

- 1) Future development shall meet requirements of the Mono County General Plan, Mono County Code, and project conditions.
- 2) The project shall be in substantial compliance with the site plan as shown on Figures 2 and 3 found in the staff report.
- 3) Project shall include seven parking spaces (as defined in Chapter 6, Parking Standards) as shown on Figures 2 and 3 in the staff report.
- 4) The site shall be limited to the production, consumption and sale of beer in conjunction with the Conditional Use Permit. The applicant shall obtain an appropriate license from the California Department of Alcohol Beverage Control prior to beginning any brewing, tasting or selling of alcohol.
- 5) The hours of operation for the tasting room for the purpose of selling of alcohol shall be as follows: Opening may be as early as 10 am Monday through Sunday and closing can be no later than 9 pm Monday through Thursday and 10 pm Friday thru Sunday. Manufacturing is allowed daily between 6 am and 8 pm.
- 6) The June Lake Brewery may provide occasional music on weekends (Friday, Saturday and Sunday) and seasonal special events at the brewery subject to the noise requirements. A special event permit shall be required for any event that is not contained within the building and/or extends beyond hours approved under the CUP.
- 7) The applicant shall obtain or update encroachment permit from Mono County for S. Crawford Avenue access.
- 8) The project shall operate in compliance with Mono County Code Chapter 10.16 (Noise Regulation).
- 9) All signs shall be in conformance with the Figures 6 & 7 - Sign proposal as outlined above and Chapter 07 of the Mono County General Plan.
- 10) All exterior lighting shall be shielded and directed downward to comply with Chapter 23, Dark Sky Regulations
- 11) Project is required to comply with any requirements of the June Lake FPD. The applicant shall provide a "will serve" letter from the June Lake Fire Protection District indicating the FPD will provide service to the project.
- 12) Project is required to comply with any requirements of the June Lake PUD. The applicant shall provide a "will serve" letter from the June Lake Public Utility District (PUD).
- 13) Project shall comply with all Mono County Building Division and Environmental Health requirements.
- 14) Applicant shall obtain necessary business licenses.
- 15) 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.