

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**

**July 18, 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/88122973089?pwd=SmpDQ3ptQUNiR05HKzNNQmNUR2IEdz09> and by telephone at 669-900-6833 (Meeting ID# 881 2297 3089, passcode 1234).

An alternate method to access the video meeting is visit <https://zoom.us/join> and enter Meeting ID:881 2297 3089 passcode 1234

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

**1. PUBLIC COMMENT**

**2. APPLICATION ACCEPTANCE**

No item

**3. PREAPPLICATION**

**A. PREAPPLICATION/ Gyford** (~1:30 pm) Review a proposal for a Tentative Parcel Map to subdivide a 3.27-acre parcel (APN 026-200-050) into three 1-acre parcels at 391 Mountain View Ave in Chalfant, CA. The applicant also proposes to subdivide a 3.01-acre parcel APN 026-200-051) into two 1.5-acre parcels at 535 Mountain View Ave. The land use designation for both parcels is Agricultural (AG). A Parcel Map 37-189 was previously completed. *Staff: April Sall*

**B. PREAPPLICATION/ Villager** (~1:35 pm) Review a proposal to repair duplex building on the Villager Motel parcel, APN 015-113-068-000, adjacent to Crawford Avenue, in the June Lake Village. The repair entails elevating the duplex, reconstructing the foundation, and returning the building onto the new foundation. The existing building does not conform to the Commercial (C) land use designation setback requirements from Crawford Avenue, and the site is impacted by a persistent drainage flow. *Staff: Scott Burns*

**4. ACTION ITEM**

**A. LOT LINE MERGER/ Moran** (~2:40 pm) Final review and approval of a lot merger in the Benton area along Dakota Ranch Rd., near Benton CA. The merger will combine APNs 024-310-001, -002, -003 and -005. The project will rescind Parcel Map 35-33 as it currently exists and edit the Parcel Map from five to two parcels. All parcels have the land use designation Agriculture. All parcels in the merger are under the same ownership. *Staff: April Sall*

**5. WORKSHOP**

No item

**6. ADJOURN to August 01, 2022**

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.