

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**

**December 17, 2018 – 1:30 pm**

Town/County Conference Room, Minaret Village Mall, Mammoth Lakes, CA  
or videoconference at CAO Conference Room, Annex I, Bridgeport, CA

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

**1. PUBLIC COMMENT**

**2. APPLICATION ACCEPTANCE**

**A. LOT LINE ADJUSTMENT 18-003MC/Christopher SNB WB LLC (Coyote Springs)**

(~ 1:30 pm). Review application and approve LLA 18-003MC to reconfigure three existing lots (~ 827.6 acres) at 1512 Bramlette Ranch Rd. in Tri-Valley (APNs 024-080-009, -010 & -011). The properties are designated AG (Agriculture). *Staff: Gerry Le Francois & Michael Draper*

**B. CANNABIS USE PERMIT/Colitas** (~ 1:50 pm). Acceptance of application for cannabis cultivation and processing at 324 N. River Lane, Walker (APN 002-460-015). The project includes an outdoor grow area, greenhouse, shed for processing, oil extraction shed, storage barn, lavender grow, and manufactured home. The property is designated agriculture (AG). *Staff: Bentley Regehr.*

**C. USE PERMIT/Moore** (~ 2:10 pm). Review and accept application for a Use Permit to conduct commercial lodging/short-term rental at 264 Hwy 182, Bridgeport, CA (APN 008-213-011). The property is designated Mixed Use and contains a four-plex accessory structure. *Staff: Michael Draper*

**3. PREAPPLICATIONS**

**A. POTENTIAL DEVELOPMENT/Creager** (~ 2:30 pm). The applicant owns two adjacent parcels and is seeking information for developing the vacant parcel to expand a permitted business (Use Permit 17-003/Mono House) at 54880 Hwy 395, Lee Vining. The vacant parcel is APN 021-060-006. Both parcels are designated Scenic Area Agriculture. *Staff: Michael Draper*

**B. CONDITIONAL USE PERMIT/Fortune** (~ 2:50 pm). Proposal for a food truck located in the T-Bar parking lot in June Lake. The project is located at 2588 Hwy 158, June Lake (APN 015-075-029). The property is designated commercial (C). *Staff: Bentley Regehr*

**C. MERGER/Brown-Berry Trust** (~ 3:10 pm). Consider merger in Sierra Paradise of two lots (APNs 026-380-031 & -032). One lot has a home and the adjacent lot is vacant. If application is received in timely manner, accept application for processing. Land Use Designation is Single-Family Residential (SFR). *Staff: Gerry Le Francois*

**4. ACTION ITEM**

**A. CANNABIS USE PERMIT/Tilth Farms** (~ 3:30 pm). Review and approve use permit for cultivation of cannabis on an Agriculture (AG-10) parcel located at 108432 Hwy 395, Coleville (APN 002-450-024). Cultivation will occur on six-acre area within the 166-acre property and will not exceed two acres of total canopy area. Canopy area will be divided between a medium outdoor grow and two smaller mixed light cultivation areas. *Staff: Bentley Regehr & Michael Draper*

***More on back...***

**5. WORKSHOP:** No items

**6. ADJOURN**

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 actually 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.