EXHIBIT A

Use Permit
Conditions of Approval

File Number: 2145-11P-11A-11G-11EA
Owner / Applicant: South County Partners, LLC / Gary Carnes
Meeting Date: August 2, 2012
Project Description: Use Permit and Architecture and Site Approval to establish a religious institution and cemetery.

APPLICATION APPROVED SUBJECT TO CONDITIONS STATED BELOW IN ACCORDANCE WITH PLANS AS SUBMITTED

Planning Office (contact Colleen Oda at 408 299-5797, Colleen.Oda@pln.scgov.org for information)

1. Development must take place in accordance with approved plans dated December 2, 2011 for the Use Permit, Architecture and Site Approval, and Grading Approval.

2. Development must comply with conditions of Architecture and Site Approval, and Grading (Exhibit B).

3. Hours of operation 6 a.m. to 11 p.m. daily.

4. No food or beverage sales are allowed.

5. Maximum capacity of the facility is 80 patrons including three (3) staff members. A total of up to three (3) single-day special events with maximum of 150 people attendance (including three (3) staff members) occurring between 8 a.m. to 10 p.m., are allowed per year.

6. Temporary Event permits, and Tent permits may be required by Department of Environmental Health and Fire Marshal’s Office for the three special events that will accommodate up to 150 people.

7. No overnight accommodations are allowed.

8. No amplified music or broadcasting (microphone/PA system) is allowed.

9. Prior to building permit issuance and establishment and operation of the cemetery, obtain Cemetery Permit pursuant to County Ordinance Code B-
6 and comply with all other laws and regulations relating to the operation of a private cemetery.

10. Prior to final building permit issuance, record the Use Permit, Architecture and Site Approval, and conditions of approval pertaining to this project (File 2145-11P-11A-11G) with the County Recorder’s Office. Prior to building permits issuance, submit a copy of the recorded document to the Planning Office.

All conditions established through this approval shall be the ongoing obligation of the property owners, including future property owners.

11. An annual report assessing condition compliance regarding the religious institution and cemetery shall be prepared by the Planning Office and submitted to the Planning Commission for review for two (2) consecutive years following approval of the Use Permit. The first annual report shall be scheduled for Planning Commission review 1 year after final occupancy has been granted for the buildings associated with the religious institution. In accordance with Zoning Ordinance Code Section 5.20.210, the Commission may schedule a revocation, modification or reaffirmation hearing based on condition compliance of subject uses.

The report shall include information submitted by the property owner / operator as listed below:

**Property Owner / Operator’s Responsibility**

- Post-Approval Monitoring (PAM) fee, (a minimum of five (5) hrs of staff consultation time to cover review of and preparation of staff report subject to current fee schedule established by the Board of Supervisors.

- Report of monthly attendance at the facility and a listing of all special events in excess of 80 persons, including the following information:
  - Date, duration, and name of events of each event (starting and ending time).
  - Number of maximum patrons and employees that attended each event.
  - Copy of Temporary Event Permits obtained from Department of Environmental Health, and Tent Permits from Fire Marshal’s Office.