

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

LDTAC MEETING
November 7, 2022 – 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/86368755658?pwd=bVl3aWdUa2JuMktBVEdrcktZRmtaZz09>

and by telephone at 669-900-6833 (Meeting ID# 863 6875 5658, passcode 5678).

An alternate method to access the video meeting is visit <https://zoom.us/join> and enter Meeting ID: 863 6875 5658, passcode 5678.

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

1. PUBLIC COMMENT

- 2. AB361 LDTAC Resolution 22-018 (~1:30 pm)** To continue virtual meetings as a Brown Act Body under AB 361. Review and adopt resolution to meet virtually until December 7, 2022. *Staff: Michael Draper*

3. APPLICATION ACCEPTANCE

- A. **DIRECTOR REVIEW/AT&T (~1:30 pm)** Review and reaccept for processing an application for a Director Review to collocate on an existing wireless telecommunications facility located at 112775 Highway 395 (APN 001-100-050) in Coleville. The existing facility was approved via Use Permit 31-05-05 (for a 40' monopole with miscellaneous equipment and cabinets), the height of the facility was increased to 50' via eligible facilities request under section 6409 of the Spectrum Act (B18-111, approved in 2019.) A condition of approval from UP 31-05-05 allows for modification of the facility via a Director Review permit (see attached minutes from that meeting). The proposed collocation will include the following components: 1) 10'-2" monopole extension (increasing the total height of the facility to 60'); 2) six panel antennas, 3) 15 remote radio units (RRUs); 3) one backup generator; and 4) miscellaneous associated equipment & ground cabinets inside fenced enclosure. Property is designated Resource Management (RM) and is approximately 33-acres in size. *Staff: April Sall & Kelly Karl*
- B. **USE PERMIT/ STEWART (~1:35 pm)** Review and accept for processing an application for a Use Permit to construct a garage prior to the main use rebuilding from the Mountain View Fire at 443 N. River Lane in Walker, CA (APN 002-300-007). The parcel is designated as Estate Residential (ER). *Staff: April Sall*

4. PREAPPLICATION

- A. **PREAPPLICATION/ SCAVONE** (~1:40 pm) Proposal to create a parcel map at 780 Cemetery Rd (APN 019-150-022). The 4.09-acre parcel is designated Rural Residential (RR), and contains three small cabins. *Staff: Bentley Regehr*

5. ACTION ITEM

- A. **Conditions of Approval/Paiva** (~1:45 pm) Review conditions of approval for a Use Permit application for overhead power to serve a single-family residence and accessory structures located at 650 Eastside Lane in Walker (APN 002-430-018-000). Overhead powerlines on the property are supported by three poles spanning from Eastside Lane approximately 600' onto the property; then powerlines are underground the remaining distance approximately 300' to the applicant's home and accessory structures. *Staff: Michael Draper*
- B. **Conditions of Approval/Nichols** (~1:50 pm) Review conditions of approval for a General Plan Amendment to change the land use designation of 171 Aurora Canyon Road, Bridgeport (APN 008-210-003) from Multi-Family Residential, Moderate, to Mixed Use; and a Use Permit to conduct transient rental of the existing duplex. The duplex contains one one-bedroom unit and one two-bedroom unit. *Staff: Michael Draper*
- C. **Conditions of Approval/Use Permit 21-007/D&S Waste** (~1:55 pm) Review of conditions of approval for a proposal to create a waste transfer station at 7937 Hwy 167 in the Mono Basin (APN 013-210-028). Approval of the Use Permit is contingent upon approval of a General Plan Amendment to change the land use designation from Resource Management (RM) to Industrial (I). *Staff: Bentley Regehr*

6. WORKSHOP

- A. **None**

7. ADJOURN TO November 21, 2022, at 1:30 pm.

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