

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

Amended LDTAC AGENDA

November 4, 2019 – 1:30 pm

Town/County Conference Room, Minaret Village Mall, Mammoth Lakes, CA
or videoconference at CAO Conference Room, Annex I, Bridgeport, CA
Call 1-669-900-6833, enter meeting number 760-924-1815

*Removed because this is not a land use permit subject to LDTAC consideration.

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

1. PUBLIC COMMENT

2. APPLICATION ACCEPTANCE

A. VARIANCE/Stang (~ 1:30 pm). Review and accept an application for a Variance to the required creek setback of 30'. The applicant is asking for a reduction of 15' in order to construct a new 1,249 square-foot single-family residence. The total parcel size is 8,401 square-feet and the land use designation is Single-family Residential (SFR). *Staff: Michael Draper*

~~**B. CANNABIS OPERATION PERMITS 19-005 (Cultivation) & 19-006 (Manufacturing Type 6)/Colitas Farms** (~ 1:45 pm). Review and accept two separate cannabis operation permit applications for Colitas Farms. Application 19-005 is for the cannabis cultivation portion of the project, and application 19-006 is for the manufacturing type 6 portion of the project. The project is located at 324 N. River Lane in Walker (APN 002-460-015). At full build-out, the project will comprise two 10,000 square foot (sf) greenhouses with a cannabis canopy area not to exceed 20,000 sf; one immature plant greenhouse (1,500 sf); one diffused light clone greenhouse (1,500 sf); two oil extraction, drying and processing sheds (720 sf each); one manufactured home (693 sf); one apartment barn (2,592 sf total with 1,000 sf of living space); two lavender cultivation areas (43,650 sf and 4,560 sf) and lavender oil extraction; landscaping trees around the perimeter of the property; 14 parking spaces; and a one-way road with two access points. The land use designation is Agriculture (AG). *Staff: Hailey Lang**~~

3. PREAPPLICATION

A. BUILDING PERMIT/Raffee (~ 2:00 pm). Review and provide comments on a proposed design for a single-family residence at 175 Upper Canyon Rd., Paradise (APN 026-330-013). The property is designated Specific Plan (SP) and is a party to the Rock Creek Canyon Specific Plan, Tract Map 37-59. *Staff: Bentley Regehr*

B. EXPANDED HOME OCCUPATION/Campbell (~ 2:15 pm). Review and provide comments on a proposed expanded home occupation for metal and pipe fabrication of corral and saddle racks. The property, designated Rural Mobile Home (RMH), is located at 646 Valley Road, Chalfant (APN 026-291-002). *Staff: Jake Suppa*

C. MOUNTAIN MONASTIC BREWING/Herman (~ 2:30 pm). Discuss potential project to develop a philanthropic 10-barrel brew house with an event space (for weddings, corporate events, yoga retreats, etc.) and business-focused housing at Rock Creek Ranch (APN 026-330-002). The property is designated Specific Plan (SP) and is subject to the Rock Creek Ranch Specific Plan. *Staff: Kelly Karl*

4. ACTION ITEM

A. DIRECTOR REVIEW 19-002/Marzano & Sons Cain Ranch (~ 2:45 pm). Review project conditions for a minor amendment to Reclamation Plan 34-99-07 related to mine ID #91-26-0035 located near the intersection of Hwy. 395 and N. Hwy. 158 and E. Hwy 120 (APN 021-130-037). The property is designated Mixed Designation RE/OS (Resource Extraction/Open Space). *Staff: Jake Suppa*

5. WORKSHOP

A. ENCROACHMENT PERMITS AND PARKING STANDARDS (~ 3:00 pm). An overview of Public Works encroachment permits within County ROW in relationship to Mono County General Plan Chapter 6 Parking Standards Table 06.020: Driveway Paving Requirements. *Staff: Jake Suppa*

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 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).

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.