

CONDITIONS OF APPROVAL
USE PERMIT 23-007 / Prendergast

1. Woodworking operations including incoming/outgoing deliveries and use of heavy equipment shall be limited to hours of 7am to 7pm weekdays and 9am to 7pm weekends; and in accordance with Mono County Code Chapter 10.16 (Noise Regulation).
2. All project operations on the parcel shall comply with air quality-control laws required by the Federal Environmental Protection Agency, the California Air Resources Board (CARB), the Great Basin Unified Air Pollution Control District (GBUAPCD) and other local air pollution control districts.
3. All on-site utilities shall be installed underground.
4. Parking at the project site shall comply with Chapter 6 of the Mono County General Plan (Parking).
5. The project's street front, including landscaping, shall be consistent with the conceptual intent of the Streetscape Plan (Figure 3).
6. The project shall comply with parking, construction, and improvements in accordance with the project site plan (Figure 4).
7. All signs shall be in conformance with Chapter 7 of the Mono County General Plan (Signs).
8. The applicant shall provide a "will serve" letter from the Bridgeport Fire Protection District ("FPD") indicating the FPD will provide service to the project.
9. The applicant shall provide a "will serve" letter from the Bridgeport Public Utility District ("PUD") indicating the PUD will provide service to the project.
10. All exterior lighting shall comply with Chapter 23 of the Mono County General Plan (Dark Sky Regulations).
11. New construction shall obtain building permit(s); the applicant shall comply with all building permit requirements.
12. Exterior paint and finishes shall be non-reflective, muted earth tones.
13. All requirements of the Mono County General Plan shall be adhered to at all times.
14. Outside storage of materials, tools or heavy equipment is prohibited.
15. Appeal. Appeals of any decision of the Planning Commission may be made to the Board of Supervisors by filing a written notice of appeal, on a form provided by the division, with the Community Development director within 10 calendar days following the Commission action. The Director will determine if the notice is timely and if so, will transmit it to the clerk of the Board of Supervisors to be set for public hearing as specified in Section 47.030.
16. 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. 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.
 - c. No extension is granted as provided in Section 32.070.
17. 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.
18. Revocation: The Planning 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 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.