

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

LDTAC AGENDA

July 21, 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/83791718323?pwd=yBBcepWMYWHDgak86LEvmlifVbmPsj.1>

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

Meeting ID: 837 9171 8323 Passcode: 5678

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

1) PUBLIC COMMENT

2) APPLICATION ACCEPTANCE

- a) **UP 25-00X, Poe, Aspen + Willow Lodge.** Applicant is developing a boutique commercial lodge consisting of four cabins (1 existing) at 19 Willow Avenue in June Lake. APN 016-193-033-000, 1.12 acres with a Land Use Designation of Commercial Lodging – Medium (CL-M). *Staff: Erin Bauer*

3) PREAPPLICATION

- a) **Nevin, Coleville RV Park & Campground.** The applicant requests information regarding the development of an RV Park and Campground in Coleville, California off Highway 395 (APN # 002-450-024-000). The estimated 156.8 acre property has a Land Use Designation of Agriculture (AG10). The applicant proposes a phased campground with up to 160 RV pads, tent and dry camping pads, a camp store with facilities, utilities for the RV pads and store, and access roads with two ingress and egress points off of Highway 395. *Staff: Melinda Guerrero.*

4) ACTION ITEM

5) WORKSHOP

- a) Drought Resilience Plan – Update on development process, stakeholder engagement, and preliminary results of risk assessment.

6) EXTENSION REQUESTS

7) ADJOURN to August 4, 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.