

MONO COUNTY

COMMUNITY DEVELOPMENT DEPARTMENT

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Planning Division

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ATTACHMENT B

CONDITIONS OF APPROVAL

DR 24-002 is issued with the following conditions:

1. The project shall require a standard building permit from the Mono County Building Division for permanent placement of a cargo container.
2. Storing hazardous materials must comply with all regulations of the Department of Environmental Health; Storing hazardous materials in exceedance of the California Fire Code is prohibited.
3. Utilities including, but not limited to, water, sewer, electricity, gas, and fuel oil permanently supplied to, or installed within, the container are prohibited.
4. No alterations that change the structural integrity of the container are permitted without approved design by a licensed engineer or architect.
5. The project shall comply with Mono County Planning Division requirements, including the prohibition of overnight occupancy of the cargo container.
6. The project shall comply with all General Plan requirements including Chapter 20, Cargo Containers, which, among other requirements, prohibits installation of utilities in cargo containers.
7. The cargo container shall follow Mono County Design Guidelines, and shall be painted to match the existing building on-site.
8. Container shall be placed in a manner to minimize visibility from adjacent properties and roadways, as indicated on site plan.
9. The total number of cargo containers shall be limited to one container due to the project parcel being less than one-acre in size.
10. 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.
11. 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.
12. 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 a 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 the appropriate filing fee.