

CONDITIONS OF APPROVAL
USE PERMIT MODIFICATION 24-001 / Church on the Mountain

1. Project shall substantially comply with the approved site plan.
2. Exterior paint and finishes shall be non-reflective, muted earth tones.
3. All on-site utilities shall be installed underground.
4. Classrooms shall not be used at the same time as the main assembly room in the existing building, in order to comply with joint use parking requirements. When the main assembly room in the existing building is not in use, classrooms may be used for classes or assembly.
5. Parking at the project site shall comply with Chapter 6 of the Mono County General Plan (Parking).
6. Compliance with Special Events Ordinance No. ORD13-02 may be required.
7. Compliance with Fire Safe prescriptive measures, including eliminating the south window and adding WUI siding, that were the basis of CalFire's approval to reduce the 30' setback.
8. The project's street front, including landscaping, shall be consistent with the Long Valley Area Plan.
9. The applicant shall provide a "will serve" letter from the Long Valley Fire Protection District ("FPD") indicating the FPD will provide service to the project.
10. The applicant shall provide a "will serve" letter from the Mountain Meadows Mutual Water Company indicating that the MMMWC will provide water to the project.
11. The applicant shall provide a "will serve" letter from the Hilton Creek Community Services District, indicating the CSD will provide sewage to the project.
12. All exterior lighting shall comply with Chapter 23 of the Mono County General Plan (Dark Sky Regulations).
13. The applicant shall comply with all Mono County regulations including, but not limited to, the General Plan, Building Division, Public Works, and Environmental Health requirements.
14. Appeal. Appeals of any decision of the Planning Commission may be made to the Board of Supervisors by filing a written notice of appeal, on a form provided by the division, with the Community Development director within 10 calendar days following the Commission action. The Director will determine if the notice is timely and if so, will transmit it to the clerk of the Board of Supervisors to be set for public hearing as specified in §47.030.
15. Termination. A use permit shall terminate and all rights granted therein shall lapse, and the property affected thereby shall be subject to all the provisions and regulations applicable to the land use designation in which such property is classified at the time of such abandonment, when any of the following occur:
 - a. There is a failure to commence the exercise of such rights, as determined by the Director, within two years from the date of approval thereof. Exercise of rights shall mean substantial construction or physical alteration of property in reliance with the terms of the use permit.
 - b. There is discontinuance for a continuous period of one year, as determined by the Director, of the exercise of the rights granted.
 - c. No extension is granted as provided in §32.070.
16. Extension: If there is a failure to exercise the rights of the use permit within two years (or as specified in the conditions) of the date of approval, the applicant may apply for an extension for an

additional one year. Only one extension may be granted. Any request for extension shall be filed at least 60 days prior to the date of expiration and shall be accompanied by the appropriate fee. Upon receipt of the request for extension, the Planning Division shall review the application to determine the extent of review necessary and schedule it for public hearing. Conditions of approval for the use permit may be modified or expanded, including revision of the proposal, if deemed necessary. The Planning Division may also recommend that the Commission deny the request for extension. Exception to this provision is permitted for those use permits approved concurrently with a tentative parcel or tract map; in those cases the approval period(s) shall be the same as for the tentative map.

17. Revocation: The Planning Commission may revoke the rights granted by a use permit, and the property affected thereby shall be subject to all of the provisions and regulations of the Land Use Designations and Land Development Regulations applicable as of the effective date of revocation. Such revocation shall include the failure to comply with any condition contained in the use permit or the violation by the owner or tenant of any provision pertaining to the premises for which such use permit was granted. Before revocation of any permit, the commission shall hold a hearing thereon after giving written notice thereof to the permitted at least 10 days in advance of such hearing. The decision of the commission may be appealed to the Board of Supervisors in accordance with Chapter 47, Appeals, and shall be accompanied by an appropriate filing fee.