

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

LDTAC AGENDA

March 21, 2022 – 1:30 pm

This meeting will be held via teleconferencing with members of the Board attending from separate remote locations. As authorized by AB 361, dated September 16, 2021, a local agency may use teleconferencing without complying with the teleconferencing requirements imposed by the Ralph M. Brown Act when a legislative body of a local agency holds a meeting during a declared state of emergency and local officials have recommended or imposed measures to promote social distancing or the body cannot meet safely in person and the legislative body has made such findings.

The meeting may be joined by video at:

<https://monocounty.zoom.us/j/81743263976?pwd=REZjWmV2MHhoOG8xS2pXYk5ZcUJOQT09>

and by telephone at 669-900-6833 (Meeting ID# is 817 4326 3976, Passcode 1234).

An alternate method to access the video meeting is visit <https://zoom.us/join> and enter Meeting ID: 817 4326 3976, passcode 1234

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

1. PUBLIC COMMENT

- 2. AB361 LDTAC Resolution 22-05** (~ 1:30 pm) To continue virtual meetings as a Brown Act Body under AB 361. Review and adopt resolution to meet virtually until April 21, 2022. *Staff: Gerry LeFrancois*

3. APPLICATION ACCEPTANCE

- A. SPECIFIC PLAN AMENDMENT/Richards** (~ 1:30 pm) Review and accept for processing an application to amend the Rock Creek Ranch Specific Plan for APN 026-330-002, Paradise, CA. The property is 55.3 acres and designated Estate Residential and Specific Plan (ER SP). The Rock Creek Ranch Specific Plan was approved in 2009, amended in 2012, and again in 2014 to reduce the number of parcels from 55 to 10. The current application will reduce the number of parcels to one; realign the driveway/access; create an area for residential use; create an area for a homestead farm with agricultural uses including a aquaponic greenhouse, fish tanks/runs, six animal pastures and a pen, a greenhouse, two barns, a commercial kitchen, a milking parlor and processing area, two silos, equipment storage area, composting area, water tanks, fowl coops and runs, fruit orchards, a pollinator garden, honey-bee hives, a septic wetland system, and a telecommunications tower; create a visitor/guest accommodation area containing a two-tiered wildlife pond, water tanks, two utility sheds, a carport with solar panels, a bathhouse, four accessory buildings with solar panels, one recreational vehicle site for a Queen Bee trailer, four carports with solar panels and vintage trailers underneath plus parking area and utility shed. *Staff: Michael Draper*

4. PREAPPLICATION

- A. **PREAPPLICATION/Strong** (~ 1:40 pm). Review concept for alternative access point to 81 Hidden Canyon Court (APN 060-340-036) in Crowley Lake. The property is designated Single Family Residential (SFR) and has an established building area required by Tract Map 37-55. *Staff: Kelly Karl*
- B. **PREAPPLICATION/Hertzberg** (~ 1:50 pm) Review preapplication for overhead power across Highway 6 in Benton. The property is (APN 024-290-001) has a land use designation of Rural Residential and is currently vacant. Power is located along the west side of Highway 6, and subject parcel is east of Highway 6. *Staff Scott Burns*
- C. **PREAPPLICATION/ SDC Bishop** (~ 2:00 pm) Review preapplication for Conditional Use Permit and Parcel Map for a small (4,000-6,000 sq.ft.) food products distribution facility along the west side of Highway 6 on the northern edge of Chalfant. The 3 -acre property (APN 026-210-036-000) at 5153 Highway 6 has a general plan land use designation of Service Commercial and currently contains several structures. *Staff Scott Burns*
- D. **PREAPPLICATION/Lear** (~ 2:10 pm) Review preapplication for development of APN 015-060-042, June Lake. The property is within the June Lake Village along Knoll Avenue between Bruce and Alderman Street. It is 2.19 acres and designated Commercial Lodging – High. The applicant is interested in creating a 34-space Recreation Vehicle Park and public electric vehicle charging station. *Staff: Michael Draper*

5. ACTION ITEM

- B. **DIRECTOR REVIEW/Carter** (~ 2:20 pm) Recommend Conditions of Approval for Director Review application to allow a transient rental at 33 Raymond Avenue (APN 015-111-014) in June Lake. Proposal is to rent a four-bedroom residence currently under construction (anticipated completion March 2022) with a maximum occupancy of eight people and three vehicles. Land use designation is Mixed Use (MU). *Staff: Kelly Karl*
- C. **CERTIFICATE OF COMPLIANCE/Lindsay** (~ 2:30 pm) Review and accept a Certificate of Compliance for a lot line adjustment completed in 1987 at 5424 Highway 158, June Lake, APN 016-143-046. The property contains a single-family dwelling. It is designed Single-family Residential and is 0.32 acres. *Staff: Michael Draper*

6. WORKSHOP

No item

7. ADJOURN to April 4, 2022, at 1:30 pm

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.