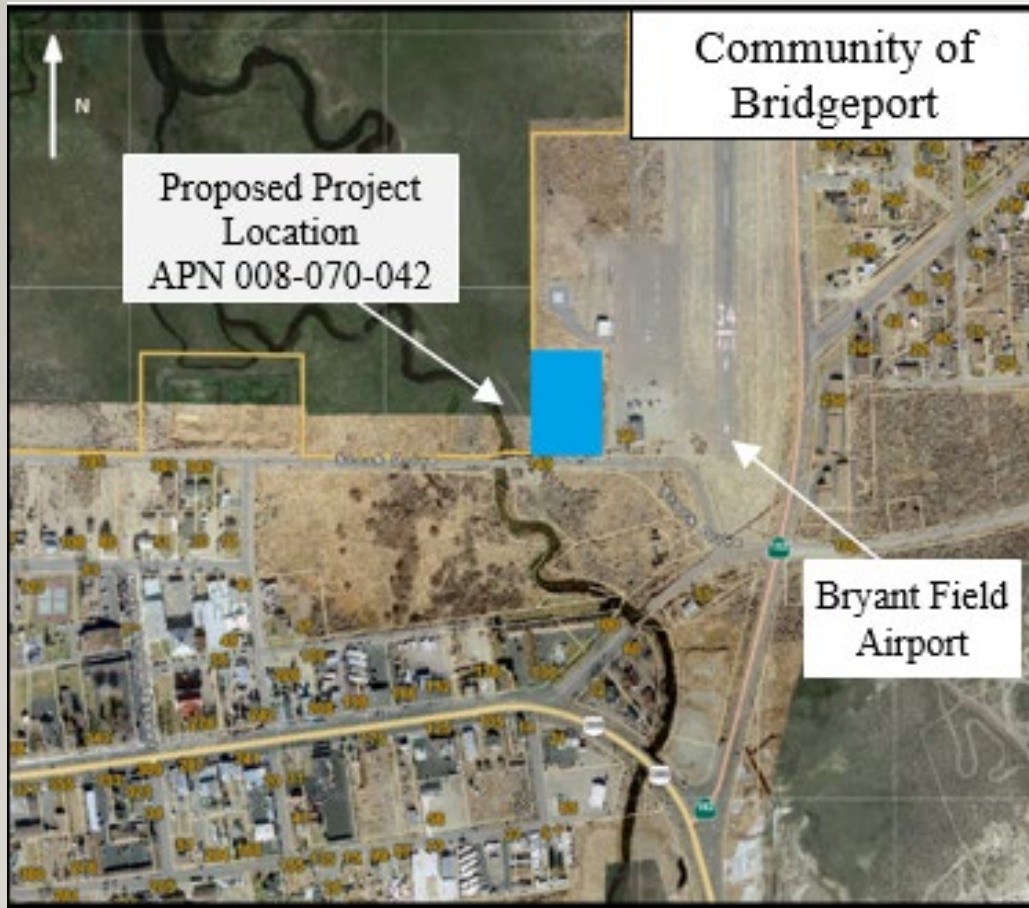


USE PERMIT 23-007

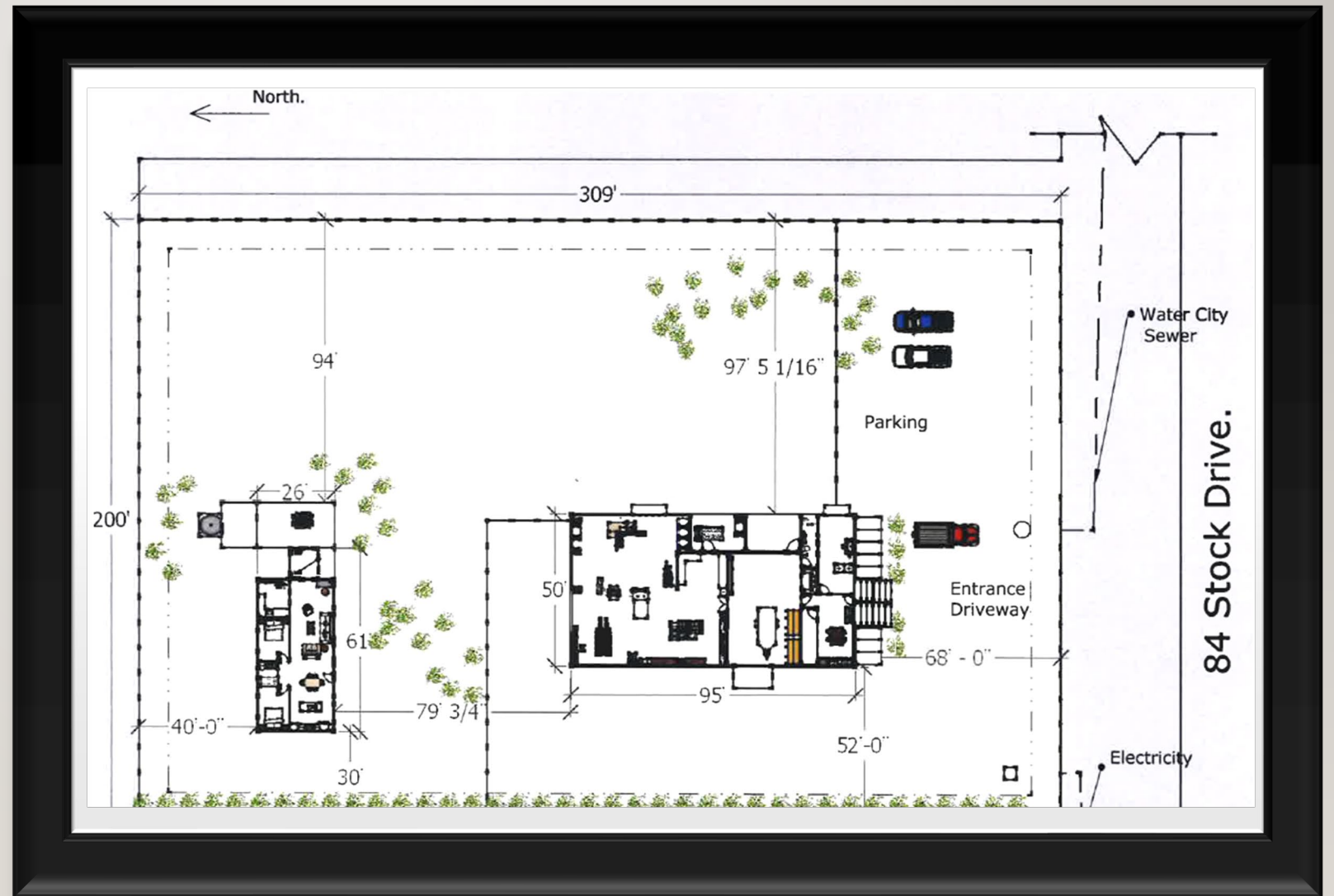
PRENDERGAST ARTISAN WOODSHOP AND CARETAKER'S UNIT



PROJECT DESCRIPTION

- Use Permit Application 23-007 is a proposal to develop a vacant parcel located at 84 Stock Drive in Bridgeport (APN 008-070-042-000).
- The proposed use includes an approximately 5,000 square-foot artisan woodshop and an approximately 1,400 square-foot caretaker's unit.
- The land use designation is Service Commercial (SC).

PROPOSED SITE PLAN





PROPOSED STREETScape PLAN





SOUTH ELEVATION



WEST ELEVATION





EAST ELEVATION

STAFF RECOMMENDATION

- (1) Adopt the Environmental Analysis for Use Permit 23-007, which was prepared in accordance with CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan or Zoning);
- (2) Adopt the Use Permit Findings; and
- (3) Approve Use Permit 23-007, subject to the Conditions of Approval.

CEQA §15183

- CEQA §15183 mandates that projects that are consistent with the development density of existing zoning, community plan or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects that are peculiar to the project or site.
- Mono County General Plan EIR certified in 2015

CEQA §15183 – NO POTENTIAL SIGNIFICANT ENVIRONMENTAL EFFECTS PECULIAR TO THE PROJECT OR PROJECT PARCEL

- Population and Housing
- Geology and Soils
- Water Resources
- Transportation/Circulation
- Biological Resources
- Energy and Mineral Resources
- Public Services
- Utilities and Service Systems
- Aesthetics
- Cultural Resources
- Recreation

CEQA §15183 – POTENTIAL SIGNIFICANT ENVIRONMENTAL EFFECTS PECULIAR TO THE PROJECT OR PROJECT PARCEL

- Land Use and Planning
 - Would the project be incompatible with existing land use in the area?
- Air Quality
 - Would the project create objectionable odors?
- Hazards
 - Would the project create a risk of accidental explosion or release of hazardous substances (including, but not limited to: oil, pesticides, chemicals or radiation)?
- Noise
 - Will the project lead to an increase in existing noise levels?
 - Will the project expose people to severe noise levels?

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- (3) Approve Use Permit 23-007, subject to the Conditions of Approval.

USE PERMIT FINDING #1

All applicable provisions of the Land Use Designations and Land Use Regulations are complied with, and the site of the proposed use is adequate in size and shape to accommodate the use, all yards, walls and fences, parking, loading, landscaping and other required features because:

- The site is able to accommodate parking, setbacks, etc., while still meeting lot coverage requirements.
- The location of the proposed project is consistent with the Bridgeport Valley Planning Area Land Use Policies' intent for commercial core in Bridgeport Valley. The proposed uses of the parcel are consistent with the Bryant Field and Lee Vining Airport Compatibility Policies & Criteria.

USE PERMIT FINDING #1 (CONTINUED)

All applicable provisions of the Land Use Designations and Land Use Regulations are complied with, and the site of the proposed use is adequate in size and shape to accommodate the use, all yards, walls and fences, parking, loading, landscaping and other required features because:

- Permitted uses subject to a use permit under the Service Commercial land use designation include “[a]ll uses subject to a use permit in the C designation,” construction services (including cabinet-making), and “[a]ll permitted uses in the C designation, but requiring new construction or alterations.”
- Permitted uses in the Commercial land use designation include “single-family residential...plus accessory structures.” Permitted uses subject to a use permit under the Commercial land use designation include household units and retail trade.

Conclusion: With conditions, the proposed project will comply with all applicable provisions of the Land Use Designations and Land Use Regulations. This finding can be made.

USE PERMIT FINDING #2

The site of the proposed use relates to streets and highways adequate in width and type to carry the quantity and kind of traffic generated by the proposed use because:

- The traffic generated by the project will be negligible. Highway 395, Highway 182, and Stock Drive have sufficient carrying capacity for any additional traffic generated by the project.
- Parking is sufficient for the owner, deliveries, potential employees, and a potential resident.

Conclusion: This finding can be made.

USE PERMIT FINDING #3

The proposed use will not be detrimental to the public welfare or injurious to property or improvements in the area in which the property is located because:

- The proposed uses are not expected to cause significant environmental impacts.
- The project fronts onto public, maintained roads.
- The parcel is designated Service Commercial and therefore appropriate for the use.

Conclusion: This finding can be made.

USE PERMIT FINDING #4

The proposed use is consistent with the map and text of the Mono County General Plan because:

- The Service Commercial land use designation provides for commercial uses such as construction services (including cabinet-making), retail trade, and “[a]ll permitted uses in the C designation, but requiring new construction or alterations.”
- Permitted uses in the Commercial land use designation include “single-family residential...plus accessory structures.”

USE PERMIT FINDING #4 (CONTINUED)

The proposed use is consistent with the map and text of the Mono County General Plan because:

- The Bridgeport Valley Planning Area Land Use Policies encourages the streamlining of permitting activity where possible to facilitate economic development in town.
- The countywide Land Use Policies support “the retention and expansion of all viable retail trade, consumer, and business establishments,” as well as the concentration of “development in existing communities in order to facilitate community economic growth.”

Conclusion: This finding can be made.

STAFF RECOMMENDATION

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CONDITIONS OF APPROVAL

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 new 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 shall be consistent with the conceptual intent of the Streetscape Plan (Figure 3).

CONDITIONS OF APPROVAL (CONTINUED)

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).

7. ALL SIGNS SHALL BE IN CONFORMANCE WITH CHAPTER 7 OF THE MONO COUNTY GENERAL PLAN.



- Attached sign (normally requires Director Review)
- Live edge wood slab
- Minimum 25 sq. ft.; maximum 100 sq. ft. Maximum height is 20 feet.
 - 10 ft. x 5 ft. proposed
- Cannot protrude more than six inches from building.
 - Depth of proposed sign is three inches.

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CONDITIONS OF APPROVAL (CONTINUED)

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. Outside storage of materials, tools or heavy equipment is prohibited.
14. All requirements of the Mono County General Plan shall be adhered to at all times.
15. The project shall comply with all Mono County Environmental Health policies, including but not limited to any policies relating to the storage and use of hazardous materials.

CONDITIONS OF APPROVAL (CONTINUED)

16. Appeal

17. Termination

18. Extension

19. Revocation

STAFF RECOMMENDATION

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