

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

LDTAC AGENDA

April 19, 2021 – 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/97038235258?pwd=ZnZ2WjhQN3NLOUVISVJsbENGa2IPdz09>

and by telephone at 669-900-6833 (Meeting ID# 970 3823 5258 Password: 1234).

An alternate method to access the video meeting is visit <https://zoom.us/join> and enter Meeting ID: 970 3823 5258, passcode 1234

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

1. PUBLIC COMMENT

2. APPLICATION ACCEPTANCE

- A. LOT MERGER/Condon** (~1:30 pm). Review and accept a Lot Merger application to combine APNs 026-310-018 &-019 located in Paradise. One parcel is undeveloped and the other has an existing residence and garage. Land use designation is Single-Family Residential (SFR). *Staff: Kelly Karl*

3. PREAPPLICATION

- A. PREAPPLICATION/Barth** (~ 1:45 pm). Discuss a potential project for a 24-hour towing business located at 228 Industrial Circle (APN 037-260-032) in the Sierra Business Park. Due to the need for employees to be onsite for 24-hours a manufactured home is proposed for placement on this parcel as a caretaker’s unit. Land use designation is Industrial (I). *Staff: Kelly Karl*
- B. PREAPPLICATION/Richards** (~ 2:00 pm). Review proposed changes to the Rock Creek Ranch Specific Plan located at APN 026-330-002 in Paradise. Proposed changes include: (1) subdividing the 54-acre lot into two parcels (Lot 1 “Lower Lot” 29.96-acres & Lot 2 “Upper Lot” 24.7-acres), (2) Lot 1 will include: the main residence, an auxiliary dwelling and detached garage, a swimming pond, the lower well house, and a 2.70-acres permaculture “Agricultural Zone” (with the potential for 2 full-time/4 part-time employees and a community support agriculture business for nearby communities) features will include a raised minnow pond, aquaponic greenhouse, polyculture fruit tree orchard, barn, chicken coop, composting shed and other support structures, (3) Lot 2 will have an agri-tourism “Camping Zone” with six off-the-grid trailers spaces (max 15 people/night), a swimming pond, water features, the upper well house with water tanks, and (4) trails will be developed in the open private spaces of both lots. The parcel is designated Specific Plan (SP). *Staff: Kelly Karl & Michael Draper*

4. ACTION ITEM

- A. No items**

5. **WORKSHOP**
 - A. **No items**

6. **ADJOURN to May 3, 2021**

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.