

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

LDTAC AGENDA

April 6, 2026, at 1:30 PM

Mammoth Location - 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

This meeting may be joined remotely at:

<https://monocounty.zoom.us/j/82138130167?pwd=Y9ZhgxlMkpRPLE2mUCjCB2JKIDX33k.1>

An alternate method to access the video meeting is visit <https://zoom.us/join> and enter Meeting ID: 821 3813 0167 Passcode: 654987

1. PUBLIC COMMENT

2. APPLICATION ACCEPTANCE

- A. Director Review 26-00x Cervantes Cargo Container.** Applicant is proposing a cargo container at 29 Chase Avenue in Chalfant, a .46 acre parcel, 026-282-003-000, designated Rural Mobile Home (RMH). Application is part of an effort to resolve a code enforcement case and will require notice to adjacent properties. *Staff: Brent Calloway*

3. PRE-APPLICATION

- A. Tioga Green Food Truck.** Applicant is seeking information about the creation of a food truck location at 51005 Hwy 395 in Lee Vining, a .89 acre parcel, 021-080-022-000, designated Commercial (C). There is an existing licensed retail cannabis dispensary on the same parcel. *Staff: Brent Calloway*
- B. Cook, Temporary Log Decks in SBP.** Applicant is seeking information about permitting temporary log storage decks for an established firewood business on two .5 acre vacant parcels in the Sierra Business Park, APNs 037-260-035-000 & 037-260-034-000, designated Industrial (I) and within the Sierra Business Park Specific Plan. *Staff: Brent Calloway*
- C. Parcel Map – Elbayar.** Applicant is seeking information about splitting a .47 acre parcel into two parcels at 106 Emigrant Street in Bridgeport, APN 008-091-006-000, land use designation Multi-Family Residential Low (MFR-L). *Staff: Brent Calloway*

4. ACTION ITEM

- A. Conditions of Approval for Use Permit 26-002 Stephenson STR.** Applicant proposes a short-term rental at 100 Knoll Avenue #19 in June Lake (APN # 015-076-019-000). The project is located at the Edgewater Condos, a 1.35-acre property operated by Homeowner's Association, which has a Land Use

Designation is Multi-Family Residential, High (MFR-H). The project is subject to Chapter 25 of the Mono County General Plan. *Staff: Olya Egorov*

5. WORKSHOP

A. Subdivision Ordinance Update

B. Drought Task Force Meeting

6. EXTENSION REQUESTS

7. ADJOURN to Regular Meeting on April 20, 2026, at 1:30 PM

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 (LDTAC) consists of representatives from Public Works, Community Development (Building, Planning, and Code 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.