

Mono County Community Development Department

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Planning Division

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DRAFT NOTICE OF DECISION Director Review 22-XX/Frontier Overhead Utility Line & Poles

APPLICANTS: Frontier

SUBJECT PROPERTY: APN 021-160-006

PROPOSAL: Install overhead lines over Lee Vining Creek

BACKGROUND

The project is located at APN 021-160-006 near the community of Lee Vining. The 37.7 acre parcel is designated Open Space (OS). The proposal is for an overhead line with two poles over Lee Vining Creek (Figure 1). The placement of the line overhead is preferable due to the difficulty of placing a line under the creek at this location. An underground line has been washed out at this location previously.

CONDITIONS OF APPROVAL/DR 22-XX

DR 22-XX is issued with the following conditions:

1. The utility poles shall be treated with a natina finish to reduce visual impact.
2. Project shall comply with all Mono County Building Division, Planning Division, Public Works Department, and Environmental Health Department requirements.
3. The project shall substantially comply with the submitted application and site plan, including the indicated location of the poles.
4. 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.

5. 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.

6. 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.