

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

LDTAC AGENDA

October 7, 2019 – 1:30 pm

Town/County Conference Room, Minaret Village Mall, Mammoth Lakes, CA
or videoconference at CAO Conference Room, Annex I, Bridgeport, CA
Call 1-669-900-6833, enter meeting number 760-924-1815

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

1. PUBLIC COMMENT

2. APPLICATION ACCEPTANCE

A. USE PERMIT/Heaton (~1:30 pm). Review and accept application to process for short-term rental at 24 W. Granite Ave. (APN 015-103-005). The land use designation is Multi-family Residential, High. *Staff: Michael Draper*

B. DIRECTOR REVIEW/Cooper (~1:40 pm). Revise and accept application to process for short-term rental at 4684 Highway 158, unit 10 (APN 016-282-010). The property has the land use designation Commercial Lodging – High and is within the Aspen Meadows condominiums. *Staff: Michael Draper*

3. PREAPPLICATION

A. MINING EXPLORATION/Radius Gold Inc. (~1:50 pm). Potential application for a drilling project to determine if valuable minerals EXIST in Bodie (APN 009-140-002). The proposal includes five drill sites that will disturb approximately 0.1 acre per site for a total disturbance of 0.5 acre. The land use designation is Resource Management. *Staff: Hailey Lang*

B. VIOLATION ABATEMENT/Mora (~2:10 pm). Provide information for the abatement of violations and potential development of 677 Crowley Lake Drive, McGee Creek (APN 060-020-018). The land use designation is Estate Residential. *Staff: Nick Criss and Kelly Karl*

C. USE PERMIT/High Altitude Farms (~2:30 pm). Provide information regarding cannabis microbusiness permitting pertaining to cultivation, manufacturing (non-volatile), and distribution of medical and recreational cannabis at one location. The company is in the process of identifying potential parcels to construct a facility. *Staff: Michael Draper*

D. USE PERMIT, LOT LINE ADJUSTMENT/Morton (~2:50 pm). Proposal for a lot line adjustment and use permit at June Lake (APNs 015-140-054 & 015-104-053). Proposal for APN 015-140-054 will include construction of 12 two-bedroom/one-bathroom apartments and proposal for APN 015-104-053 will include two commercial buildings and a manager's unit with rental office, storage, and laundry facilities. Parcels are designated Commercial Lodging-High (CL-H) and Commercial (C). *Staff: Bentley Regehr*

E. USE PERMIT/Stone (~3:10 pm). Potential application for an owner-occupied short-term rental of a 182-square foot tiny home. Located at 116 Crowley Lake Drive (APN 060-030-018). The land use designation is Estate Residential (ER). *Staff: Kelly Karl*

4. ACTION ITEM

A. CANNABIS USE PERMIT 18-018/Colitas Farms (~3:30 pm). Revise project conditions for a cannabis use permit that will include cultivation, processing, and manufacturing Type 6 activities at 324 N. River Lane in Walker (APN 002-460-015). At full build-out, the project will comprise two 10,000-square foot (sf) greenhouses with a cannabis canopy area not to exceed 20,000 sf; one immature plant greenhouse (1,500 sf); one diffused light clone

greenhouse (1,500 sf); two oil extraction, drying and processing sheds (720 sf each); one manufactured home (693 sf); one apartment barn (2,592 sf total with 1,000 sf of living space); two lavender cultivation areas (43,650 sf and 4,560 sf) and lavender oil extraction; landscaping trees around the perimeter of the property; 14 parking spaces; and a one-way road with two access points. The land use designation is Agriculture (AG). *Staff: Hailey Lang*

B. CANNABIS USE PERMIT 19-008/Shanti, Co. (~3:50 pm). Review project conditions for commercial cannabis cultivation at 100 N. Bodie Hills Dr. (APN 013-210-024). Proposal is for up to 50 plants on a 5,000-square foot disturbance area. Property is designated Agriculture (AG). *Staff: Bentley Regehr*

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 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.