

**CONDITIONS OF APPROVAL**  
**Conditional Use Permit 25-004/Valletta**

1. Prior to conducting business, the property owner(s) shall receive a Vacation Home Rental Permit and comply with Mono County General Plan Chapter 26 “Transient Rental Standards & Enforcement in Nonresidential and MFR-H Land Use Designations and TRODS,” a Mono County Transient Occupancy Tax Certificate, and a Mono County business license. Payment of any applicable Housing Mitigation Ordinance fees is also required prior to conducting any transient rental business at the project site.
2. Transient rental is limited to two units only. The applicant shall identify the units on the Vacation Home Rental permit applications. Occupancy shall not exceed six renters per rental unit.
3. A minimum of ten parking spaces, which shall be delineated with striping in accordance with the approved parking layouts shown in figure 06.010 of the MCGP LUE, are required.
4. Two parking spaces per unit shall be designated for transient rental use with signage identifying the spaces.
5. A maximum of two vehicles per unit, or four vehicles total, are allowed to park on the property for transient rental. At no time shall the number of vehicles present exceed the four parking spaces designated for transient rental guests.
6. Vehicle parking shall occur only on the property. Off-site and on-street parking are prohibited. Vehicle(s) shall not obstruct the flow of traffic on Foster Avenue.
7. All transient rental customers must sleep within the dwelling; customers are prohibited from sleeping in an RV, travel-trailer, or similar mobile-living unit on the property or any neighboring property.
8. All exterior lighting shall be shielded and directed downward to comply with Chapter 23, Dark Sky Regulations prior to issuance of a Vacation Home Rental Permit.
9. A sufficient number of wildlife-resistant trash receptacles shall be available at the project site. Trash and other solid waste shall not be allowed to accumulate in or around the property and shall be removed promptly to a designated landfill, transfer station or other designated site. Property management shall be responsible for the cleanup if the tenants or transient rental guests do not properly dispose of trash in wildlife-resistant containers.
10. In order to qualify as a transient rental the building cannot be substandard as defined by the California Health and Safety code.
11. The low-hanging power line pictured in Figure 10 of this report must be brought up to code and pass an inspection performed by Mono County Building Division staff prior to issuance of a Vacation Home Rental permit.

12. The project is required to comply with any requirements of the June Lake Fire Protection District.
13. Transient rental units shall meet the standards and requirements of Mono County General Plan Chapter 26.
14. The project shall comply with provisions of the Mono County General Plan, Mono County Code, project description, and all conditions.
15. Future development shall meet all requirements of Mono County including, but not limited to, the General Plan, Mono County Code, and project conditions and site plan.
16. The project shall comply with applicable requirements by other Mono County departments and divisions including, but not limited to, Mono County Building Division, Public Works, and Environmental Health requirements, and any California state health orders.
17. Appeal. Appeals of any decision of the Planning Commission may be made to the Board of Supervisors by filing a written notice of appeal, on a form provided by the division, with the Community Development director within ten calendar days following the Commission action. The Director will determine if the notice is timely and if so, will transmit it to the clerk of the Board of Supervisors to be set for public hearing as specified in Section 47.030.
18. Termination: A use permit 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 or as specified in the conditions. If applicable, time shall be tolled during litigation. Exercise of rights shall mean substantial construction or physical alteration of property in reliance with the terms of the use permit;
  - B. There is discontinuance for a continuous period of one year, as determined by the Director, of the exercise of the rights granted; and
  - C. No extension is granted as provided in Section 32.070 Extensions.
19. Extensions. If there is a failure to exercise the rights of the use permit within two years (or as specified in the conditions) of the date of approval, the applicant may apply for an extension for an additional one year. Only one extension may be granted. 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 and schedule it for public hearing. Conditions of approval for the use permit may be modified or expanded, including revision of the proposal, if deemed necessary. The Planning Division may also recommend that the Commission deny the request for extension. Exception to this provision is permitted for those

use permits 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.

20. Revocation. The Commission may revoke the rights granted by a use permit 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 use permit or the violation by the owner or tenant of any provision pertaining to the premises for which such use permit was granted. Before the Commission shall consider revocation of any permit, the Commission shall hold a public 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.