

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

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**LDTAC AGENDA**

**October 4, 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/86279683916?pwd=eExOa1FOMWVqWXkxNm9Ud0hSOFhPUT09>

and by telephone at 669-900-6833 (Meeting ID# is 862 7968 3916 passcode 1234 ).

An alternate method to access the video meeting is visit <https://zoom.us/join> and enter Meeting ID: 862 7968 3916, passcode 1234

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

**1. PUBLIC COMMENT**

**2. APPLICATION ACCEPTANCE**

- A. **USE PERMIT/Chichewa** (~ 1:50 pm) Proposal for indoor/outdoor cannabis cultivation, processing, distribution, and non-storefront retail at 106834 Hwy 395 in Coleville (APN 001-150-004). Proposal includes one 4,000 s.f. building for cultivation and processing with 400 s.f. of canopy area, four 8,000 s.f. buildings for cultivation and processing each with 2,500 s.f. of canopy area and employee restrooms, a 2,500 s.f. maintenance shop, an outdoor cultivation area not exceeding 10 acres, four storage containers, and a 2,100 s.f. drying shed. Property is designated Agriculture (AG). *Staff: Bentley Regehr*
  
- B. **DIRECTOR REVIEW/Duprey** (~ 1:45 pm) Proposal to place 8' x 20' cargo container on double-frontage lot set back from Crowley Lake Drive and primary residence at 158 Aspen Terrace, (APN 060-240-005-000). The .65-acre property in Crowley Lake is designated Single Family Residential (SFR). *Staff: Scott Burns*
  
- C. **DIRECTOR REVIEW/Hosier-Behmaram** (~ 2:00 pm ) Proposal for placement of RV in historic avalanche area on Lodgepole Road, Virginia Lakes. The RV is intended for seasonal use for a five year period on a .23 acre Single Family Residential (SFR) parcel, (APN 019-033-003-000). *Staff: Scott Burns*

**3. PREAPPLICATION**

- A. **PREAPPLICATION/Golden Spiral Ranch** (~ 2:15 pm) Proposal to construct a 6,200 square foot building for a residence and art/music studio. The property is approximately 59 acres, APN 025-200-027, and has an Agriculture (AG) land use designation. *Staff: Gerry LeFrancois*

**4. ACTION ITEM**

No items

**5. WORKSHOP**

No items

**6. ADJOURN to October 18, 2021, at 1:30pm**

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.