

**CONDITIONS OF APPROVAL**  
**Use Permit Modification 21-002/Bramlette**

1. Future development shall meet requirements of the Mono County General Plan, Mono County Code, and project conditions.
2. RV reservations shall be accepted only if the project receives approval from the California Department of Housing and Community Development (HCD). If HCD approval is not received, the tub sites may only be rented in compliance with the definition of a “Campground” in the Mono County General Plan, Land Use Element, Chapter 2 Definitions, §02.230.
3. All applicable conditions of approval contained in Use Permit 93-09, the 1996 Use Permit Modification, and Director Review 20-002 shall apply.
4. The project shall comply with provisions of the Mono County General Plan (including Chapter 7, Signs), Mono County Code (including but not limited to 10.16.060(A)), and project description.
5. Project is required to comply with any requirements of the White Mountain Fire Protection District. The applicant shall provide a final “will-serve” letter from the White Mountain Fire Protection District indicating the FPD will provide service to the project.
6. Compliance with any COVID-19 Public Health Orders whether existing now or ordered in the future, is required.
7. Project shall comply with applicable requirements by other Mono County departments and divisions including, but not limited to, Public Works, Tax Collector, Sheriff’s office, Building Division, and Environmental Health.
8. 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.
8. 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.

9. 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.