

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**  
**February 23, 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/89073816495>

and by telephone at 669-900-6833 (Meeting ID# 890 7381 6495, passcode 1234).

An alternate method to access the video meeting is visit <https://zoom.us/join> and enter Meeting ID: 890 7381 6495, passcode 1234.

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

**1. PUBLIC COMMENT**

**2. APPLICATION ACCEPTANCE**

**3. ACTION ITEM**

**A. DIRECTOR REVIEW 23-001/JENKINS (~ 1:30 PM)** Review and approve the draft conditions of approval for a new overhead line connection at 33 Laurel Ave, Bridgeport (APN 008-142-002). The parcel is currently served by an existing overhead connection, which needs to be realigned to accommodate a new PV solar system. The parcel is designated Commercial (C) land use designation and there are two residences and two accessory structures on the parcel. *Staff: Kelly Karl*

**4. PREAPPLICATION**

**A. PREAPPLICATION/Cook (~ 1:35 pm)** Review and discuss potential construction of a 13,125 SF steel building at 271 Industrial Circle (APN 037-260-018) in the Sierra Business Park. The building will house a two ton per hour wood pellet manufacturing line as well as two office spaces and a caretaker's unit. The parcel is approximately .51 acre in size and is designated Specific Plan (SP). *Staff: Kelly Karl*

**B. PREAPPLICATION/Sanchez (~ 1:40 pm)** Review and discuss potential construction of a single-family residences, Junior Accessory Dwelling unit, and Accessory Dwelling unit on undeveloped parcels. *Staff: Kelly Karl*

**C. A. PREAPPLICATION/Lehman (~ 1:45 pm)** Review and discuss potential construction of a single-story barn and garden on a vacant parcel on Highway 395 (APN 002-353-021) in Walker, CA. The building will house garden equipment and the parcel is approximately 1.03 acres in size and is designated Mixed Designation (MD). *Staff: April Sall*

**5. ADJOURN to March 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.