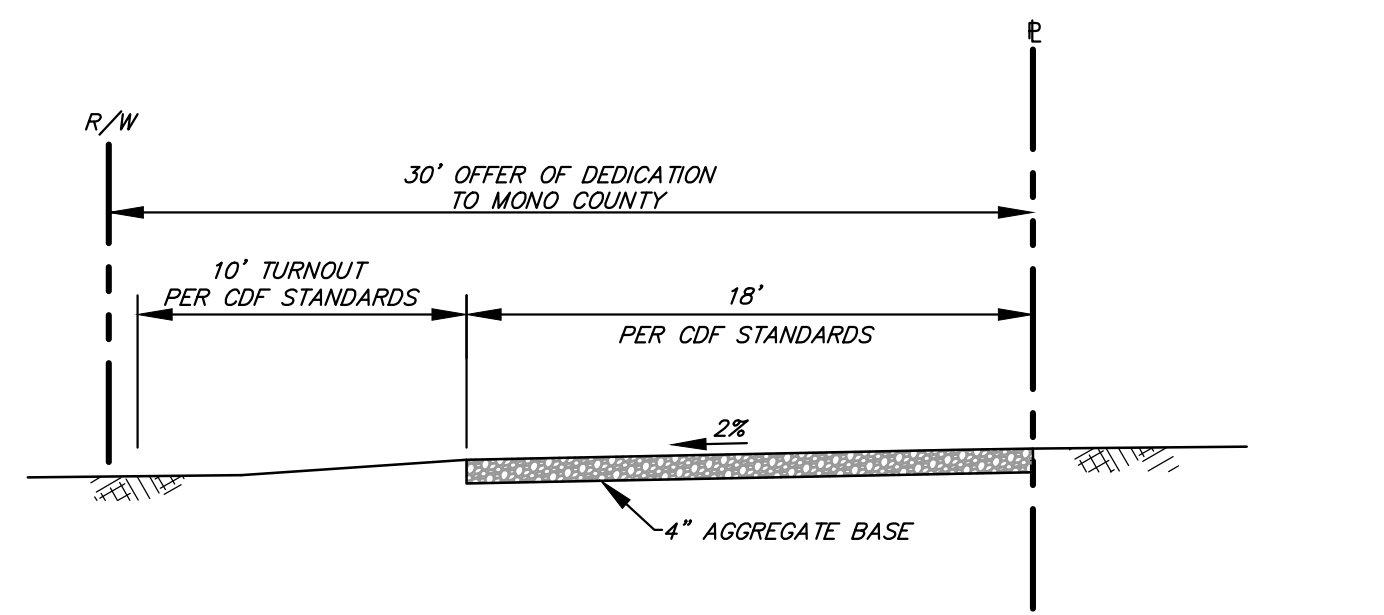
558 charris st. suite a  
SAN LUIS OBISPO, CA 93405  
phone (805) 544-8858  
fax (805) 544-8932  
e-mail sbp@triad.com

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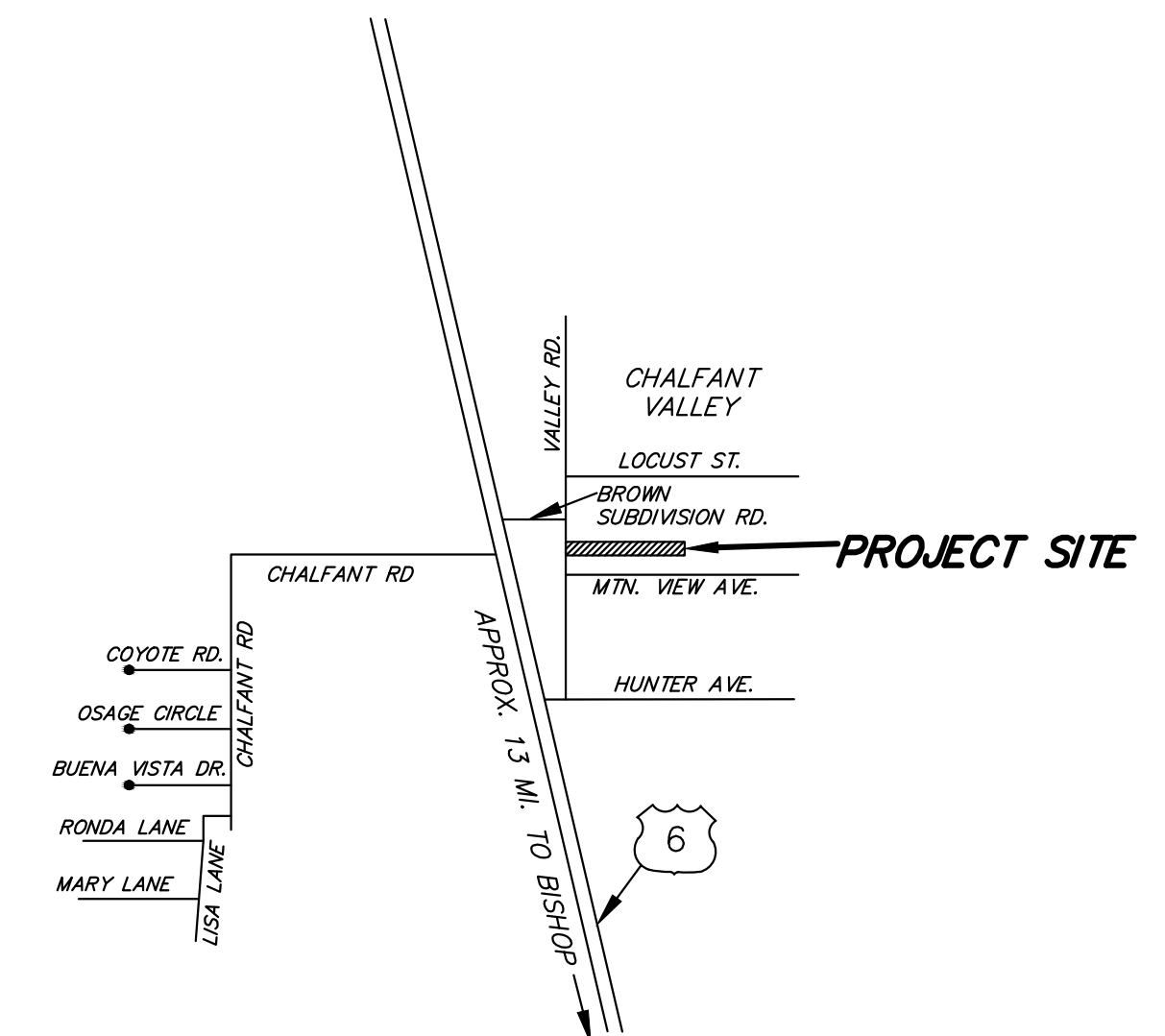
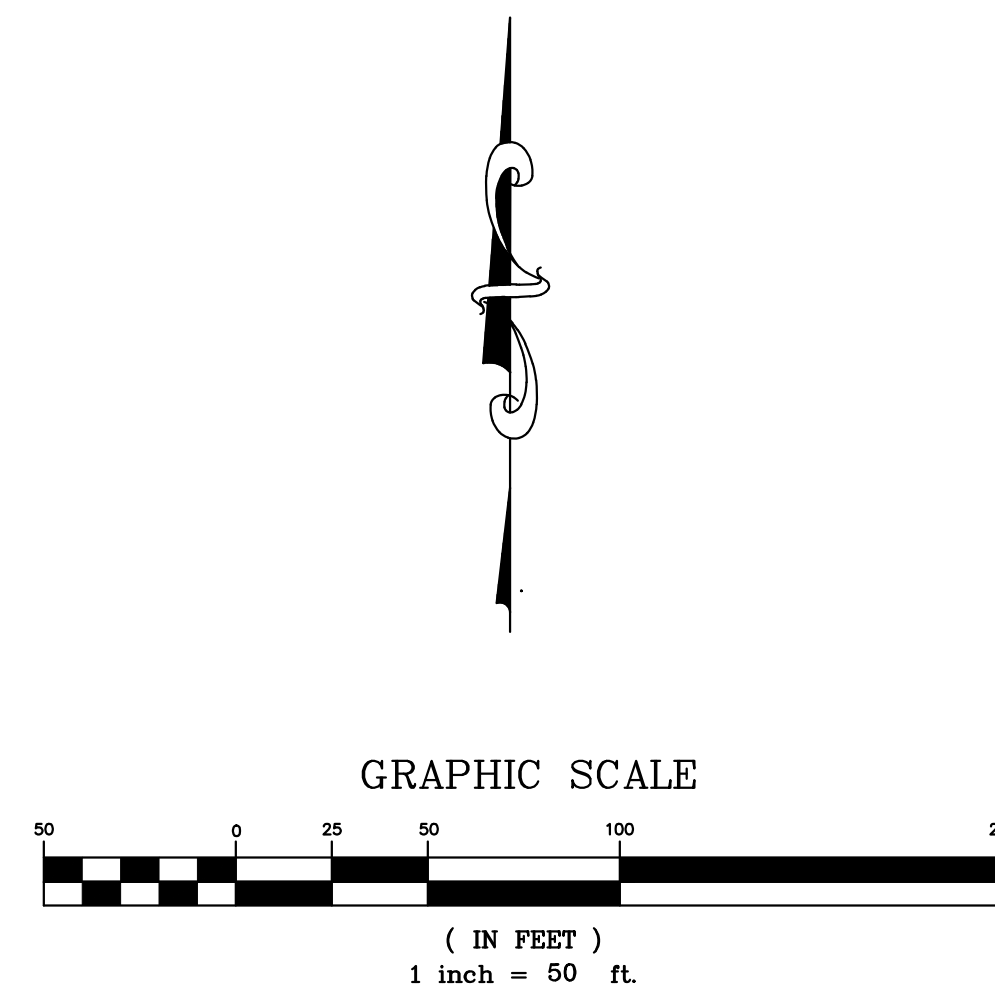
REVISIONS	BY

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SHEET: 1  
OF 1 SHEETS

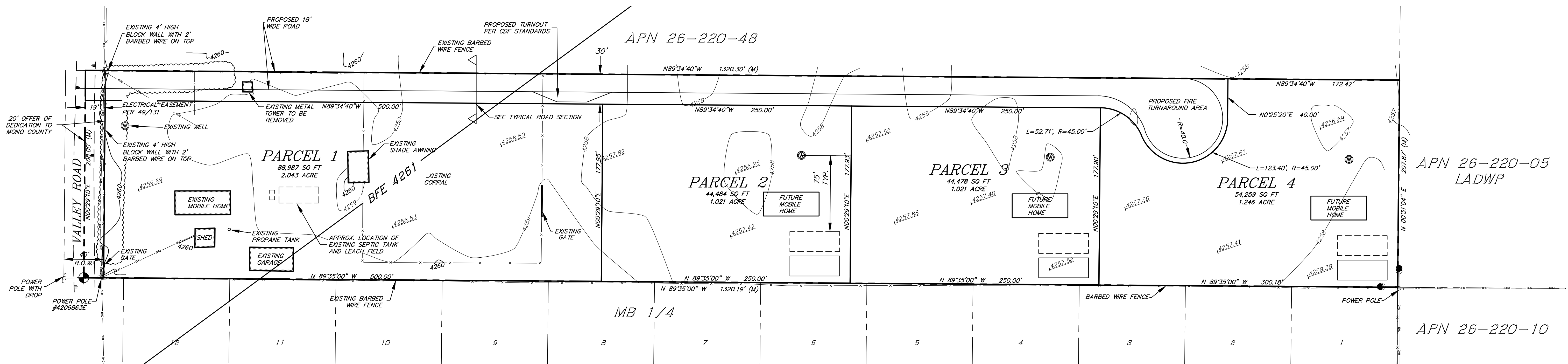
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**TYPICAL ACCESS ROAD SECTION**  
N.T.S.



**VICINITY MAP**  
N.T.S.



**LEGEND**

- 4260 — EXISTING MAJOR CONTOUR (5' CONTOUR INTERVAL)
- 4259 — EXISTING MINOR CONTOUR (1' CONTOUR INTERVAL)
- BFE 4261- BASE FLOOD ELEVATION PER FIRM DATED 12-18-12
- 4258.9 — EXISTING GROUND SPOT ELEVATION
- PROPERTY LINE
- - - - - ADJACENT PROPERTY LINE
- ||||| EXISTING EDGE OF ASPHALT PAVEMENT
- x — EXISTING BARBED WIRE FENCE
- ~~~~~ EXISTING TREE ROW
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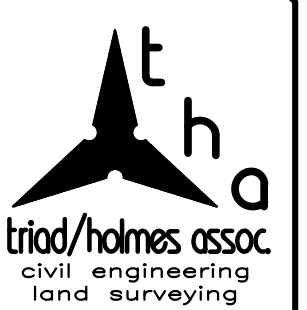
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fax (760) 834-5618  
e-mail triad@bhac.com

873 north main st. suite 150  
BISHOP, CA 93514  
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777 woodside rd. suite a  
REDWOOD CITY, CA 94061  
phone (650) 594-8118  
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SAN LUIS OBISPO, CA 93405  
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SHEET 1  
OF 1 SHEETS

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