

CONDITIONS OF APPROVAL

Special Use Permit Revision S97-0011-R/House of Prayer Full Gospel Church Planning Commission/February 25, 2016

Planning Department Services

1. This Special Use Permit is based upon and limited to compliance with the project description, the following hearing exhibits, and conditions of approval set forth below:

Exhibit F..... Proposed Site Plan and Elevations

Exhibit G..... Facility Plan of Operation

Any deviations from the project description, exhibits, or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

Approval of the Special Use Permit authorizes additions to the existing facility to include an enlarged foyer, the addition of classrooms, a second 9,000 square-foot building to be constructed during Phase II, and an expanded parking area. No activity authorized by this special use permit may commence until all of the conditions of approval have been complied with in full. Additionally, this special use authorizes only those activities typically associated with a church, including the use of classrooms for group meetings, Sunday school, and church services.

Any outdoor activities shall require the submittal of a Temporary Use Permit application for review and approval by the Planning Department.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans must be submitted for review and approval and shall be implemented as approved by the County.

Development Services Division (Planning)

- ~~1.~~ 2. The applicant shall be subject to a building permit to allow construction of the proposed ~~4,709-square-foot~~ 2,462.5 square-foot church building addition and new a 9,600 square-foot building on the parcel. All building permit requirements shall be met prior to occupancy/use of the structure.

- ~~2. 3.~~ Approval of this use permit authorizes the placement of an approximate 4,709 square-foot church with 70 parking spaces, an unlighted 20 square foot sign, and landscaping. No activity authorized by this special use permit may commence until all of the conditions of approval have been complied with in full. Additionally, this special use authorizes only those activities typically associated with a church. Day care or a school operating during week days will require an additional amendment to the special use permit. Any outdoor activities or activities to occur outside of normal hours shall require the submittal of a Temporary Use Permit application for review and approval by the Planning Department.
- ~~3. 4.~~ Any proposed changes to the approved site plan shall be submitted to the Planning Development Services Director for review and approval. Minor changes may be approved by the Planning Development Services Director.
- ~~4. 5.~~ The applicant shall contact the Environmental Health Division regarding the requirements for developing the on-site septic disposal system to accommodate the proposed use. All Environmental Management requirements shall be met prior to occupancy/use of the building.
- ~~5. 6.~~ The applicant shall submit an updated Landscape Plan meeting the requirements of Section ~~47~~130.18.090 of the Zoning Ordinance prior to the issuance of a building permit. Plantings shall not include non-native plant species in the wetland area in order to maintain the developing riparian habitat. The Landscape Plan shall be reviewed and approved by the Planning Development Services Director.
- ~~6. 7.~~ The applicant shall meet all parking lot construction standards as outlined in Section ~~47~~130.18.070 of the Zoning Ordinance. The improvement/ grading plan provided to the Transportation Division shall contain information showing compliance with the above standards. All proposed signs and structures must be kept out of the right-of-way.
8. The riparian habitat shall be preserved by the 25-foot non-building and non-grading setback recorded on the parcel via the existing Notice of Restriction, as required by the original project approval.
9. The stone building shown on the site plan shall be preserved by a 25-foot non-building and non-grading setback recorded on the parcel via the existing Notice of Restriction, as required by the original project approval.
10. Any proposed building or parking lot lighting fixtures shall be designed and located so that no light and glare shall spill over property lines and adversely impact adjoining properties. A lighting plan shall be submitted for review and approval by the Development Services Division.

11. Pursuant to County Code Section 130.22.250, implementation of the project must occur within 24 months of approval of this Special Use Permit, otherwise the permit becomes null and void. It is the responsibility of the applicant to monitor the time limit and make diligent progress toward implementation of the project and compliance with conditions of approval.
12. In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action.

The developer and land owner shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a special use permit.

Transportation

- 7.13. The applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the Department of Transportation for review and approval. The plan shall be in conformance with the County of El Dorado Design and Improvement Standards Manual, the Grading, Erosion, and Sediment Control Ordinance, the Drainage Manual, the Off-Street Parking and Loading Ordinance, and the State of California Handicapped Accessibility Standards.
- 8.14. The applicant shall be subject to a grading permit fee commensurate with the scope of the proposed project prior to the commencement of any work performed. The parking area gradient shall not exceed 6% in any direction, and the handicap parking gradient shall not exceed 2% grade in any direction.
15. The new grading and construction shall comply with the Phase II Small Project MS4 General Permit to the satisfaction of the Transportation Division. A drainage Study may be required at the time of building permit application. The onsite drainage will be controlled in such a manner as to not increase the downstream peak flow more than the pre-development 10-year storm event or cause a hazard or public nuisance.
9. ~~The project shall be subject to the County traffic impact mitigation (TIM) fee of \$3.66 per square foot for office and meeting rooms, and \$1.64 per square foot for sanctuary and other areas. Pursuant to Resolution 201-96, said fee shall be due upon the issuance of a Certificate of Occupancy. If prior to the application for a building permit for said project a revised fee is established, such revised amount shall be paid.~~

10. ~~The project shall be subject to the State system infrastructure traffic impact mitigation (TIM) fee of \$2.56 per square foot for office and meeting rooms, and \$0.62 per square foot for sanctuary and other areas. Pursuant to Resolution 202-96, said fee shall be due upon issuance of a building permit and/or a Certificate of Occupancy. If prior to the application for a building permit for said project a revised fee is established, such revised amount shall be paid.~~

Caltrans

16. Hydrology calculations must be completed to determine the net increase in runoff and appropriate mitigation measures must be designed/constructed to contain all excessive flows onsite. Mitigation designs along with all back-up calculations shall be forwarded to Caltrans for Review.
17. No additional runoff shall be directed toward the 18-inch culvert on SR 193, located at approximately post mile 16.56. All excess runoff must be captured onsite and should not be directed toward the State right-of-way.
18. Any work to be done in SR 193 right-of-way shall require a completed encroachment permit application to be submitted to Caltrans District 3 for review.

Environmental Management

19. Existing sewage disposal system must be evaluated and expanded to accommodate the additional use or a new system designed and installed for the increase in use.
20. If a kitchen or food facilities are proposed to be developed for providing food to the general public and not exclusively for members it must meet California Health and Safety Code requirements.
21. A minimum of 50% of the waste materials generated from Construction and Demolition projects must be diverted from being landfilled by being recycled or reused on site. Before a building permit will be issued, the applicant must complete and submit with their building permit application:
- a. Construction and Demolition Debris Recycling Acknowledgement Form
 - b. A Construction and Demolition Debris Recycling Report is due to be turned into EMD within 60 days of the completion of the project. These forms and additional information are available on this website: http://www.edcgov.us/Government/EMD/SolidWaste/Construction_and_Demolition_Debris_Recycling.aspx

- c. Waste Management and Recycling: AB 341 (Mandatory Commercial Recycling) requires all commercial facilities (nonresidential) that generate at least 4 cubic yards of solid waste per week to recycle. The franchise waste hauler for the location of The House of Prayer is El Dorado Disposal. If the House of Prayer does not already subscribe to garbage and recycling service, please contact El Dorado Disposal. They can help you evaluate whether your facility generates 4 cubic yards of solid waste a week and therefore must subscribe to a recycling service. Melody Byers is the contact for commercial accounts. She can be reached at recyclediva@wcnx.org or by calling (530) 626-4141. Here is a link to El Dorado Disposal's flyer on Mandatory Commercial Recycling: http://www.eldoradodisposal.com/files/BIZ%20English_El%20Dorado.pdf. Also, here is a link to the California State Department of Resources Recycling and Recovery's (CalRecycle) webpage on Mandatory Commercial Recycling: <http://www.calrecycle.ca.gov/recycle/commercial/>.