

CONDITIONS OF APPROVAL/USE PERMIT 20-003

1. All required parking shall be contained on-site, as shown on the parking plan. Spaces along Hwy 158 do not count toward parking requirements for the project and are subject to Caltrans regulations.
2. All signs shall comply with Chapter 7 of the Land Use Element and the submitted sign plan, as approved by the Community Development Director.
3. At least one residential unit shall be deed restricted to a low-income level, as defined by the California Department of Housing and Community Development state income limits at the time of applying for a building permit. State income limits are set on an annual basis. Compliance with the deed restriction is subject to reporting or monitoring as required by Mono County.
4. Snow storage shall occur on-site within the designated areas shown on the site plan. In the event that on-site snow storage is not sufficient, the applicant shall contract with a snow removal provider for off-site storage.
5. Consultation is required with the appropriate State and Federal agencies prior to removal of trees that may contain nesting birds. Requirements imposed by any State or Federal agencies shall be followed.
6. All exterior lighting shall comply with the standards for downward directed and fully shielded lighting, consistent with General Plan Chapter 23, Dark Sky Regulations.
7. The project shall receive will-serve letters from the June Lake Fire Department and June Lake PUD.
8. Project shall comply with applicable requirements by other Mono County departments and divisions including, but not limited to, Public Works, Tax Collector, Sheriff's office, Building Division, and Environmental Health.
9. If any of these conditions are violated, this permit and all rights hereunder may be revoked in accordance with Section 32.080 of the Mono County General Plan, Land Development Regulations.
10. 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.

11. Termination: Per section 32.060 of the Land Use Element, 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:
 - 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;
 - There is discontinuance for a continuous period of one year, as determined by the Director, of the exercise of the rights granted; and
 - No extension is granted as provided in Section 32.070.

12. Extension: 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.