

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

AMENDED

LDTAC AGENDA

December 3, 2018 – 1:30 pm

Town/County Conference Room, Minaret Village Mall, Mammoth Lakes, CA
or videoconference at CAO Conference Room, Annex I, Bridgeport, CA

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

1. PUBLIC COMMENT

2. APPLICATION ACCEPTANCE

A. USE PERMIT & STR ACTIVITY PERMIT/Thompson (~ 1:30 pm). Review and accept applications to conduct short-term rental of a room within the owner's existing dwelling while owners are present (Type I). The property is located at 1613 Eastside Lane, Walker (APN 002-130-047). *Staff: Michael Draper*

B. CANNABIS USE PERMIT/Tilth Farms (~ 1:50 pm). Proposal for cultivation of cannabis on an Agriculture (AG-10) parcel located at 108432 Hwy 395, Coleville (APN 002-450-024). Cultivation will occur on six-acre area within the 166-acre property and will not exceed two acres of total canopy area. Canopy area will be divided between a medium outdoor grow and two smaller mixed light cultivation areas. *Staff: Bentley Regehr & Michael Draper*

3. PREAPPLICATION

A. TENTATIVE PARCEL MAP/Triad (~ 2:10 pm). Provide feedback on a possible Tentative Parcel Map on APN 024-250-002 with land use designation Resource Management (RM). The 160-acre parcel at the intersection of SR 120 and Benton Crossing Road was previously PM 35-35/Patel. *Staff Gerry Le Francois*

B. USE PERMIT/WALKER RIVER FARMS (After 2:10 pm). Provide feedback on a possible submittal for a Use Permit and Operation Permit to conduct cannabis cultivation on an Agriculture (AG) property along Larson Lane, Coleville (APN #002-110-021). *Staff: Michael Draper*

4. ACTION ITEM

A. LOT LINE ADJUSTMENT 18-003MC/Christopher SNB WB LLC (Coyote Springs) (~ 2:30 pm). Review and approve LLA 18-003MC to reconfigure three existing lots (~ 827.6 acres) at 1512 Bramlette Ranch Rd. in Tri-Valley (APNs 024-080-009, -010 & -011). The properties have AG (Agriculture) land use designation. *Staff: Gerry Le Francois & Michael Draper*

5. WORKSHOP: No items

6. ADJOURN

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 actually 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).

More on back...

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.