

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 3, 2023 – 1:30 pm**

Authorization for teleconference participation in today's meeting by members of the Land Development Technical Advisory Committee (LDTAC) is under the modified Brown Act procedures of AB 361, based on Governor Newsom's March 1, 2023, Proclamation of Emergency resulting from severe storms and a finding that in-person participation would result in an imminent risk to the health and safety of meeting attendees. This authorization may last through April 19, 2023, provided the above conditions remain in effect.

Pursuant to subdivision (1)(B)(2) of Government Code 54953, find that: (1) on March 1, 2023, Governor Newsom proclaimed a state of emergency in Mono and twelve other California Counties due to the effects of severe winter storms; and (2) as a result of the conditions underlying the emergency declaration, the holding of an in-person meeting of the LDTAC presents an imminent risk to the health and safety of attendees who would need to drive on icy and/or unplowed roads in poor driving conditions with low visibility to reach the in-person location.

**If a quorum is unavailable, LDTAC will review and comment on the following agenda items but no formal actions under the Brown Act will be taken.**

The meeting may be joined by video at:

<https://monocounty.zoom.us/j/83522192615?pwd=NUF3Z2Q0TFZRNkp2RONMdWg1dEVScDz09>

and by telephone at 669-900-6833 (Meeting ID# 835 2219 2615, passcode 1234).

An alternate method to access the video meeting is visit <https://zoom.us/join> and enter Meeting ID: 835 2219 2615, passcode 1234.

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

**1. PUBLIC COMMENT**

**2. Adopt resolution R23-03 to continue Brown Act remote meetings rules under AB361.**

**3. APPLICATION ACCEPTANCE**

- A. MINOR VARIANCE BY DIRECTOR/Connaughton (~1:30 pm)** Review and accept for processing an application for a Minor Variance by Director to permit a 10% height increase for a proposed residence located APN 016-112-015 in June Lake. The parcel designated Single-Family Residential (SFR), is approximately .31-acre in size, and has topographical constraints. A minor variance allows for a reduction of up to 10% in any given Land Development Standard subject to the findings listed in Land Use Element §01.041. *Staff: Kelly Karl*
  
- B. USE PERMIT/ BEAR PAW RESORTS LLC (~1:35 pm)** Review and accept for processing a Use Permit application to develop an RV Park on a 2.19-acre vacant parcel located in June Lake at the corner of Bruce Street and Knoll Avenue (APN 015-060-042). The property has the land use designation of Commercial Lodging High (CL-H). The proposed project consists of 35 RV spaces with utility connections (sewage, water, fiber optic, electrical.) two structures: one building (25 x 50) for an onsite caretaker and to provide office spaces for the business; second building (30 x 10) will provide showers for guests. Additionally, there will be 5 electric vehicle

charging stations. Paved surfaces will be cement pads for electrical box (580 sq ft) and the onsite road (17,290 sq ft). *Staff: Brent Calloway*

**4. PREAPPLICATION**

**No Items**

**5. ACTION ITEM**

- A. CANNABIS USE PERMIT/Bask** (~1:40 pm). Review project conditions for a use permit modification for a previously approved indoor cultivation of cannabis located at 474 Industrial Circle, in the Sierra Business Park across from Mammoth Yosemite Airport (APN 037-260-004). The applicant is proposing to reduce the square footage of the building and the number of parking spaces, as well as provide some off-site snow storage. The property is designated Specific Plan (SP). *Staff: April Sall*

**6. WORKSHOP**

**No Items**

**7. ADJOURN to April 17, 2023**

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.

\*Public comment on any item listed on this agenda will be considered by LDTAC. Once an application is accepted, it will be processed by County Staff and may be considered by the Planning Commission. Public comment made to LDTAC is not automatically transmitted to the Planning Commission, as a project or application may change in response to processing.

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.