

Mono County Community Development Department

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DRAFT NOTICE OF DECISION Director Review 21-014 Solar Well/Buell

APPLICANT: Katherine Buell

SUBJECT PROPERTY: 109611 Hwy 395, Coleville, APN 002-440-031-000

PROPOSAL: Permit solar array and pump installation for existing well for property maintenance/enhancement purposes, prior to establishing primary use of the 6.65-acre Rural Residential parcel.

CONDITIONS OF APPROVAL

DR 21-014 is issued subject to the following conditions:

1. The project shall obtain a building permit from the Mono County Building Division.
2. The project is restricted to the exclusive use of well water for property enhancement and maintenance. No camping is permitted, and no residential use is allowed without applicable additional permits. The project shall comply with all General Plan requirements including the Rural Residential land use designation which, among other requirements, limits the use of the property.
3. The solar array shall be placed in a manner that minimizes visibility from adjacent properties and Highway 395. A supplemental landscaping plan incorporating screening vegetation along the chain link fence shall be submitted for director approval. No outdoor lighting is permitted.
4. A Permit of Record for access from Caltrans shall be secured. Further property development may require a standard driveway connection or other access improvements to meet Caltrans standards.
5. The project shall comply with all Mono County Building Division, Planning Division, Public Works Department, and Environmental Health Department requirements.