

DRAFT

DR 24-007 is issued with the following conditions:

- 1) All utilities shall be installed underground (Mono County General Plan, 11.010.D).
- 2) Best Management Practice (BMP), pertaining to protection of the stream shall be instituted as listed or as directed by the Building Division.
 - a) Straw waddles shall be installed between the structures and stream during the construction of the residence, garage, and associated site work.
 - b) There shall be no heavy equipment operating between the garage and stream during construction.
 - c) There shall be no construction material stored between the structures and stream.
 - d) If compromising weather is likely (rain/high wind), effort shall be taken to assure there will be no construction-related runoff toward the creek area.
 - e) During construction, there shall be daily patrol of the setback and creek area to remove any construction debris.
- 3) There shall be no storage of material of any type in the stream setback area, such as refuse, sheds, machinery, cut plant material, etc.
- 4) The property owner shall, wherever possible, make every effort to preserve existing native vegetation outside of the proposed building footprints, in particular between the structures and the stream.
- 5) The property owner shall maintain the stream setback area in a neat and clutter-free manner at all times. If needed, the property owner shall remove material from the stream area to prevent blockage of the drainage easement.
- 6) Any future additions to this property shall meet all the required setbacks in accordance the requirements of the Mono County General Plan.
- 7) There shall be no new construction, additions or landscaping, uses or parking between the building and stream area beyond that illustrated on the landscaping plan (Attachment "B") without a new Director Review Permit and/or other applicable required permits.
- 8) Appeal. The Director Review permit shall become effective 10 days following the issuance of the Director's decision. During the 10-day period, an appeal may be filed in accordance with Chapter 47. If an appeal is filed, the permit will not be issued until the appeal is considered and a decision is rendered by the Planning Commission. (Section.31.060)
Notice is hereby given pursuant to Code of Civil Procedure Section 1094.6 that the time within which to bring an action challenging the County's decision is 90 days from the date the decision becomes final. If no appeal is made to the Planning Commission, the staff decision shall become final on the expiration of the time to bring an appeal.
Notice is also hereby given that failure to exhaust administrative remedies by filing an appeal to the Planning Commission may bar any action challenging staff's decision.
- 9) 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 one year from the date of approval thereof. Exercise of rights shall mean substantial construction or physical alteration of property in reliance 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.

10) Extension: If there is a failure to exercise the rights of the Director Review within one year 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.

11) Revocation: The Planning Commission may revoke the rights granted by a Director Review, and the property affected thereby shall be subject to all of 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 permitted 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.

SUBJECT TO CHANGE/APPROVAL