

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

SPECIAL LDTAC MEETING

January 18, 2023 – 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/86179546241?pwd=STE5dVlaSlhLdFozekFMMWNqUUVOQT09>

An alternate method to access the video meeting is visit <https://zoom.us/join> and enter Meeting ID: 861 7954 6241 , passcode 5678.

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

1. PUBLIC COMMENT

2. APPLICATION ACCEPTANCE

- A. **USE PERMIT/Sherer** (~ 1:30 pm). Review and accept for processing an application for an Expanded Home Occupation Permit and an accessory building exceeding 20' in height. The project is located at 1273 Swall Meadows Road (APN 064-140-014), Swall Meadows. The property is designated Estate Residential, is 0.95-acres, and contains one residence. The accessory building is a detached garage and would be 29' 2.125" from the concrete foundation to roof peak. The requested Expanded Home Occupation is for the storage of equipment related to the owners business which is fire suppression, disaster mitigation, and forest restoration. Use of equipment will not occur on the property and the proposal is to store and repair equipment within the accessory building. *Staff: Michael Draper*
- B. **DIRECTOR REVIEW/ Jenkins** (~ 1:35 pm) Review and accept an application for processing a Director Review permit for a new overhead line connection at 33 Laurel Ave, Bridgeport, CA (APN 008-142-002). The parcel is designated Commercial (C) land use designation and there are two residences and two accessory structures on the parcel. *Staff: April Sall*
- C. **LOT LINE ADJUSTMENT/ Chichester** (~ 1:40 pm) Review and accept an application for processing a lot line adjustment in Coleville, CA for three vacant parcels (APN 002-020-027, 002-020-028 and 002-020-043). The parcels are designated Agricultural (AG-10) land use designation and are under the same ownerships. *Staff: April Sall*
- D. **USE PERMIT MODIFICATION/BASK** (~ 1:45 pm) Review and accept an application for processing a modification to approved Use Permit 18-014, a cannabis facility in the Sierra Business Park located at 474 Industrial Circle (APN 037-260-004). The modification will reduce the footprint and canopy size of the project and reduce the total number of staff. The modification also

includes off site snow storage and a parking reduction. The property is designated Industrial and is 1.16 acres. *Staff: Laura Stark*

- E. **USE PERMIT/Logue** (~1:50 pm) Review and accept an application to conduct off site snow storage, and a parking management plan for 2616 Highway 158 (APN 015-075-005). The property is within the June Lake Central Business district and is 0.11 acres. It is designated Commercial and contains a structure housing the Sierra Wave commercial business, residential units, and covered parking. *Staff: Michael Draper*

3. PREAPPLICATION

- A. **PREAPPLICATION/Long Valley Fire Protection District** (~ 1:55 pm) Discuss the District's proposal for the potential construction of a Fire Station in Sunny Slopes located at APN 062-040-022 (the parcel is owned by the District). The 1.08-acre parcel is designated Public Facilities (PF) and is currently undeveloped. *Staff: Kelly Karl*

4. WORKSHOP

- A. **Drought and Water Shortage Task Force.** (~ 2:00 pm) Introduce and discuss the formation of a Task Force pursuant to Water Code Section 10609.70. *Staff: Michael Draper*

5. ADJOURN to February 6, 2023

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.