

Proposal for 84 Stock Drive

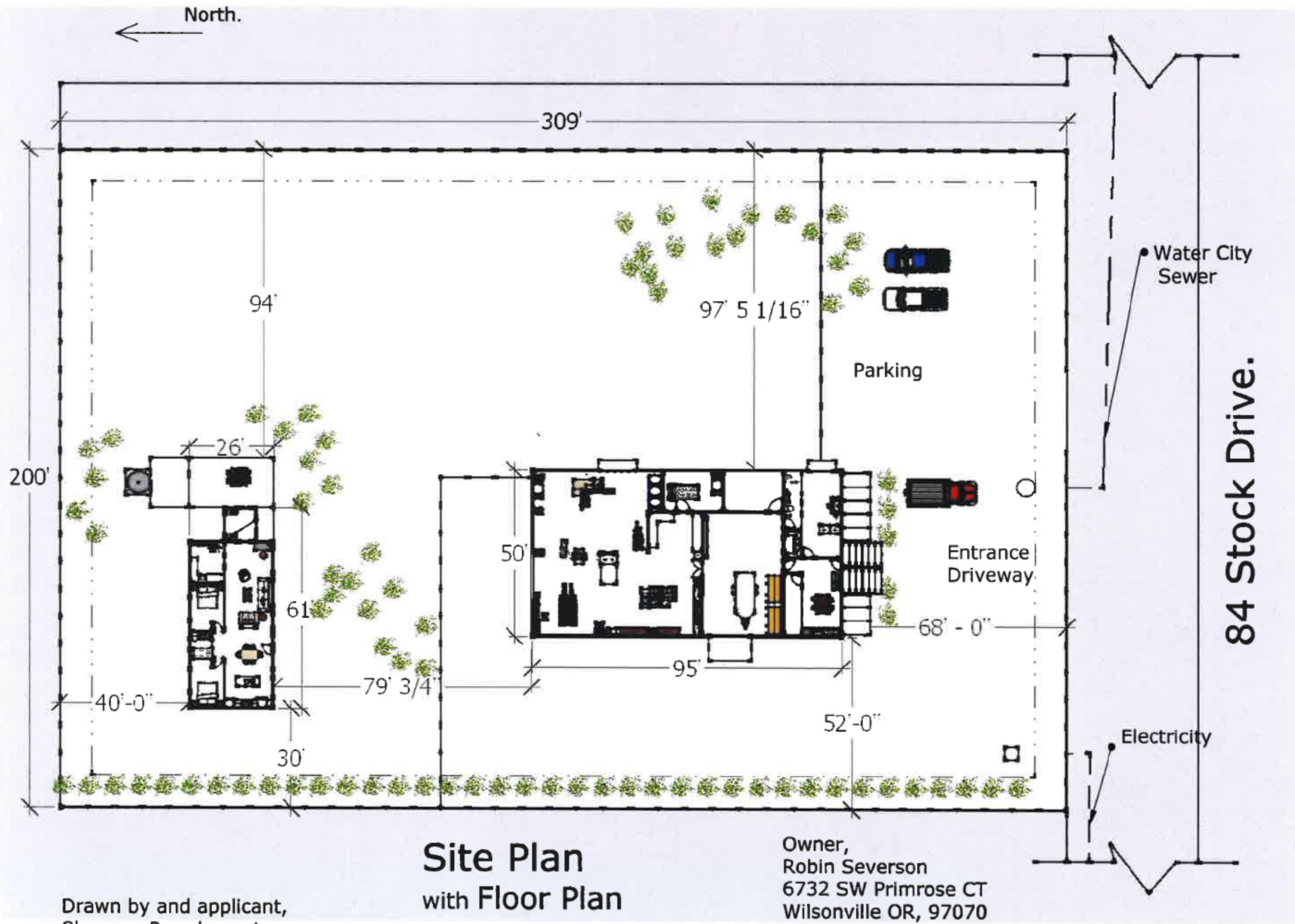
My wife Laura and I are relocating to Mono County from Montana. We are planning to build a caretaker's home and an artisan wood shop in Bridgeport. The size of the shop would be up to 5000 square feet, and the home up to 1400 square feet or thereabouts.

I am a design/build professional who mostly works on ranches and only builds custom projects. It has been my dream to have a custom wood working business where I can continue pursuing design and craft. I would like my shop to provide a wide range of services to include making furniture, cabinets, built-ins, doors, small timber accents such as entrances, outdoor areas, ranch gates etc... I hope to employ 2 to 4 people as I establish my business in the area. My equipment will be fully enclosed. I have designed for that situation. The building consists of a kitchen area, office, mechanical room, bathroom, open storage area, and main tool shop area. I am excited to get going and would like to get my shop built by Spring if possible. The building is a pole barn building with steel siding and a steel roof. I plan on jazzing up the front entrance as can be seen in the drawings. The house will be of similar materials. Thank you for your time and for looking at my proposal. I look forward to hearing from you,

Shannon.

Scale : 1/16" = 1'-0"

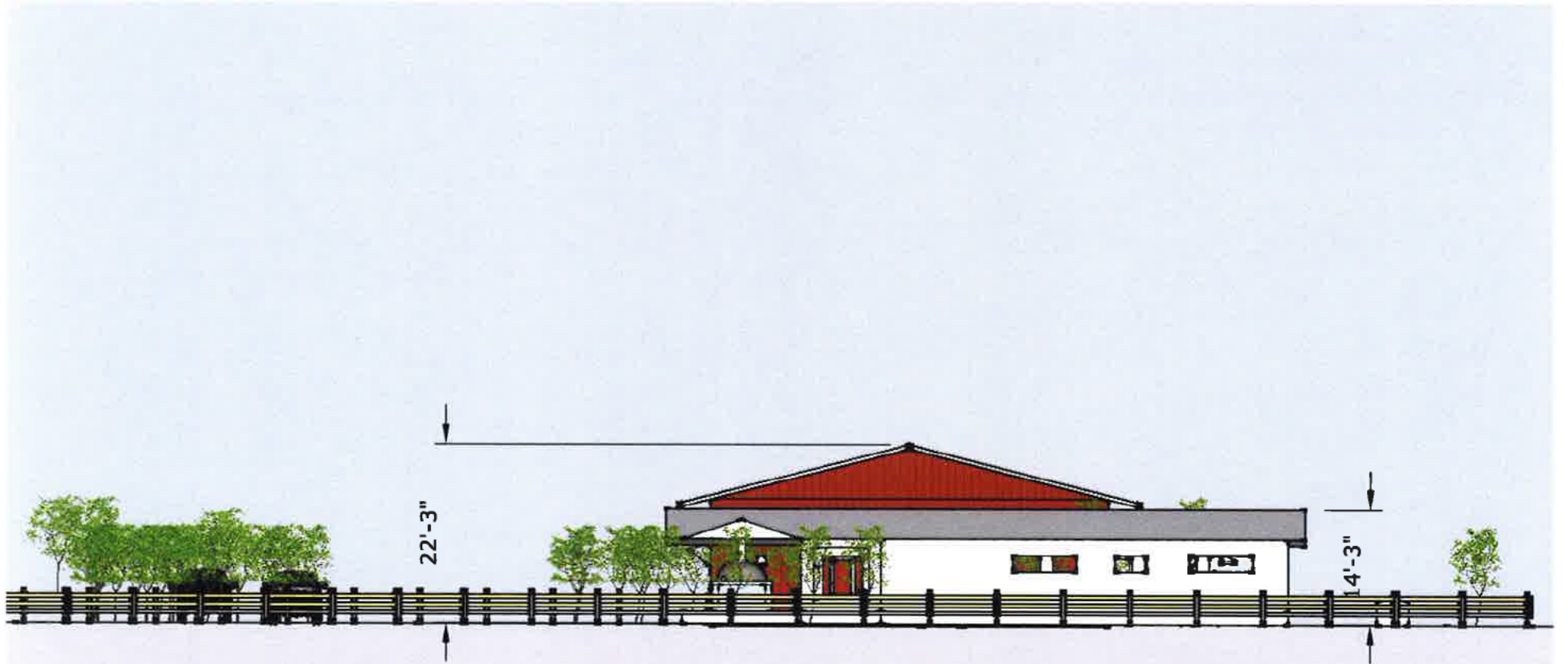
AP# 008-070-042-000



Site Plan
with Floor Plan

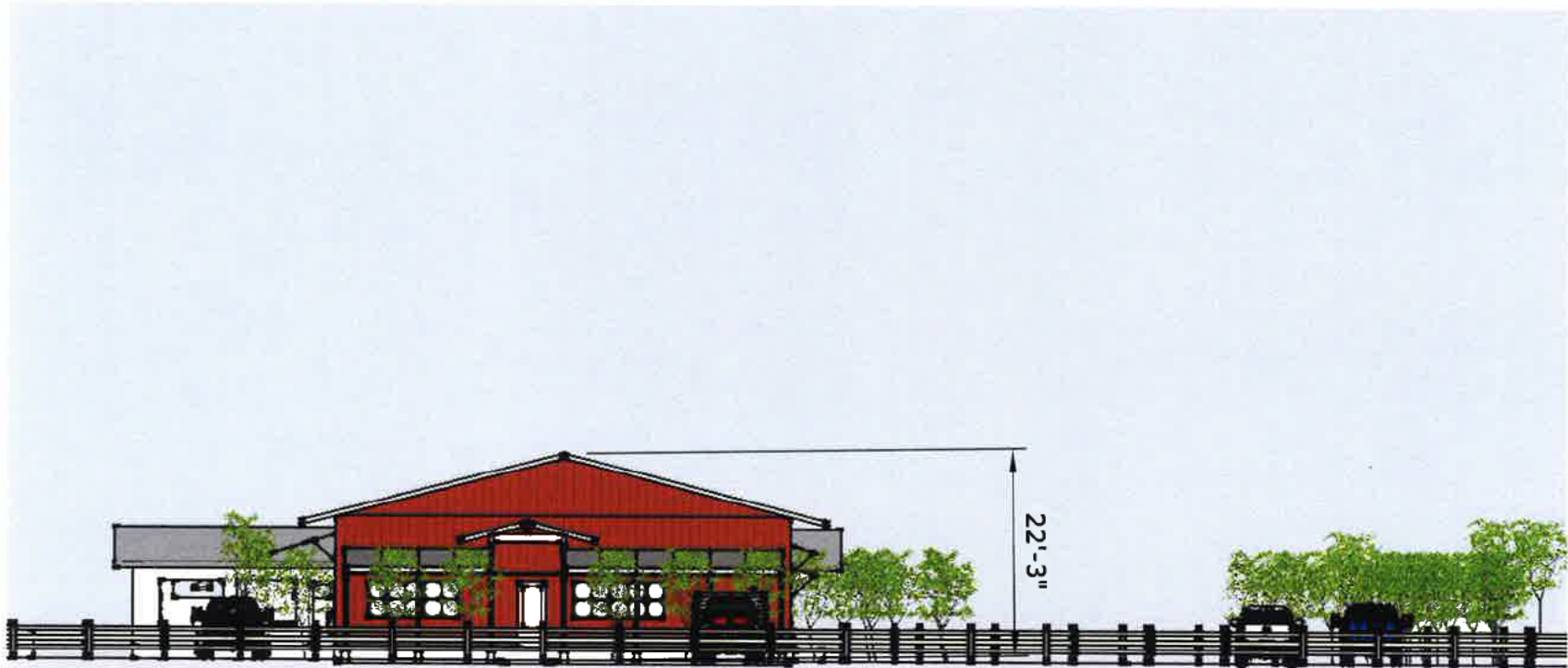
Owner,
Robin Severson
6732 SW Primrose CT
Wilsonville OR, 97070

Drawn by and applicant,
Shannon Prendergast
311 North Plum Ave.
Bozeman MT, 59715
(406) 539-2080



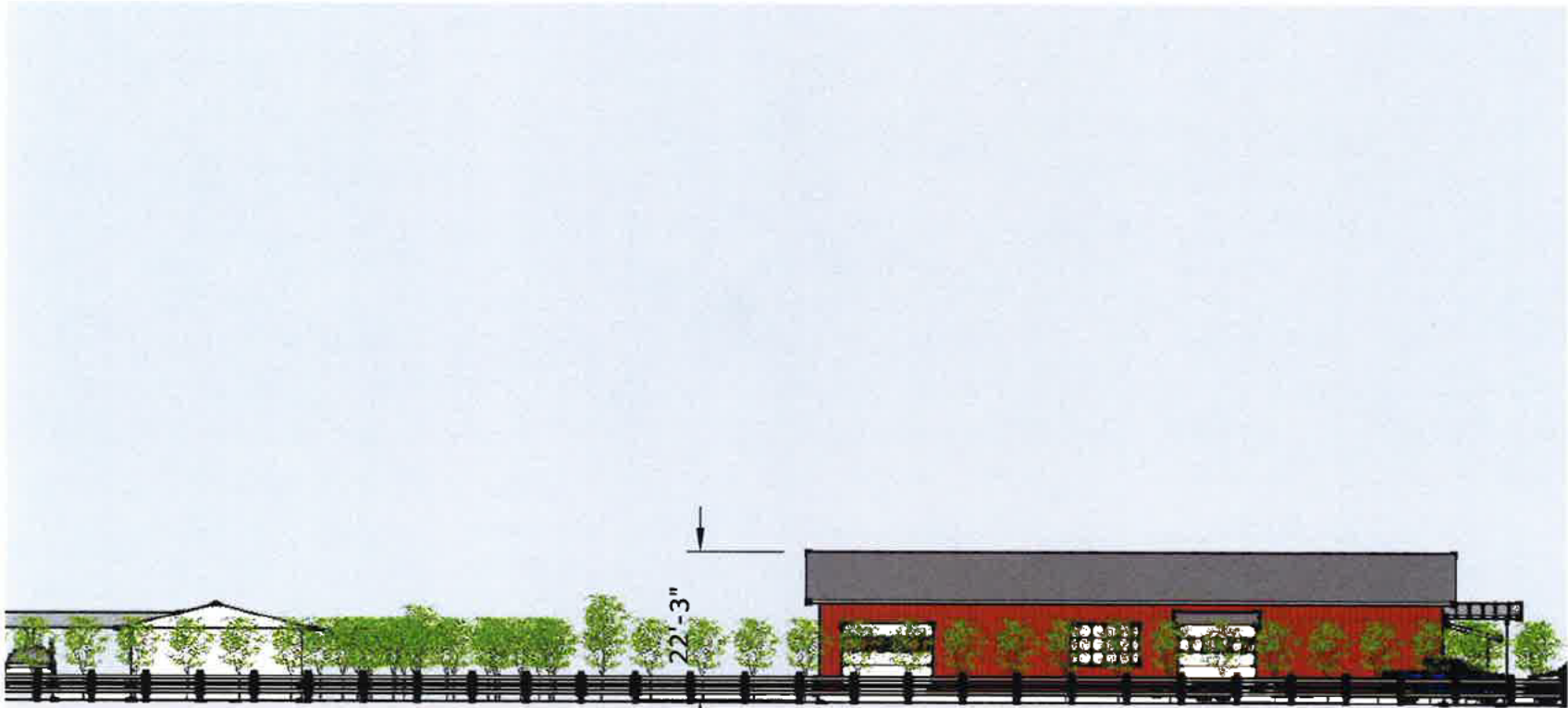
North Elevation

Scale: 1/16" = 1'-0"



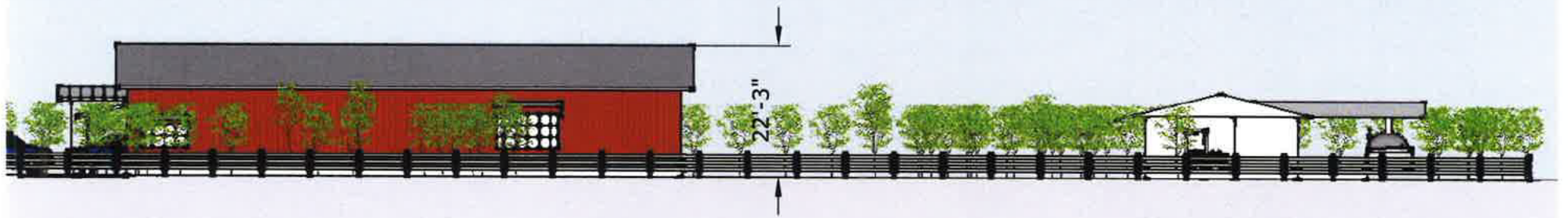
South Elevation

1/16" = 1'-0"



West Elevation

Scale: 1/16" = 1'-0"



East Elevation

Scale: 1/16" = 1'-0"

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

USE PERMIT APPLICATION

APPLICATION # _____	FEE \$ _____
DATE RECEIVED _____	RECEIVED BY _____
RECEIPT # _____	CHECK # _____

APPLICANT/AGENT Shannon Prendergast

ADDRESS 311 Plum Avenue North, Apt 2 CITY/STATE/ZIP Bozeman, MT 59715

TELEPHONE (406) 539-2080 E-MAIL shamuprendergast@gmail.com

OWNER, if other than applicant ROBIN SEVERSON

ADDRESS 6732 SW PRIMROSE CT CITY/STATE/ZIP WILSONVILLE OR 97070

TELEPHONE ([REDACTED]) E-MAIL NONE

PROPERTY DESCRIPTION: Vacant Land

Assessor's Parcel # 008-070-042-000 General Plan Land Use Designation Service Commercial Vacant Land.

PROPOSED USE: Describe the proposed project in detail, using additional sheets if necessary.

NOTE: An incomplete or inadequate project description may delay project processing.

_____ Please see attached

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.

<u>Robin D. Severson, Trustee</u>	<u>8/2/2023</u>
Signature <small>A0E25B699FFE4B6...</small>	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 Shannon Prendergast

APPLICANT _____

PROJECT TITLE Artisan Woodshop and Caretaker's Quarters

LOT SIZE (sq. ft./acre) 1.5 acre ASSESSOR'S PARCEL # 008-070-042-000

PROJECT LOCATION 84 Stock Drive, Bridgeport, CA 93517-8152

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

Please Specify:

N/A

Number of Units 2 Building Height/# of floors 23 feet, one floor
Number of Buildings 2 Density (units/acre) 2 buildings per 1.5 acres

Total lot coverage/impervious surface (sq. ft. & %) 8,000 sq feet of impervious surface, 11%

a. Buildings (first-floor lot coverage /sq. ft. & %) 6,200 sq feet, 10%

b. Paved parking & access (sq. ft. & %) no paved parking, only gravel; gravel parking is 2000 sq feet, 2%

Landscaping/screening and fencing 4,000 sq feet of landscaping, 6%

a. Landscaping (sq. ft. & %) _____

b. Undisturbed (sq. ft. & %) 82%

Total parking spaces provided:

a. Uncovered 10

b. Covered 1

c. Guest/Handicapped 2

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

Plot Plan shows Stock Drive, the only improvement near the vacant land.

3. ACCESS/CIRCULATION:

Name of Street Frontage(s) 84 Stock Drive, Bridgeport, CA 93517-8152

Paved Dirt No existing access

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

Yes No

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 1 automobile and 1 electric forklift

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.).

LAND USE

LAND USE

North airport hanger

South Stock Drive and vacant land

East county airport and BLM and USFS offices

West vacant land

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.) flat

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)

no drainage ways within 30 feet of the property; East Walker River is over 100 feet away

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

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) sage, 100%

B. How many trees will need to be removed? no tree removal needed

- 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? approximately 12,000 sq feet
- 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 gravel for driveways and parking, and landscaping to protect from soil erosion.

11. AIR QUALITY:

- A. Will the project have wood-burning devices? Yes No If YES, how many? 2
- 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?
structures will be kept to one story and will reflect the simple ranch-style structures in the area.

- B. How does the proposed project affect views from existing residential/commercial developments, public lands or roads? no impact on views

- C. If outdoor lighting is proposed, describe the number, type and location 8 motion-sensor lights, and 4 exterior lights that adhere to dark-sky recommendations.

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? 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 X
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*.
- Stream Alteration Permit from *Department of Fish and Game*
- 404 Wetland Permit from *Army Corps of Engineers*
- Grading Permit from *Public Works* (not sure if need a grading permit?)
- Building Permit from *County Building Division* yes, building permit needed
- Well/Septic from *County Health Department*
- Timber Land Conversion from *California Department of Forestry*
- Waste Discharge Permit from *Lahontan Regional Water Quality Control Board*
- Other _____

IV. SERVICES

1. Indicate how the following services will be provided for your project and the availability of service.
Electricity from public utility, Southern Edison, via underground lines

Underground Overhead (Show location of existing utility lines on Plot Plan)

Road/Access Stock Drive

Water Supply Bridgeport Public Utility District

Sewage Disposal Bridgeport Public Utility District

Fire Protection Bridgeport Fire Department

School District Bridgeport Elementary and Lee Vining High School

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

100-foot extension for electrical, and 200-foot extension for PUD

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 Shannon F. Prendergast Date 25 SEPT 23

For Artisan Woodshop and Caretaker's Quarters at 84 Stock Drive

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

**AGREEMENT FOR THE PROVISION OF PROJECT EVALUATION,
ENVIRONMENTAL REVIEW, AND PROCESSING SERVICES**

INTRODUCTION

WHEREAS, Shannon Prendergast (hereinafter referred to as "Applicant") proposes to engage in the following activities in Mono County: Artisan Woodshop and caretaker's quarters

(The activities proposed by Applicant are hereinafter referred to as the "Project.")

WHEREAS, the Mono County Code, General Plan, policies, regulations, and/or state laws or regulations require(s) that Applicant obtain the following permit(s) or other discretionary approval(s) from the Mono County Planning Commission, Board of Supervisors, or other County department or agency before Applicant may implement the proposed Project Use permit and building permit (hereinafter "the Discretionary Approval(s)").

WHEREAS, Applicant has applied OR has submitted pre-application materials to the Mono County Building Department for the above-referenced discretionary approval(s) for the proposed Project. PLANNING

WHEREAS, pursuant to the Mono County Code, General Plan, policies, regulations, and/or state laws or regulations, the Planning Commission, Community Development Department, Public Works Department, Environmental Health Department and/or the Board of Supervisors (the "Decision Maker(s)") have the responsibility for determining whether the discretionary approval(s) being sought by Applicant may be issued for the proposed project. The Decision Maker(s) also have responsibility for the County's compliance with the California Environmental Quality Act ("CEQA") in regard to the project application.

WHEREAS, County has determined that the Project may be subject to CEQA and thus that appropriate reports and documentation may need to be prepared, completed, and certified in compliance with CEQA before the Decision Maker(s) may consider the project application and the discretionary approval(s) being sought for the proposed Project.

WHEREAS, County may find it necessary or desirable to enter into contracts with independent contractors (hereinafter "Contractor or Contractors") to assist the County in the evaluation of the proposed Project and in the preparation of the CEQA reports and documentation.

WHEREAS, this Agreement sets forth the understanding between the Parties as to the roles and responsibilities of the Parties in evaluating the proposed Project, in processing the application(s) for the Discretionary Approvals, in preparing CEQA documentation, in retaining Contractors, and for payment by Applicant to County of all costs incurred by County in conducting these activities.

TERMS AND CONDITIONS

1. TERM.

The term of this Agreement shall commence on 25 SEPT 23 ~~Aug 1 2023~~ This Agreement shall terminate