

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

LDTAC AGENDA

June 16, 2025 at 1:30 pm

Mammoth Office - Dana Room

1290 Tavern Road
Mammoth Lakes, CA 93546

Bridgeport Office - CAO Conference Room

First Floor Annex 1, 74 N. School Street
Bridgeport CA, 93517

The meeting may be joined by video at:

<https://monocounty.zoom.us/j/81108502943?pwd=3RhjMPkEL9NDbMFavfAVbsXN4dlGgE.1>

An alternate method to access the video meeting is visit <https://zoom.us/join> and enter

Meeting ID: 811 0850 2943 Passcode: 5678

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

1) PUBLIC COMMENT

2) APPLICATION ACCEPTANCE

- a) **UP 25-00X WILDLANDS CONSERVANCY.** The project proposes to permit existing use and proposed uses at the Two Rivers Preserve, a 2,483 acre area combining ten parcels (APNs: 006-100-011, 006-110-005, 006-110-006, 006-110-009, 006-110-019, 006-130-029, 006-140-002, 006-140-004, 006-140-014, 006-140-016) designated for Resource Management (RM). Existing unpermitted uses include active recreation (hiking, biking, skiing, fishing), and proposed improvements will include parking, access road, and trail improvements. *Staff: Erin Bauer.*
- b) **LLM 25-001 Miles.** Applicant seeks to merge two parcels in Virginia Lakes, APN 109-052-012-000 and APN 019-052-013-000. APN 109-052-012-000 is 0.23 acres with an existing A-frame cabin and the address 144 Pinecrest drive. It is adjacent to APN 019-052-013-000, also 0.23 acres, but without a designated address. Both parcels are owned by Christopher and Jessica Miles. *Staff: Erin Bauer.*

3) PREAPPLICATION

- a) **Victory Lodge.** Applicant is seeking additional information and guidance regarding the potential use of Victory Lodge in June Lake (APN: 015-300-006-000) as a wedding venue. The parcel is designated ER/SP and a Specific Plan would be required to host weddings at Victory Lodge. *Staff: Aaron Washco.*

4) ACTION ITEM

- a) **UP25-004 (Valletta VHR) Conditions of Approval.** Applicant is seeking a vacation rental permit for two of four multi-family residential units located at 34 Foster Avenue in June Lake (APN: 015-111-032-000). The parcel is 0.23 acres and has a land use designation of Mixed Use (MU). The project is

subject to Chapter 26 of the Mono County General Plan and does not have a staff recommendation.
Staff: Aaron Washco.

5) WORKSHOP

- a) **Drought Resilience Plan.** Juliana Prosperi of WSP will update the LDTAC Drought Relief Task Force on the in-progress Drought Resilience Plan, discuss SB 552 requirements, and discuss next steps.

6) EXTENSION REQUESTS

7) ADJOURN to July 7, 2025.

For questions on the above projects, please 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.