

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**

**April 4, 2022 – 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/89900243076?pwd=dGpnbmZOV08vaU92WVdaZkV5SnISUT09>

and by telephone at 669-900-6833 (Meeting ID# is 899 0024 3076, passcode 5678).

An alternate method to access the video meeting is visit <https://zoom.us/join> and enter Meeting ID: 899 0024 3076, passcode 5678

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

**1. PUBLIC COMMENT**

**2. APPLICATION ACCEPTANCE**

- A. **DIRECTOR REVIEW/Nichols** (~ 1:30 pm) Accept for processing Director Review application for a transient rental at 14 Hays Street (APN 008-141-007) in Bridgeport, CA. Proposal is to rent a 0.09-acre property with a one-bedroom house adjacent to Main street for transient use. Land use designation is Commercial (C). If the Director determines during the application review that the project is controversial, is environmentally sensitive, or is not Categorically Exempt from CEQA, then a use permit shall be required per Chapter 32. *Staff: April Sall*

**3. PREAPPLICATION**

- A. **PREAPPLICATION/Southern California Edison (SCE)** (~ 1:40 pm). Proposal to renew an amended Plan of Operations for an interim storage area at 164 Industrial Circle (APNs 037-260-025, -026, -027, -028) in the Sierra Business Park. The first Plan of Operations was accepted February 12, 2020, and SCE is requesting to renew for third one-year term (ending February 21, 2023). The interim storage area will be used to stage materials for SCE's critical system repair work in the Eastern Sierra. Land use designation is Specific Plan (SP). *Staff: Kelly Karl*
- B. **PREAPPLICATION/SDC Bishop** (~1:50 pm) Review preapplication for Conditional Use Permit and Parcel Map for a small (4,000-6,000 sq. ft.) food products distribution facility along the west side of Highway 6 on the northern edge of Chalfant. The 3-acre property (APN 026-210-036-000) at 5153 Highway 6 has a general plan land use designation of Service Commercial and currently contains several structures. *Staff Scott Burns*

**4. ACTION ITEM**

- A. **REVIEW OF CONDITIONS/Black Point Mine Reclamation Plan Modification** (~ 2:00 pm)  
Recommend conditions of approval for a modification to the Black Point Mine Reclamation

Plan. The proposed modification reduces the previously approved permit boundary area from 370 acres to 60 acres and disturbance area from 330 acres to 38 acres. The remaining 292 acres that are no longer part of the disturbance area will remain in a state of undisturbed natural habitat. The modification also proposed additional visual mitigation measures. The site is located at APN 019-150-013 and is designated Resource Management (RM). *Staff: Bentley Regehr.*

**5. WORKSHOP**

No item

**6. ADJOURN to April 18, 2022**

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.