

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

REVISED LDTAC AGENDA

March 16, 2020 – 1:30 pm

Town/County Conference Room, Minaret Village Mall, Mammoth Lakes, CA
or videoconference at CAO Conference Room, Annex I, Bridgeport, CA
Remote Videoconference: <https://zoom.us/join>. Teleconference: 1-669-900-6833.
Meeting ID: 760-924-1815

As authorized by Gov. Newsom's Executive Order, N-25-20, dated March 12, 2020, the meeting will be livecast as specified above, and LDTAC staff and the public shall have the right to observe and offer public comment from remote locations. This altered format is in observance of recent recommendations by local officials that certain precautions be taken, including social distancing, to address the threat of COVID-19.

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

1. PUBLIC COMMENT

2. APPLICATION ACCEPTANCE:

A. DIRECTOR REVIEW/CSA #1 Crowley Lake Welcome Sign (~1:30 pm). Application acceptance for placement of a Crowley Lake Community Welcome sign in the South Landing Road traffic calming island. *Staff: Kelly Karl*

3. PREAPPLICATION

A. REVIEW/Dore (~1:45 pm). Review proposal to store travel trailers at 192 Industrial Circle (037-260-030) in the Sierra Business Park. Property is designated Specific Plan (SP) and is subject to the Sierra Business Park Specific Plan. *Staff: Kelly Karl*.

B. REVIEW/AT&T Cell Site (~2:00 pm). Review proposal to construct a new AT&T wireless telecommunications facility at 500 Locust St (APN 026-200-044) in Chalfant. The proposed facility will include the following components: 1) 80-foot monopole; 2) 12 antennas; 3) one emergency generator; and 4) associated equipment/ground cabinets inside fenced enclosure. Property is designated Public and Quasi-Public Facilities (PF). *Staff: Kelly Karl*.

C. REVIEW/Carter (~2:15 pm). Review proposal to subdivide parcel at 107227 Hwy 395 in Walker (APN 002-370-007) that is part of the Mill Creek Ranch Subdivision. Property is designated Mixed Use (MU) and Estate Residential (ER). *Staff: April Sall*

D. ALPINE VISTA ESTATES/Jensen Holding LLC (~2:30 pm). Considering several options for subdivision in Bridgeport (APNs 008-202-012 through -023): 1) reversion to acreage; 2) sell as-is to private developer; 3) merge from 12 lots to six and sell off; or 4) sell to County for affordable housing. Property is designated SFR (Single-Family Residential). *Staff: Garrett Higerd*

E. REVIEW/Brown (~2:45 pm). Review preapplication for Land Use Designation change on at 119962 Hwy 395 (APN 001-210-011) to allow for permanent horse corral. The property is designated Mixed Use (MU). *Staff: April Sall*

F. REVIEW/Davis (~3:00 pm). Review proposal to construct two cabins on a vacant property at Virginia Lakes on Glacier Drive (APN 019-040-006). The property is designated SFR (Single-Family Residential). *Staff: Michael Draper*

4. ACTION ITEM: Review and recommend any changes to the Tioga Inn Specific Plan Amendment Mitigation Monitoring and Reporting Program (MMRP) and project conditions. The MMRP is part of the Final Subsequent Environmental Impact Report (FSEIR). In

summary, the Hotel and Restaurant components remain unchanged. New project elements include: 1) up to 150 new workforce housing bedrooms in up to 100 new units; 2) third gas pump island and overhead canopy; 3) additional parking to accommodate on-site guest vehicles as well as a general-use park-and-ride facility and bus parking for Yosemite transit vehicles; 4) new package wastewater treatment system tied to a new subsurface drip-irrigation system; 5) replacement of existing water storage tank with a new tank of same size in same area; 6) new 30,000-gallon on-site propane tank (eventually replacing the existing five on-site tanks); 7) modification to the boundaries and acreage of designated open space; and 8) modification of parcel boundaries. This project is located at 22, 133 and 254 Vista Point Rd and consists of four parcels (APNs 021-080-014, -025, -026 & -27).

Staff: Gerry Le Francois

5. WORKSHOP: Lot Line Adjustment/Merger procedures (~3:45 pm). Review current processing, and recording procedures of Lot Line Adjustments/Mergers, and discuss future changes to Mono County Code 17.36 & 17.50 to be consistent with Gov Code section 66412(d)

6. ADJOURN to April 6, 2020

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 Code 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.