

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

LDTAC AGENDA

April 1, 2019 – 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. CANNABIS USE PERMIT/Tioga Green (~1:30 pm). Proposal for a retail cannabis business in the existing structure located at 51005 Hwy 395 near the community of Lee Vining (APN 021-080-022). Property is designated Commercial (C). *Staff: Bentley Regehr*

3. PREAPPLICATIONS

A. CONDITIONAL USE PERMIT/D & S Waste Removal (~1:50 pm). Discuss preliminary work and permitting to move forward with solid-waste (MSW) transfer station at 7937 Hwy 167, Mono Basin (APN 013-210-028). The land use designation is Resource Management (RM). *Staff: Michael Draper*

B. CONDITIONAL USE PERMIT/Boulware (~2:15 pm). Discuss potential use of APN 060-020-017, northwest of McGee Creek at base of mountains behind vacant structure west of US 395, as a campground, OHV park, RV storage, and single-family residence. The campground would have 50-75 sites situated on the 52-acre property to maximize views. Development would include electrical power, water and a dump station. RV storage would be for 20-25 recreational vehicles. Land use designations are Estate Residential (ER) and Specific Plan (SP). *Staff: Kelly Karl*

C. GENERAL PLAN AMENDMENT & CANNABIS USE PERMIT/Wood (~2:40 pm). Prior to application submittal, discuss and provide input for a potential General Plan Amendment for a land use designation change from Rural Residential (RR) to Agriculture (AG). A designation change is required for the applicant to apply for a Cannabis Use Permit to conduct commercial cannabis cultivation. The property (APN 025-020-013) is located south of Benton. *Staff: Michael Draper*

D. GENERAL PLAN AMENDMENT & SPECIFIC PLAN/Annett (~3:10 pm). Discuss potential General Plan Amendment for a land use designation change from Resource Management (RM) to Specific Plan (SP). Applicant is initially proposing a tent campground at 11950 Twin Lakes Rd. (APN 010-300-002) west of Bridgeport. Campsites would be approximately 10,000 square feet, and 20 hookups would be installed later for RV camping. *Staff: Hailey Lang*

4. ACTION ITEM: No items

5. WORKSHOP: No items

6. ADJOURN

For questions on the above projects, call Community Development at 760-924-1800.

More on back...

***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 certain 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.