



Monterey County

Planning Commission

Agenda Item No. 8

Legistar File Number: PC 17-008

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February 22, 2017

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Current Status: Agenda Ready

Matter Type: Planning Item

PLN140863 - FIRST BAPTIST CHURCH (CONTINUED FROM JANUARY 11, 2017)

Continue the hearing on the project to May 31, 2017, for consideration of a Use Permit to convert a single-family dwelling into a church.

Project Location: 19345 Cachagua Road, Carmel Valley, Cachagua Area Plan

The Planning Commission conducted a public hearing on the project on January 11, 2017, and continued the hearing to February 22, 2017, with direction for staff to address questions raised regarding project scope, water quality, and parking area drainage. The questions regarding scope and parking area drainage have been addressed; however, staff requests a continuance to a date certain on May 31, 2017, to allow the Applicant sufficient time to meet acceptable standards for potable water. The Environmental Health Bureau has notified the property owner that the two existing dwellings served by a single onsite well constitute an unpermitted water system that must be brought into compliance, including reducing the fluoride levels. In addition, the Applicant must demonstrate to staff that the water quality and quantity is adequate for the proposed intensification or that they have the technical, managerial and financial (TMF) capability to treat the water in order to meet the maximum contaminant level. The applicant must prove an adequate water supply prior to the Planning Commission considering action on the proposed Use Permit. County staff requests a further continuance of the hearing on this project to May 31, 2017.

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