

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**  
**December 6, 2021 – 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/87924785191?pwd=RittK2hBcWZwbVFOUDgzYWdpQUVLQT09>

and by telephone at 669-900-6833 (Meeting ID# is 879 2478 5191, Passcode 1234).

An alternate method to access the video meeting is visit <https://zoom.us/join> and enter Meeting ID: 879 2478 5191, passcode 1234

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

**1. PUBLIC COMMENT**

- 2. LDTAC Resolution 21-03** (~ 1:30 pm) To continue virtual meetings as a Brown Act Body under AB 361. Review and adopt resolution to meet virtually until December 20, 2021. *Staff: Gerry LeFrancois*

**3. APPLICATION ACCEPTANCE**

- A. DIRECTOR REVIEW/March** (~ 1:35 pm) Accept for processing the Director Review application for a transient rental at 81 Crawford Avenue (APN 015-113-016) in June Lake. Proposal is to rent an existing two-bedroom/one-bathroom residence with a maximum occupancy of six people and six vehicles. Land use designation is Commercial (C). *Staff: Kelly Karl*
- B. DIRECTOR REVIEW/Carter** (~ 1:45 pm) Accept for processing the Director Review application for a transient rental at 33 Raymond Avenue (APN 015-111-014) in June Lake. Proposal is to rent a four-bedroom residence currently under construction (anticipated completion February/ March 2022) with a maximum occupancy of eight people and three vehicles. Land use designation is Mixed Use (MU). *Staff: Kelly Karl*
- C. DIRECTOR REVIEW/Caroselli** (~ 1:55 pm) Accept for processing Director Review application for a transient rental at 46 Foster Avenue (APN 015-111-020) in June Lake. Proposal is to rent a two-bedroom residence with a maximum occupancy of six people and three vehicles. Land use designation is Mixed Use (MU). *Staff: Scott Burns*
- D. LOT LINE ADJUSTMENT/ Centennial Livestock** (~ 2:05 pm) Review and accept application for two lot line adjustments in Bridgeport Valley. The properties are all designated Agricultural (AG). All parcels are under the same ownership.
- a.** LLA 21-003 MC would be between APNs 010-060-025, 011-020-001 and 011-020-023.  
*Staff: April Sall*

- b. LLA 21-004 MC would be between APNs 008-060-024 & 008-060-049- and 008-060-68. *Staff: April Sall*

#### 4. PREAPPLICATION

- A. **PREAPPLICATION/Town of Mammoth Lakes Dog Park** (~ 2:15 pm) Discuss proposal by the Town of Mammoth Lakes to construct a dog park adjacent to the Mono County Animal Shetler at the Whitmore Recreation Area located at 575 Benton Crossing Road (APN 060-080-002). The property is designated Open Space (OS) and has an existing Use Permit (UP 10-006, approved December 8, 2011). *Staff: Kelly Karl*

#### 5. ACTION ITEM

- A. **DIRECTOR REVIEW/Mammoth-Pacific LP** (~ 2:25 pm). Review and approve the Conditions of Approval for the Director Review/Minor Amendment renewing Mammoth-Pacific Unit II's CUP OIE-86-02 for 29 years contingent on County Counsel's approval of the updated Surety Bond. DR 20-014 (approved December 2020) extended the CUP for one-year to allow the applicant to obtain a Surety Bond for the updated reclamation cost estimate. The property is located on Geothermal Plant Road adjacent to the US 395 and SR 203 junction (APN 037-050-005). Land use designation is Resource Extraction (RE). *Staff: Kelly Karl*
- B. **DIRECTOR REVIEW/Hosier** (~ 2:35 pm) Recommend conditions of Approval Director Review Permit 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 09-033-003) *Staff: Scott Burns*

#### 6. WORKSHOP

No item

#### 7. ADJOURN to December 20, 2021, at 1:30p.m.

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.