

CONDITIONS OF APPROVAL

DR 20-007 is issued with the following conditions:

1. The project shall comply with Mono County Building Division requirements.
2. The project shall comply with Mono County General Plan and Planning Division requirements, including exterior noise levels limitations specified under "commercial uses, offices, retail" category in Table 10.16.060(A) of Mono County Code

Commercial Uses, Offices, Retail

All Times---65dBA

3. The roaster shall be placed inside the workshop in a manner to minimize visibility from adjacent properties and roadways.
4. The total number of roasters shall be limited to one small scale roaster. The maximum roasted would be 25 lbs per week.
5. The owners of the residence and parcels shall be the only employees to operate the business. If the number of employees increases the CDD should be notified to determine if parking is required.
6. Termination. A Director Review shall terminate, and all rights granted therein shall lapse, and the property affected thereby shall be subject to all the provisions and regulations applicable to the land use designation in which such property is classified at the time of such abandonment, when any of the following occur:
 - A. There is a failure to commence the exercise of such rights, as determined by the Director, within two years from the date of approval thereof. Exercise of rights shall mean substantial construction or physical alteration of property in compliance with the terms of the Director Review.
 - B. There is discontinuance for a continuous period of one year, as determined by the Director, of the exercise of the rights granted.
 - C. No extension is granted as provided in Section 31.080.
7. Extension: If there is a failure to exercise the rights of the Director Review within two years of the date of approval, the applicant may apply for an extension for an additional one year. Any request for extension shall be filed at least 60 days prior to the date of expiration and shall be accompanied by the appropriate fee. Upon receipt of the request for extension, the Planning Division shall review the application to determine the extent of review necessary. Conditions of Approval for the Director Review may be modified or expanded, including revision of the proposal, if deemed necessary. The Planning Division may also deny the request for extension. Exception to this provision is permitted for those Director Reviews approved concurrently with a tentative parcel or tract map; in those cases, the approval period(s) shall be the same as for the tentative map.
8. Revocation: The Planning Commission may revoke the rights granted by a Director Review, and the property affected thereby shall be subject to all the provisions and regulations of the Land Use Designations and Land Development Regulations applicable as of the effective date of revocation. Such revocation shall include the failure to comply with any condition contained in the Director Review or the violation by the owner or tenant of any provision pertaining to the premises for which such Director Review was granted. Before revocation of any permit, the commission shall hold a hearing thereon after giving written notice thereof to the permittee at least 10 days in advance of such hearing. The decision

of the commission may be appealed to the Board of Supervisors in accordance with Chapter 47, Appeals, and shall be accompanied by an appropriate filing fee.

This Director Review permit shall become effective 10 days following the issuance of the Director's decision. This decision may be appealed within 10 days by filing a written notice of appeal with the secretary of the Planning Commission. If an appeal is filed, the permit will not be issued until the appeal is considered and the Planning Commission renders a decision.

PREPARED BY: April Sall, Assistant Planner DATE OF DECISION: September , 2020

SIGNED: _____
Wendy Sugimura, Community Development Director

Attachment 1-2 – Site Plan

Attachment 3 – Mono County Addressing Letter

Attachment 4 – Great Basin Unified Air Pollution Control District Letter