

# Attachment K

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## ATTACHMENT K

### DRAFT REVISIONS TO CONDITION NOS. 10 & 30

#### Condition No. 10

As Approved by the Planning Commission on August 9<sup>th</sup>, 2017

~~This permit shall expire 2 years after commencement of use. Completion by Owner/Applicant of the compliance actions for Condition Nos. 14 (New Water System Permit) and 15 (Fluoride Treatment), and verification by RMA of compliance with those conditions shall constitute “commencement of use” for the purpose of this condition.~~

~~Prior to the expiration date, the Owner/Applicant shall apply for a Use Permit. During review of the Use Permit application, the County shall re-evaluate potential impacts of the use on the surrounding neighborhood to assure that the nature of the area has not changed sufficiently to cause the use to be detrimental to the area, and to review the conditions of the prior Use Permit to determine their continuing adequacy. (RMA-Planning)~~

~~At least 30 days prior to the expiration date, the Owner/Applicant shall submit an Use Permit application to continue the use to the satisfaction of the RMA Chief of Planning.~~

#### **Staff Recommendation to the Board of Supervisors.**

The permit shall be granted for a time period of three (3) years, to expire on October 17, 2020, unless use of the property has begun within this period. Completion by Owner/Applicant of the compliance actions for Condition Nos. 14 (New Water System Permit) and 15 (Fluoride Treatment), and verification by RMA-Planning of compliance with those conditions shall constitute “use of the property commencement of use” for the purpose of this condition. Any request for extension must be received in writing by RMA-Planning at least 30 days prior to the expiration date.

No later than September 1, 2020, the Owner/Applicant shall submit a report to RMA-Planning that reviews the status of condition compliance for the Use Permit. In turn, RMA-Planning shall report the status of condition compliance to the Monterey County Planning Commission at a noticed public hearing for the purpose of the Planning Commission determining the continuing adequacy of the conditions in avoiding or minimizing potential impacts of the use on the surrounding neighborhood. The Planning Commission may revise, modify, or change the conditions, or take other measures as deemed necessary, to assure that continuation of the use is not detrimental to the area.

**Condition No. 30**

*(As revised by staff pursuant to additional analysis provided by EHB - changes to the condition approved by the Planning Commission are shown in strikethrough and underline.)*

The types of activities allowed by this Use Permit shall be consistent with those activities listed on page 3 of the Initial Study environmental document prepared by the County for the proposed use (Initial Study/Negative Declaration; SCH No. 2016091045), and as described in the Initial Study ~~and Planning Commission Resolution No. 17-030 for~~ on file in RMA-Planning File No. PLN140863.

The scope or level of use for any ~~consistent~~ such activity shall be limited based on site constraints identified in the Initial Study, such as on-site wastewater treatment capacity and area available for parking. Based on site constraints, the maximum capacity for standard weekly activities shall not exceed 65 persons on-site at any given time.

Notwithstanding the 65-person limit, due to the intermittent use of the facility, additional wastewater flow could be absorbed by the on-site wastewater system on a periodic basis. Therefore, activities involving up to, but not exceeding, 125 persons on-site (“major activities”) at any given time are allowed provided that such major activities shall be limited to not more than two days per month, with at least six days between major activities.

The types of standard and major activities may include, but are not limited to:

- Church services (indoor, or outdoor when weather permits)
- Bible studies and prayer meetings
- Counseling services
- Children/youth support activities
- Including separate church services, classrooms, nursery, etc.
- Day camps and overnight camping
- Maximum of two overnight camping events per year; up to 3 nights per event
- Community service activities
- Disaster response activities
- Including temporary staging, storage, and/or shelter, etc.
- Trade-skills training
- Congregation-related major events
- Including weddings and memorial services

On an on-going basis, the Owner/Applicant shall adhere to the scope of allowed intensity of use.