

Use Permit 20-007/Crowl Horse Boarding

Mono County Planning Commission

November 19, 2020

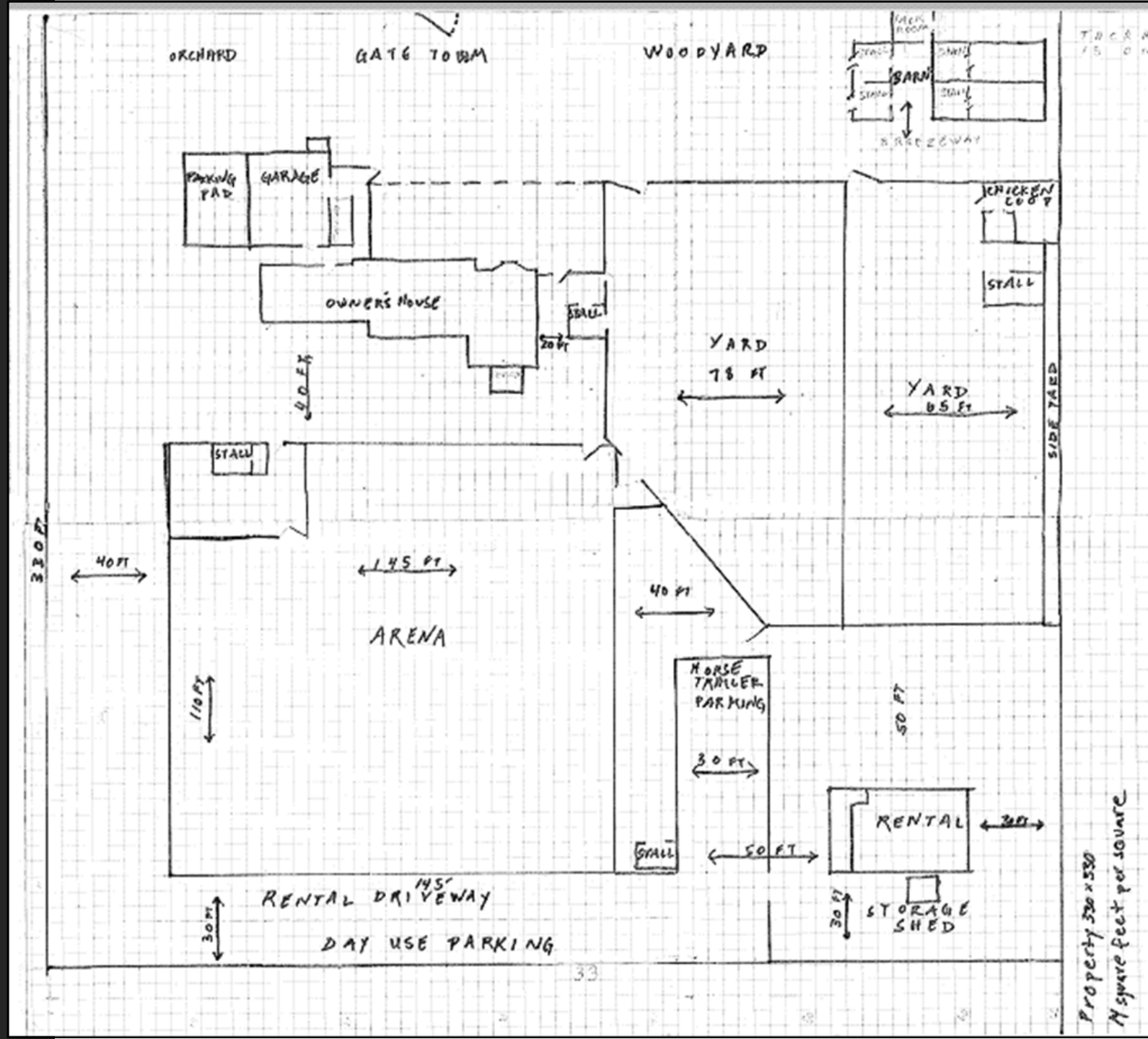
Project

- Land use entitlement to conduct a horse boarding business with optional customer trailer parking.
 - For long, short, or emergency boarding purposes
 - Up to 5 horses
 - The business will provide food, water, and space for horses
 - Customers will be allowed access to the horse barn, arena, yards, and stalls only.
 - Optional grooming service available
 - Optional on-site parking for horse trailers
 - No employees, family operation
 - Customers may visit from sunrise until sundown to ride their horse off the property onto BLM property or within the arena. Customers may groom their horse on site.



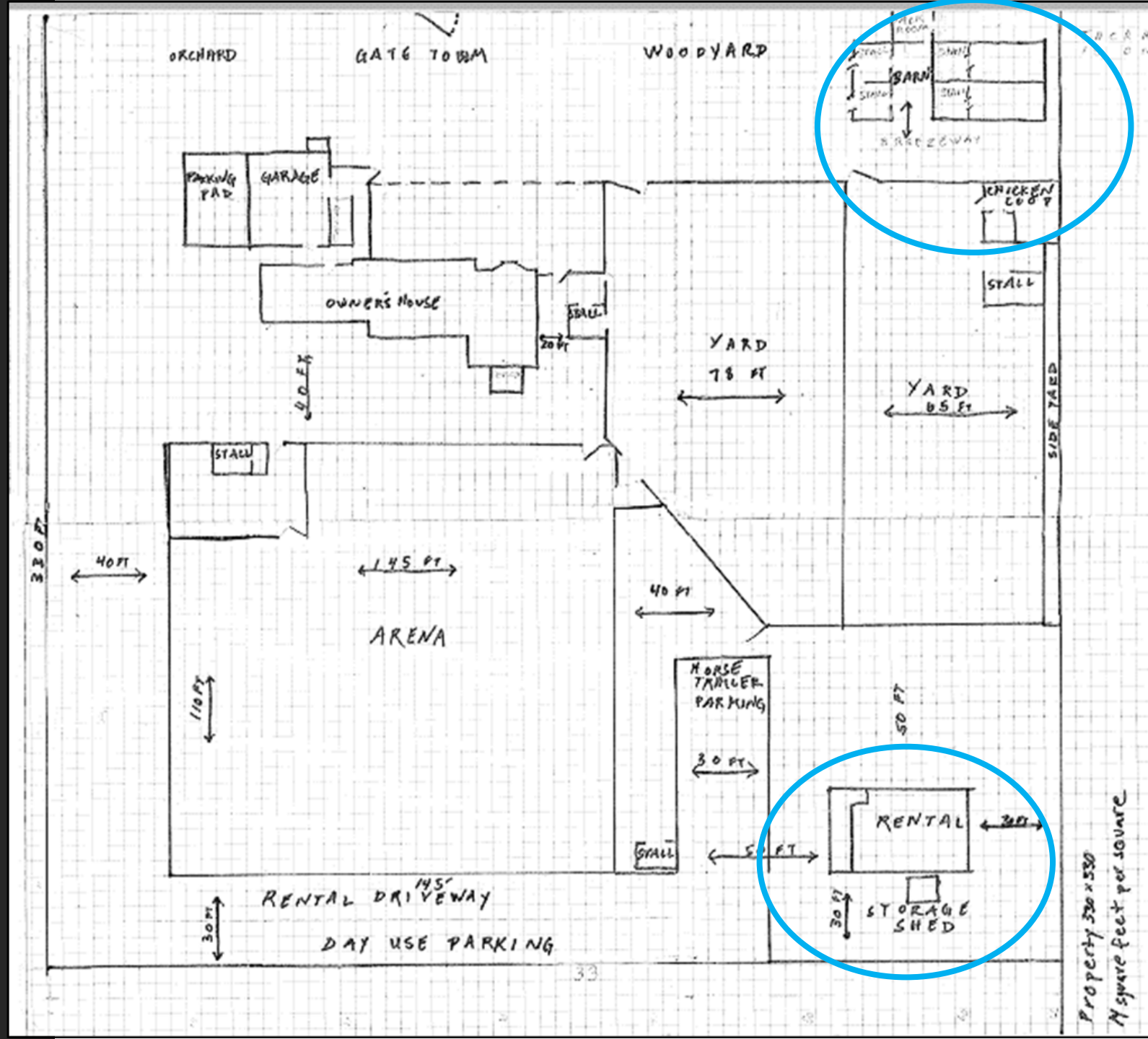
Existing structures:

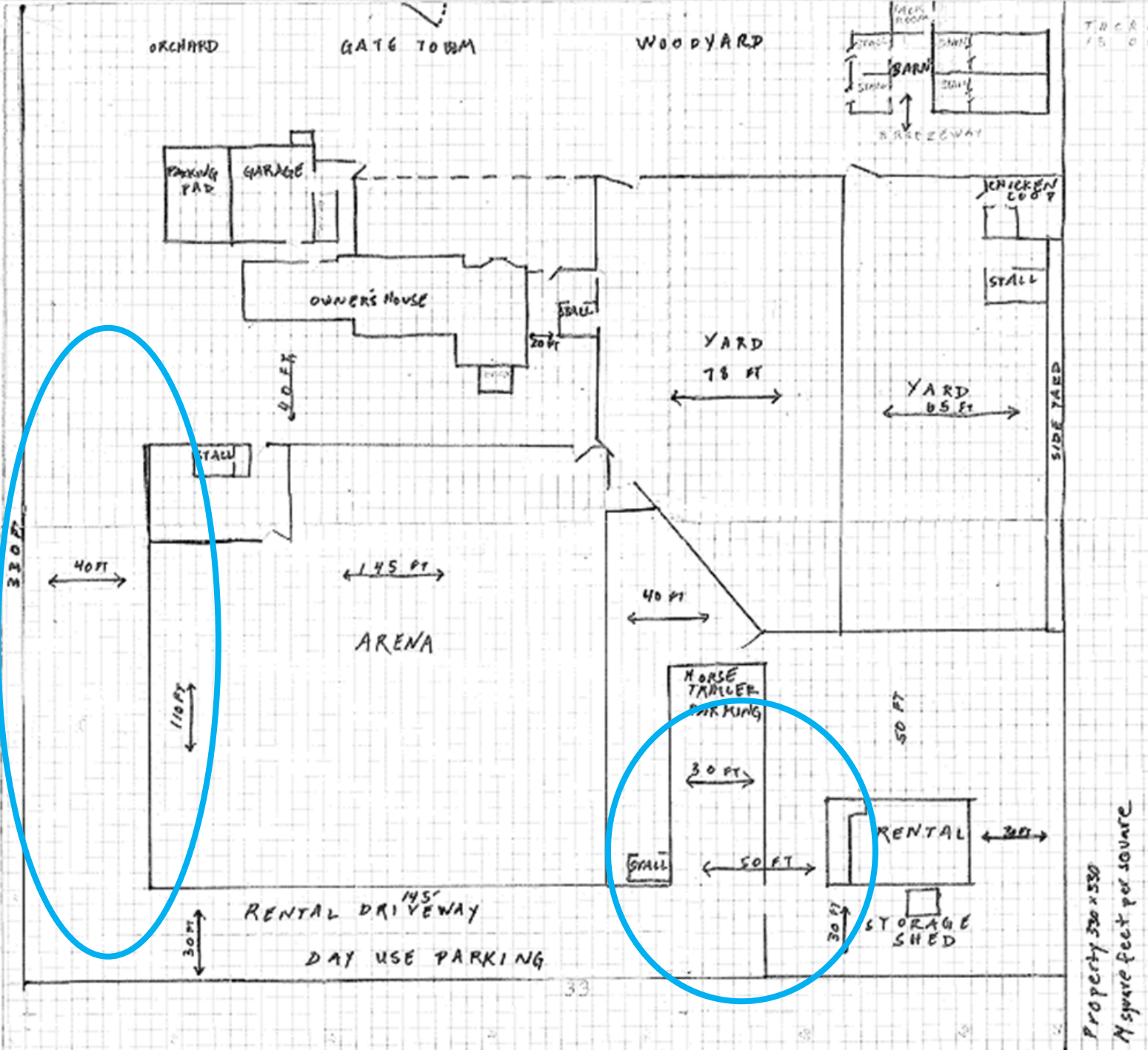
- Single family dwelling
- Detached garage
- Accessory dwelling
- Barn
- Tact-room
- Chicken coop
- Accessory structure (shed)
- Four horse stalls
- Two horse yards
- One arena



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Use Permit Findings

1. All applicable provisions of the Mono County General Plan are complied with, and the site of the proposed use is adequate in size and shape to accommodate the use and to accommodate all yards, walls and fences, parking, loading, landscaping and other required features because:

The site of the proposed use is adequate in size and shape to accommodate horse boarding up to 10 animal units, including the owner's animals. Adequate space is available along the north side of the property for unloading and loading animals, and temporarily parking horse trailers. An additional 30'x70' space is available on the west side of the property for horse trailer parking.

Current setbacks are being met except for existing nonconforming structures constructed prior to current standards. The tack-room will be relocated outside the rear yard setbacks as a condition of approval to this permit.

The property is within the allowable 40% maximum lot coverage.

2. The site for the proposed use related to streets and highways is adequate in width and type to carry the quantity and kind of traffic generated by the proposed use because:

The site is accessed by a private easement recorded in Parcel Map No 37-27 (Attachment 3). The traffic generated by the proposed use is not expected to significantly increase beyond typical use. The Chalfant Valley Community Service Fire District approves of the project and will continue to serve the property as needed. The project is within a State Responsibility Area and Calfire has responded affirming they will assist with service as needed.

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

The proposed use will not be detrimental to the public welfare or injurious to property or improvements in the area. No new development will take place as the property is already developed for horse boarding. The number of animals permitted for the operation is compliant with General Plan Animal Standards. The surrounding properties are designated Agriculture and developed similarly. The eastern property is owned by the Bureau of Land Management and no development of the land is anticipated. The nearest residential dwelling is 100' from the properties existing horse arena and no concerns have been raised by the neighbors or through the public noticing process.

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

The proposed use is consistent with the uses permitted on Agriculture properties. The following General Plan policies support the project:

Countywide Policies

Objective 1.I. Maintain and enhance the local economy.

Policy 1.I.1. Land use designations shall provide sufficient land for the economic development of community areas.

Tri-Valley (Benton/Hammil/Chalfant) Issues, Opportunities, and Constraints:

#1. The proliferation of residential development in the Tri-Valley is inherently incompatible near agricultural areas and may compromise ongoing agricultural operations.

#2. There is a desire to maintain and enhance agricultural uses in the Tri-Valley

Tri-Valley Policy:

Goal 26. Preserve the rural and agricultural character of the Tri-Valley area.

Objective 26.C. Integrate additional compatible development into the existing community of Chalfant.

Objective 26.D. Provide adequate commercial and public facilities and improved access to County services to serve visitors and residents in the Tri-Valley.

Policy 26.D.5. Allow the continuation of home businesses in the area.

Conditions of Approval

1. The arena and stalls shall be located 50' from the front property line. (MCGP 4.120.G.6)
2. The stall and arena fencing shall be relocated to be a minimum of 50' from the accessory dwelling.
3. ~~The tack room shall be relocated outside the setback of 50'.~~
4. A minimum 10' traffic lane shall be maintained along the north and west side of the property for fire safety. Trailers and vehicles may not block the traffic lane.
5. A maximum of 10 animal units, as defined in General Plan Table 04.030, are permitted on the property.
6. ~~ADA accessibility elements shall be provided prior to commencing business, including an ADA parking space, path of travel and sanitary facility approved by the Building Division and Environmental Health Department.~~
7. ~~Farm labor quarters on the property shall comply with General Plan definition 02.500. No person shall live onsite in recreational vehicles unless the person is engaged in the business.~~
8. ~~Abandoned, wrecked, dismantled or inoperative vehicles or parts thereof on the property shall be removed to comply with Mono County Code Section 11.20.010. This includes vehicles that are mechanically incapable of being driven or prohibited from being operated on a public street or highway pursuant to applicable Vehicle Code sections concerning license plates, registration, equipment, safety, and related matters.~~
9. ~~Any junk or storage of inoperative vehicles and parts thereof, along with the accumulation of other miscellaneous junk and scrap materials shall be removed to comply with the Mono County General Plan Land Use Element Section 04.020 B and California Health and Safety Code Section 17920.3 (j)~~
10. Future development **or expansion** shall meet requirements of the Mono County General Plan, Mono County Code, and project conditions.
11. Project shall comply with all Mono County Building Division, Public Works, Code Compliance, Environmental Health, **California Building Code Chapter 11b**, **California Senate Bill Number 945 and 1852**, and **California Penal Code 597 requirements**, **and all other applicable local, state and federal laws and regulations.**
12. 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.