

## **CONDITIONS OF APPROVAL**

DR 21-002 is issued with the following conditions:

1. Project shall comply with Mono County Building Division requirements.
2. The garage will not be used for a Home Occupation (MCGP 04.290) and will only be used for storage as stated in the project description.
3. Owner shall submit an application for a single-family home building permit within three years, subject to an extension that may be granted by the Director given the lack of available designers and contractors and the cost of materials.
4. 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.
6. 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.
7. 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 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.

This Director Review permit shall become effective 15 days following the issuance of the Director's decision. This decision may be appealed within 10 days by filing a written notice of appeal with the secretary of the Planning Commission. If an appeal is filed, the permit will not be issued until the appeal is considered and the Planning Commission renders a decision.

PREPARED BY: Wendy Sugimura, Director      DATE OF DECISION: August 16, 2021

SIGNED: \_\_\_\_\_  
Wendy Sugimura, Community Development Director



5400

Property Line

Topographical Line

Property Line

Property Line

Property Line

5395

Property Line

Topographical Line

5390

Proposed New Home Site / Existing

5385

Property Line

5380

Eastside Ln  
2215

Land: 6.3 AC

APN:002130040000  
2215 Eastside Ln

Mono County  
Community Development Department

PO Box 347  
Mammoth Lakes, CA 93546  
(760) 924-1800, fax 924-1801  
commdev@mono.ca.gov

Planning Division

PO Box 8  
Bridgeport, CA 93517  
(760) 932-5420, fax 932-5431  
www.monocounty.ca.gov

MVF/REPLACEMENT

DIRECTOR REVIEW  
APPLICATION

APPLICATION # \_\_\_\_\_ FEE \$ MVF WAIVED  
DATE RECEIVED \_\_\_\_\_ RECEIVED BY \_\_\_\_\_  
RECEIPT # \_\_\_\_\_ CHECK # \_\_\_\_\_ (NO CASH)

APPLICANT/AGENT DANIEL A TACKITT  
ADDRESS 2215 EASTSIDE LN CITY/STATE/ZIP COLEVILLE CA 96107  
TELEPHONE ( 760 ) 920 2515 E-MAIL D-TACKITT@HOTMAIL.COM  
OWNER, if other than applicant N/A  
ADDRESS \_\_\_\_\_ CITY/STATE/ZIP \_\_\_\_\_  
TELEPHONE ( \_\_\_\_\_ ) \_\_\_\_\_ E-MAIL \_\_\_\_\_

DESCRIPTION OF PROPERTY:

Assessor's Parcel # 002130040<sup>000</sup> General Plan Land Use Designation R/R

PROPOSED USE: Applicant(s) should describe the proposed project in detail, using additional sheets if necessary. Note: An incomplete or inadequate project description may delay project processing.

ACCESSORY BUILDING (SHOP) BUILT PRIOR TO  
PRIMARY RESIDENCE. ADDENDUM TO BUILDING  
PERMIT APPLICATION DATED 02-28-2021  
(MOUNTAIN VIEW FIRE PARCEL)  
(B.O.S. APPROVAL ON 04-06-2021)

I CERTIFY UNDER PENALTY OF PERJURY THAT I am:  legal owner(s) of the subject property (all individual owners must sign as their names appear on the deed to the land),  corporate officer(s) empowered to sign for the corporation, or  owner's legal agent having Power of Attorney for this action (a notarized "Power of Attorney" document must accompany the application form); AND THAT THE FOREGOING IS TRUE AND CORRECT.

[Signature]  
Signature

\_\_\_\_\_  
Signature 04-21-2021  
Date

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**PROJECT INFORMATION**

(To be completed by applicant or representative)

NOTE: Please answer all questions as accurately and completely as possible to avoid potential delays in processing. Attach additional sheets if necessary.

**I. TYPE OF PROJECT** (check any permit(s) requested):

- Director Review    Use Permit    Lot Line Adjustment    Land Division (4 or fewer)  
 Subdivision    Specific Plan    Variance    General Plan Amendment  
 Other \_\_\_\_\_

APPLICANT DANIEL A TACKITT

PROJECT TITLE NEW SHOP 30X40

LOT SIZE (sq. ft./acre) 6.3 ACS. ASSESSOR'S PARCEL # 002 130040 000

PROJECT LOCATION 2215 EASTSIDE LN COLEVILLE, CA 96107

Has your project been described in detail in the project application? Yes  No

Please Specify:

Number of Units \_\_\_\_\_ Building Height/# of floors 16' WALL SINGLE LEVEL  
Number of Buildings 1 Density (units/acre) \_\_\_\_\_

Total lot coverage/impervious surface (sq. ft. & %) 1200 SF

- a. Buildings (first-floor lot coverage /sq. ft. & %) \_\_\_\_\_  
b. Paved parking & access (sq. ft. & %) EXISTING DRIVEWAY SEE SITE PLAN.

Landscaping/screening and fencing:

- a. Landscaping (sq. ft. & %) N/A  
b. Undisturbed (sq. ft. & %) \_\_\_\_\_

Total parking spaces provided:

- a. Uncovered \_\_\_\_\_ N/A  
b. Covered \_\_\_\_\_  
c. Guest/Handicapped \_\_\_\_\_

**II. SITE PLAN**

Are all existing and proposed improvements shown on the Plot Plan (see attached Plot Plan Requirements)? Yes  No

**III. ENVIRONMENTAL SETTING**

Use one copy of the Tentative Map or Plot Plan as needed to show any necessary information. Attach photographs of the site, if available.

*More on back...*

1. VICINITY MAP:

Attach a copy of assessor's parcel pages or a vicinity map showing the subject property in relation to nearby streets and lots or other significant features.

2. EXISTING DEVELOPMENT:

Vacant  If the site is developed, describe all existing uses/improvements such as structures, roads, etc. Does the Plot Plan show these uses? Yes  No

3. ACCESS/CIRCULATION:

Name of Street Frontage(s) EASTSIDE LANE.

Paved  Dirt  No existing access

Are there any private roads, drives or road easements on/through the property?

Yes  No  DRIVEWAY ENCROACHMENT SHOWN SITE PLAN EXISTING.

Has an encroachment permit been submitted to Public Works or Caltrans? Yes  No

Does the property have any existing driveways or access points? Yes  No

Are any new access points proposed? Yes  No

Does the Plot Plan show the driveways or access points? Yes  No

Describe the number and type of vehicles associated with the project 2

4. ADJACENT LAND USES:

A. Describe the existing land use(s) on adjacent properties. Also note any major man-made or natural features (i.e., highways, stream channels, number and type of structures, etc.).

	<u>LAND USE</u>		<u>LAND USE</u>
North	<u>VACANT PASTURE</u>	South	<u>SFR DORA TOM</u>
East	<u>NONE/EASTSIDE LN</u>	West	<u>PASTURE/CARON TIMPONE</u>

B. Will the proposed project result in substantial changes in pattern, scale or character of use in the general area? Yes  No  If YES, how does the project propose to lessen potential adverse impacts to surrounding uses? \_\_\_\_\_

5. SITE TOPOGRAPHY:

Is the site on filled land? Yes  No  Describe the site's topography (i.e., landforms, slopes, etc.) SEE SITE PLAN.

6. DRAINAGES:

A. Describe existing drainage ways or wetlands on or near the project site (i.e., rivers, creeks and drainage ditches 12" or deeper and/or within 30' of the property)

LOVE COMPANY DITCH 30' W/OF NEW SHOP SITE

B. Are there any drainage easements on the parcel? Yes  No

A.V.M.W. Co. I HOLD WATER SHARES ON PROPERTY.

C. Will the project require altering any streams or drainage channels? Yes  No  If

YES, contact the Department of Fish and Game for a stream alteration permit. IF YES TO ANY OF THE ABOVE, show location on plot plan and note any alteration or work to be done within 30 feet of the stream or drainage.

7. VEGETATION:

A. Describe the site's vegetation and the percentage of the site it covers (map major areas of vegetation on the Plot Plan) NO VEGETATION OLD HOME

REMOVED FROM SITE BY STATE OF CA.  
R.O.E. SUBMITTED.

- B. How many trees will need to be removed? 0
- C. Are there any unique, rare or endangered plant species on site? Yes  No
- D. Has the site been used for the production of agricultural crops/trees or grazing/pasture land in the past or at the present time? Yes  No
- E. Is landscaping/planting of new vegetation proposed? Yes  No
8. WILDLIFE:
- A. Will the project impact existing fish and wildlife? Yes  No   
Describe existing fish and wildlife on site and note any proposed measures (if any) to avoid or mitigate impacts to fish and wildlife \_\_\_\_\_
- B. Are there any unique, rare or endangered animal species on site? Yes  No
9. CULTURAL RESOURCES:
- A. Are there any cemeteries, structures or other items of historical or archaeological interest on the property? Yes  No  Specify \_\_\_\_\_
10. SITE GRADING:
- A. Will more than 10,000 square feet of site area be cleared and/or graded? Yes  No  If YES, how much? \_\_\_\_\_
- B. Will the project require any cuts greater than 4' or fills greater than 3'? Yes  No
- C. Will the project require more than 200 cubic yards of cut or fill? Yes  No  If YES, how much? \_\_\_\_ If YES to A, B or C, contact the Department of Public Works for a grading permit.
- D. Will site grading of 10% or more occur on slopes? Yes  No
- E. Note any measures to be taken to reduce dust, prevent soil erosion, or the discharge of earthen material off site or into surface waters WATER SPRAY DOWN
11. AIR QUALITY:
- A. Will the project have wood-burning devices? Yes  No  If YES, how many? \_\_\_\_\_
- B. What fuel sources will the proposed project use? Wood  Electric  Propane/Gas
- C. Will the proposal cause dust, ash, smoke, fumes or odors in the vicinity? Yes  No
12. VISUAL/AESTHETICS:
- A. How does the proposed project blend with the existing surrounding land uses?  
REPLACING STRUCTURE THAT WAS IN EXACT LOCATION PRIOR TO M.V.F.
- B. How does the proposed project affect views from existing residential/commercial developments, public lands or roads? SAME AS PRE-FIRE (NONE)
- C. If outdoor lighting is proposed, describe the number, type and location W/ WALL TWO OUTDOOR LIGHTS.
13. NATURAL HAZARDS:
- A. Is the site known to be subject to geologic hazards such as earthquakes, landslides, mudslides, ground failure, flooding, avalanche or similar hazards? Yes  No  (Circle applicable hazard[s]).
- B. Will any hazardous waste materials such as toxic substances, flammables or explosives be used or generated? Yes  No
- C. Does the project require the disposal or release of hazardous substances? NO.

- Yes  No
- D. Will the project generate significant amounts of solid waste or litter? Yes  No
- E. Will there be a substantial change in existing noise or vibration levels? Yes  No
- If YES to any of the above, please describe \_\_\_\_\_

More on back...

14. OTHER PERMITS REQUIRED:

List any other related permits and other public approvals required for this project, including those required by county, regional, state and federal agencies:

- Encroachment Permits from Public Works or Caltrans. NO
- Stream Alteration Permit from Department of Fish and Game NO
- 404 Wetland Permit from Army Corps of Engineers NO
- Grading Permit from Public Works NO
- Building Permit from County Building Division SUBMITTED 2-28-21
- Well/Septic from County Health Department NO
- Timber Land Conversion from California Department of Forestry NO
- Waste Discharge Permit from Lahontan Regional Water Quality Control Board NONE
- Other NON-RESIDENTIAL METAL BLDG. (SHOP)

IV. SERVICES

1. Indicate how the following services will be provided for your project and the availability of service.

Electricity UNDERGROUND (POLE TO SERVICE BOX) LIBERTY UTILITIES.  
Underground  Overhead  (Show location of existing utility lines on Plot Plan)

Road/Access ACCESS FROM EXISTING D/WAY FROM EASTSIDE IN.

Water Supply WELL TO HOME / LOT TO SHOP

Sewage Disposal NONE

Fire Protection A.V.F.D.

School District ESUSD

2. If an extension of any of the above is necessary, indicate which service(s), the length of extension(s), and the infrastructure proposed \_\_\_\_\_

ALL NEW INFRASTRUCTURE (MVF TOTAL LOSS)

**CERTIFICATION:** I hereby certify that I have furnished in the attached exhibits the data and information required for this initial evaluation to the best of my ability, and that the information presented is true and correct to the best of my knowledge and belief. I understand that this information, together with additional information that I may need to provide, will be used by Mono County to prepare a Specific Plan in compliance with state law.

Signature [Handwritten Signature] Date 04-21-2021  
For SELF

NOTE: Failure to provide any of the requested information will result in an incomplete application and thereby delay processing.