

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

AMENDED LDTAC AGENDA

April 15, 2024 – 1:30 pm

Mono Lake Room
1290 Tavern Road
Mammoth Lakes

Bridgeport CAO conferences room
First floor Annex 1 74 N. School Street
Bridgeport CA, 93517

The meeting may be joined by video at:

<https://monocounty.zoom.us/j/82324929229?pwd=yVsXIOSwiXOB1b5yycI2bAXHKLHTcu.1>

and by telephone at 669-900-6833 (Meeting ID# 823 2492 9229, passcode 5678).

An alternate method to access the video meeting is visit <https://zoom.us/join> and enter Meeting ID: 823 2492 9229, passcode 5678.

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

1) PUBLIC COMMENT

2) APPLICATION ACCEPTANCE

A. Lot Line Adjustment, Domaille– Applicant proposes minor lot line adjustments on two parcels designated as part of the Tioga Inn Specific Plan (SP) off HWY-120 in Lee Vining. APNs 021-080-025 & 021-080-029 (*Rob Makoske*)

B. Lot Line Adjustment, Park - Applicant proposes minor lot line adjustments on two parcels designated Agricultural (AG) in Antelope Valley. APNs 002-450-005 & 002-450-023 (*Rob Makoske*)

C. Lot Line Adjustment, Wildlands Conservancy - Applicant proposes minor lot line adjustments on two parcels designated Agricultural (AG) in Antelope Valley. APNs 002-060-038 & 002-060-040 (*Rob Makoske*)

3) PREAPPLICATION

A. Parcel Map, D'Ambrosi – Applicant is proposing to subdivide a parcel (APN: 016-225-024) in June Lake into three lots, including two lots that will be approximately 59' x 78' (4,605 sf) and a third lot measuring approximately 118' x 78' (9,209 sf). The property's land use designation is Single Family Residential (SFR). (*Aaron Washco*)

B. Verizon Mammoth Lakes Airport Cell Tower – Applicant is proposing to construct an 80-foot cell tower on a parcel located at 164 Industrial Circle in the Sierra Business Park (APN: 037-260-028). The parcel has a land use designation of Industrial (I) and is part of the Sierra Business Park Specific Plan. (*Aaron Washco*)

- C. **G.C. Forest Products Pellet Mill Project** – Applicant is proposing to construct and operate a facility that will utilize forest-sourced feedstocks from local forest restoration and fuels reduction projects, to produce wood pellets. The project would involve four parcels in the Sierra Business Park (APNs 037-260-017, -018, 034, &-035). A 100' x 153' prefabricated building is proposed for placement on APNs -017 & -018 and would require a Lot Merger. The parcels land use designations are Industrial (I) and subject to the Sierra Business Park Specific Plan. (Kelly Karl, Brent Calloway)

4) ACTION ITEM

5) WORKSHOP

6) EXTENSION REQUESTS

7) ADJOURN to May 6, 2024.

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.

*Public comment on any item listed on this agenda will be considered by LDTAC. Once an application is accepted, it will be processed by County Staff and may be considered by the Planning Commission. Public comment made to LDTAC is not automatically transmitted to the Planning Commission, as a project or application may change in response to processing.

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.