

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

LDTAC AGENDA
October 5, 2020 – 1:30 pm

As authorized by Gov. Newsom’s Executive Orders, N-25-20 and N-29-20, the meeting will be accessible remotely by live cast. There is no physical meeting location. 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.

The meeting may be joined by video at <https://monocounty.zoom.us/j/99063503567> and by telephone at 669-900-6833 (Meeting ID# is 990 6350 3567).

An alternate method to access the video meeting is visit <https://zoom.us/join> and enter Meeting ID: 990 6350 3567

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

1. PUBLIC COMMENT

2. APPLICATION ACCEPTANCE

A. CONDITIONAL USE PERMIT/Gordon (~1:30 pm) Review and accept application for an owner-occupied short-term rental at 90 Aspen Place in Crowley Lake (APN 060-210-067). The proposal is to rent an existing four-bedroom/four-bathroom main residence while the owners occupy the detached accessory dwelling unit. Maximum occupancy is 10 people and 7 vehicles. The land use designation is single-family residential (SFR). *Staff: Kelly Karl*

B. USE PERMIT MODIFICATION/Bramlette (~1:45 pm) Review and accept application for a Use Permit Modification of CUP 93-09 approved for Benton Hot Springs (APN 024-240-014). The proposed modifications seek to align and expand current activities on the parcel, including: (1) authorize the 12 existing tub site for 24-hour use or “camping,” (2) permit the installation and use of three additional tub sites, and (3) allow guests to camp using RVs at the tub sites. The land use designation for the parcel is Mixed Designation (MD) and the tub sites section of the parcel is designated Mixed Use (MU). *Staff: Kelly Karl*

C. LOT MERGER/ Kendall (~2:00pm) Review and accept an application for a lot merger at 175 N. Buckeye Dr. (APNs 008-220-006 and 008-220-007) in Bridgeport. Parcel -006 has a residence on the parcel and the second parcel is vacant land. The land use designation for both parcels is Single Family Residence (SFR). *Staff: April Sall*

3. PREAPPLICATION

A. PREAPPLICATION/Rea (~2:15pm) Review proposal for 28 campsites at 7967 Highway 167 (APN 013-210-007). Sites will be for both tent and RV camping, but no RV hook-ups will be provided. Proposal also includes up to three bathrooms and a wedding venue. A maximum of 128 guests would be allowed on-site. The applicant also proposes sale of items on-site, including bottled water, camping fuel, bug spray, sunscreen, and pre-packaged snacks. Property is designated Resource Management (RM). *Staff: Bentley Regehr*

4. ACTION ITEM

A. DIRECTOR REVIEW 20-12/ Sonora Pit (~2:30pm) Review the conditions of approval for a minor modification of Reclamation Plan 32-01-04, located near Sonora Junction (APN 006-120-010). The modification will extend the operation until 2041 or when the maximum depth of 6905’ is reached. The land use designation is Resource Extraction (RE). *Staff: Jake Suppa*

5. WORKSHOP

No items

6. ADJOURN to October 19, 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 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.