

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

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**SPECIAL LDTAC MEETING**

**December 12, 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/86862353828?pwd=ZWo0SWwvSEVpZlRYSnhJVnFqQ3VNQT09>

telephone at 669-900-6833 (Meeting ID# 868 6235 3828, **passcode 5678**).

An alternate method to access the video meeting is visit <https://zoom.us/join> and enter Meeting ID: 868 6235 3828, passcode 5678.

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

**1. PUBLIC COMMENT**

**2. APPLICATION ACCEPTANCE**

No items

**3. PREAPPLICATION**

No items

**4. ACTION ITEM**

**A. LOT MERGER 22-001/Ramos** (~1:30 pm) Final review and approval for a lot merger of three parcels along Twin Lakes Road and North Patterson Drive (APNs 010-340-007, 010-340-008, & 010-340-009) in Twin Lakes. The parcels are under the same ownership and are all designated Single-Family Residential (SFR). 26 North Patterson Drive (APN 010-340-008) contains a single-family residence. *Staff: April Sall*

**B. USE PERMIT 22-009/Chalfant Cell Tower** (~1:35 pm) Review draft conditions of approval for a use permit to install, operate and maintain a proposed cell tower located at 500 Locust Road in Chalfant (APN: 026-200-044-000) *Staff: Laura Stark/Michael Draper*

**C. DIRECTOR REVIEW 22-014/Stewart** (~1:40 pm) Review draft conditions of approval for a permit to construct a garage prior to the main use at 443 N. River Lane in Walker, CA (APN 002-300-007). The rebuild is for structures destroyed by the Mountain View Fire. The parcel is designated Estate Residential (ER). *Staff: April Sall*

**D. DIRECTOR REVIEW 22-011/Frontier** (~1:45 pm) Review draft conditions of approval to install two utility poles and overhead line across Lee Vining Creek. The placement is on a 37.7-acre parcel designated Open Space (OS). (APN 021-160-006) *Staff: Scott Burns*

- E. USE PERMIT 21-006/Sierra High** (~1:50 pm) Review conditions of approval for a commercial cannabis activity permit. The cannabis project is located on a 124-acre parcel (APN 001-150-004) designated Agriculture -10 (AG-10) at 7761 Eastside Lane, Topaz, and proposes ten-acres of outdoor cultivation, and indoor cultivation of no more than 10,500 square-foot (SF) of mature plant canopy for year-round operation within four structures. The project also includes onsite cannabis processing (trimming, packaging, and labeling), wholesale distribution, and non-storefront retail. *Staff: Michael Draper*

**5. WORKSHOP**

No items

**6. ADJOURN TO Special LDTAC meeting on January 4, 2023, 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