

**CONDITIONS OF APPROVAL FOR THE ALTERNATIVE RECOMMENDATION**  
**Conditional Use Permit 25-001 Sales STR**

1. Short-term rental shall operate only between April 15 and November 15.
2. Occupancy shall not exceed six renters and two vehicles during short-term rentals.
3. Two parking spaces in the driveway shall be available to guests during short-term rentals.
4. Parking shall occur only on the property in the designated parking areas. Off-site parking, including street parking, is prohibited during short-term rentals. Guests and their vehicles shall not obstruct the flow of traffic on Leonard Avenue or Carson View Drive.
5. Guests and their vehicles shall not obstruct access to the fire hydrant on Leonard Avenue.
6. The snow storage easement area shall be kept clear at all times for emergency access.
7. Guests shall sleep only within the primary dwelling unit. Guests are prohibited to sleep in an RV, travel-trailer, or similar mobile-living unit on the property, neighboring properties, or public right-of-way. The garage may not be used as an additional sleeping unit.
8. The June Lake Fire District shall be notified prior to the start of operations. The short-term rental shall comply with any requirements of the June Lake Fire District.
9. The project shall comply with Chapter 23 of the Mono County General Plan Land Use Element prior to the issuance of a Short-Term Rental Activity Permit. All exterior lighting shall be fully shielded and directed downward to comply with dark sky regulations.
10. The project shall comply with the Mono County General Plan Land Use Element, including Chapter 25 and Single-Family Residential Land Use Designation, and the Mono County Code, including Chapters 3.28, 5.65, and 15.40. The applicant shall obtain or complete a Short-Term Rental Activity Permit, Transient Occupancy Tax Certificate, and Business License. Additionally, the applicant shall pay Housing Mitigation Ordinances fees prior to the start of operations.
11. The project shall comply with any and all applicable requirements from other Mono County Departments or Divisions, including but not limited to, Code Compliance, Public Works,

Building, and Environmental Health. The project shall follow any public health and safety orders issued by the State of California.

12. Appeal. The Use Permit shall become effective 10 days following the issuance of the Planning Commission'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).
13. 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.
14. 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. 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.
15. 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.