

Mono County Community Development Department

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

P.O. Box 8
Bridgeport, CA 93517
(760) 932-5420
www.monocounty.ca.gov

DRAFT NOTICE OF DECISION DIRECTOR REVIEW 12-010/SEASONAL USE OF A RV

APPLICANT: Marci Hosier-Behmaram
SUBJECT PROPERTY: APN 019-033-003-00
PROPOSAL: Seasonal placement of RV in Virginia Lakes

CONDITIONS OF APPROVAL

1. The RV shall be placed in conformity with the setback provisions of the Mono County General Plan Land Use Element, Land Development Designations for Single-Family Residential designations (20' front, 10' side, and 10' rear).
2. Exterior night lighting shall be consistent with a single-family residential neighborhood – all exterior lighting shall be shielded and downward directed.
3. The RV shall be removed promptly at the close of each summer season and prior to any road closures. RV usage shall be permitted only from April 15 to October 15. This period may be shortened by winter conditions. The owner is responsible for early removal of the RV prior to the onset of winter snows or road closures.
4. The RV shall be placed in a manner that minimizes visual impact to scenic views from nearby properties and scenic viewpoints.
5. A minimum of 2 parking spaces shall be provided.
6. Seasonal usage of an RV is permitted for a 5-year period, to October 15, 2026. An application for an additional extension may be made prior to expiration of this Director Review permit, accompanied by the Director Review Fee.
7. Inspection of the property may be made by the Mono County Community Development, Compliance Division any time during the permitted seasonal use for compliance with Director Review conditions of approval.
8. The applicant shall obtain any necessary building permit for electrical hookup if applicable.
9. The Health Department shall review and approve the sanitation method for the RV. The RV shall have an approved sanitation system in place prior to placement of the RV on site.
10. Generators shall be enclosed with sound mitigating material, to minimize objectionable noise to other surrounding residences/users. All generators shall comply with the Mono County Code Noise Ordinance Section 10.16.
11. The site shall be maintained and kept in a neat and orderly fashion.

12. No outside sinks or waste drains shall be permitted, unless connected to the sanitation system.
13. Best management erosion control measures shall be installed to prevent soil erosion from leaving the parcel as needed.
14. The applicant shall have the property surveyed prior to RV placement.
15. 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.
16. 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 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.