

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

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**LDTAC SPECIAL MEETING AGENDA**

**January 22, 2019 – 1:30 pm**

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

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

**1. PUBLIC COMMENT**

**2. APPLICATION ACCEPTANCE**

**A. MINOR RECLAMATION PLAN AMENDMENT/Granite Construction East 120**

**Aggregate plant** (~1:30 pm). Acceptance of application for project on MD (Mixed Designation) 658-acre parcel leased from LADWP (APN 021-130-037). Applicant proposes to: 1) Revise proposed termination date to 2073; 2) Revise section 3.40 Topsoil Handling; and 3) Revise section 3.5.0 Overburden handling. *Staff Gerry Le Francois*

**B. CANNABIS USE PERMIT/Walker River Farms** (~1:50 pm). Acceptance of application for a cannabis microbusiness at 1129 Larson Lane, Coleville (APN 002-110-012). The project includes four metal buildings for packaging, labeling, cultivation, and chemical storage. The property is designated agriculture (AG). *Staff: Hailey Lang*

**C. ACCESSORY USE PRIOR TO PRIMARY USE/Alston** (~2:10 pm). Acceptance of application for construction of a utility-space structure prior to a habitable-space structure at 14495 Hwy 6, Hammil Valley (APN 025-200-049). The project includes a 2400-square foot metal storage building prior to a 625-square foot residence. The property is designated Rural Residential (RR). *Staff: Jake Suppa*

**D. USE PERMIT/Harper** (~2:30 pm). Acceptance of application for a Use Permit for a Type I (owner-occupied) short-term rental operating during summer season only (May – October) of a detached one-bedroom accessory dwelling. Located at 5329 Virginia Lakes Road, Bridgeport (APN 019-090-003). Land use designation is Estate Residential 10 acres (ER-10). *Staff: Kelly Karl*

**E. DIRECTOR REVIEW/Butterworth** (~2:50 pm). Acceptance of application for transient rental of a duplex with a two-bedroom unit (875 square feet) and a one-bedroom unit (661 square feet). Located at 31 Alderman Street, June Lake (APN 015-072-014). Land use designation is Mixed Use (MU). *Staff: Kelly Karl*

**3. PREAPPLICATION**

**A. CANNABIS USE PERMIT & OPERATION PERMIT** (~3:10 pm). Review materials and discuss an application to conduct a cannabis microbusiness (cultivation, manufacturing, and distribution) in the Chalfant Valley, APN 026-250-010. The property's land use designation is Agriculture 40. *Staff Michael Draper*

**4. ACTION ITEM**

**5. WORKSHOP**

**6. ADJOURN**

**More on back...**

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 specific agenda item is to attend the meeting from the time it starts until that agenda item is 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 audio minutes to keep on 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.