

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

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**REVISED LDTAC SPECIAL MEETING AGENDA**

**Wednesday, April 4, 2018 – 2:00 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. SIERRA BUSINESS PARK CARETAKER UNIT/Britton** (~ 2:00 pm). Accept application to convert 841 square feet of S-1 loft space into an apartment at 66 S. Industrial Circle, Unit A2 in Sierra Business Park (APN 037-261-002). Land use designation is Industrial (I).  
*Staff: Bentley Regehr*

**B. TEMPORARY RV USE/Nixon** (~ 2:20 pm). Accept application for temporary use of an RV during summer months at Virginia Lakes (APN 019-040-004). The parcel is in an avalanche zone and is designated single-family residential (SFR 1-2). Prior Director Review for summer use of an RV was approved in 2010 but expired in 2014. *Staff: Bentley Regehr*

**3. PREAPPLICATION**

**A. LOT LINE ADJUSTMENT 18-001/Logue** (~ 2:40 pm). Proposal would adjust boundaries between June Lake parcels (APNs 015-075-014, -015, -016 & -027). All parcels have a land use designation of Commercial (C) and include the Sierra Inn, Ernie's Ski & Tackle Shop, and vacant land. *Staff: Gerry Le Francois*

**B. CONDITIONAL USE PERMIT/Suppa** (~ 3:00 pm). Preapplication for a CUP allowing three to five temporary yurts for short-term rental not to exceed 10 people. The property has land-use designation Agriculture - 20 and is located within the Mono Basin (APN 013-210-024). *Staff: Michael Draper*

**C. BUILDING & PLANNING PERMITS/Walker Country Store** (~ 3:20 pm). Concept for expanded deli seating and potential covered patio at 107700 Hwy. 395 in Walker (APN 002-352-002). Land use designation is Mixed Use (MU), and the parcel size is 1.57 acres. *Staff: Gerry Le Francois*

**4. ACTION ITEM:** No items

**5. WORKSHOP:**

**A. MITIGATION, MONITORING & REPORTING PLAN FOR CONDITIONAL USE PERMIT 16-00015/Crowley Lake Fish Camp** (~ 3:40 pm). Review the MMRP (pages 4-8 only) in the Crowley Lake Fish Camp Mitigated Negative Declaration and provide any comments. The entire MND is provided for complete background information. The project is scheduled for Planning Commission consideration on April 5, 2018. *Staff: Gerry Le Francois*

**B. TENTATIVE PARCEL MAP 18-001/Bauer** (~ 4:00 pm). Review conditions for TPM 18-001 and provide any comments. The proposed project (APN 016-143-045) would subdivide a 0.94-acre parcel that includes one home into two lots with 20,555 square feet for parcel 1 and 21,043 square feet for parcel 2 with access from California Street. Land use designation is Single-Family Residential (SFR). A 15183 is proposed under CEQA. The project is scheduled for Planning Commission consideration on April 5, 2018. *Staff: Gerry Le Francois*

**6. ADJOURN**

***More on back...***

**\*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 particular agenda item is to attend the meeting from the time it starts until that agenda item is actually taken up.

For questions on the above projects, call Community Development at 760-924-1800.

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 notes and transmits to applicant and 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.