

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

SPECIAL LDTAC MEETING

September 19, 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/82189668438?pwd=Y0VKdEQ4Yy91eFFNNC9DaVRWQjAvZz09>

and by telephone at 669-900-6833 (Meeting ID# 821 8966 8438, passcode 5678).

An alternate method to access the video meeting is visit <https://zoom.us/join> and enter Meeting ID: 821 8966 8438, passcode 5678.

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

1. PUBLIC COMMENT

- 2. AB361 LDTAC Resolution 22-016** (~1:30 pm) To continue virtual meetings as a Brown Act Body under AB 361. Review and adopt resolution to meet virtually until October 19, 2022. *Staff: Michael Draper*

3. APPLICATION ACCEPTANCE

- A. USE PERMIT/AT&T** (~1:30 pm) Review and accept for processing an application for a Use Permit to construct a new AT&T wireless telecommunications facility at the Chalfant Transfer Station located at 500 Locust Street (APN 026-200-044) in Chalfant. The proposed facility will include the following components: 1) 80-foot monopole; 2) 12 antennas; 3) one backup generator; and 4) associated equipment/ground cabinets inside fenced enclosure. Property is County-owned and is designated Public and Quasi-Public Facilities (PF) and approximately 10-acres in size. *Staff: Kelly Karl*
- B. USE PERMIT MODIFICATION/AT&T** (1:40 pm) Review and accept for processing an application for a Use Permit Modification to collocate on an existing wireless telecommunications facility located at 112775 Highway 395 (APN 001-100-050) in Coleville. The existing facility was approved via Use Permit 31-05-05 (for a 40' monopole with miscellaneous equipment and cabinets), the height of the facility was increased to 50' via eligible facilities request under section 6409 of the Spectrum Act (B18-111, approved in 2019.) The proposed collocation will include the following components: 1) 10'-2" monopole extension (increasing the total height of the facility to 60'); 2) six panel antennas, 3) 15 remote radio units (RRUs); 3) one backup generator; and 4) miscellaneous associated equipment & ground cabinets inside fenced enclosure. Property is designated Resource Management (RM) and is approximately 33-acres in size, *Staff: Kelly Karl*

- C. DIRECTOR REVIEW/FRONTIER (~1:50 pm)** Review and accept for processing an application for overhead lines over Lee Vining Creek on APN 021-160-006. The property is designated Open Space (OS) and is approximately 37.7 acres. *Staff: Bentley Regehr*
- D. DIRECTOR REVIEW/SIERRA WAVE (~2:00 pm)** Review and accept for processing an application for a Director Review permit to approve a Parking Management Plan in the June Lake Village Central Business District at 2626 Boulder Drive (APN 015-075-050-000) for the Sierra Wave property. The Director Review will supersede a previous Director Review for shared parking and address on-site parking for a retail business and two housing units. *Staff: Scott Burns*

4. PREAPPLICATION

No item

5. ACTION ITEM

- A. USE PERMIT/SCHOTT & REEDY (~ 2:10 pm)** Review and accept conditions of approval for a Use Permit application for overhead power at 3858 Crowley Lake Drive (APN 060-150-004) in Crowley Lake. The project parcel has received the following previous approvals: (1) approval for secondary use prior to main use (less than 120-square foot storage shed) via Use Permit 20-006 and (2) placement of an RV during construction via Director Review 22-004 (tie to approved Building Permit B21-311 for placement of manufactured home). The parcel is approximately 1.04-acres in size and is designated Single-Family Residential (SFR). *Staff: Michael Draper*
- B. GENERAL PLAN AMENDMENT & SPECIFIC PLAN/APOGEE FARM (~2:20 pm)** Review and accept conditions and requirements to be integrated into the Apogee Farm’s Specific Plan, and the Mitigation Monitoring and Reporting Plan a part of the Apogee Farm’s Mitigated Negative Declaration. The project includes a General Plan Amendment to change the land use designation of two parcels (APN 025-020-013 and 025-040-002) from Rural Residential-40 to Specific Plan, and approval of the Apogee Farm’s Specific Plan, which includes a Commercial Cannabis Activity Use Permit for outdoor and indoor cultivation totaling less than 10,000 sf, cannabis processing, and distribution of product for the whole-sale market. The operation will not be open to the public and the applicant will reside on site. The properties are located south of Benton. *Staff: Michael Draper*

6. WORKSHOP

No item

7. ADJOURN TO October 5, 2022 at 1:30pm (Special meeting date).

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