

**S79-0020-R-2/Vintage Grace Church** – As approved by the Planning Commission on September 13, 2018

### **Conditions of Approval**

#### **Planning Services**

1. The project as approved shall allow the Vintage Grace Church to amend their original Conditional Use Permit to construct and operate a new 23,000 square-foot worship center and a 1,000 square-foot field house; and to grade 28,430 square feet for a grassy play area. The school facility will only be used for Sunday school. If the applicant wishes to use the school for daily lessons, a revised Conditional Use Permit must be approved. In accordance with the Zoning Ordinance, minor modifications to the Conditional Use Permit may be approved by the Planning Director. Major modifications shall require an amendment to the Conditional Use Permit.
2. The applicant shall comply with all County requirements related to the Department of Transportation including, but not limited to, “Design and Improvement Standards Manual,” the “Grading, Erosion and Sediment Control Ordinance,” the “Drainage Manual”, the “Off Street Parking and Loading Ordinance”, the State of California Handicapped Accessibility Standards, the County Traffic Impact Mitigation Fee Program and the State Infrastructure Traffic Mitigation Fee Program
3. The applicant shall provide a drainage report prepared by a professional civil engineer to the Department for review and approval. The report shall include pre- and post-flow quantities and directions and impacts of increased flows to downstream properties and facilities. Any wetland areas impacted shall be addressed and impacts shall be mitigated.
4. The applicant shall provide a geotechnical report addressing grading practices, compaction, retaining walls design criteria, slope stability, erosion potential, pavement structural design @ value, (TI), etc.
5. The applicant shall construct a 6 foot wide concrete sidewalk, and/or repair the existing sidewalk, as necessary, along the project’s frontage along Lassen Lane, Park Drive, Mesa Verde Drive and El Dorado Hills Boulevard.
6. The applicant shall dedicate to El Dorado County all necessary rights-of-way for the placement of the sidewalks in conformance with standard plan 101A.
7. The applicant shall be subject to two encroachment permits, Std. Plan 103G.
8. The applicant shall complete and submit an erosion control plan for approval to the El Dorado County Resource Conservation District.

9. All building and parking lot lighting shall comply with Section 130.34 of the El Dorado County Zoning Ordinance.
10. Landscaping shall be installed in accordance with the provisions contained in section 130.33 of the El Dorado County Zoning Ordinance. A final landscape plan showing the location, size, variety and number of plant materials and the water supply shall be approved by the Planning Director at the time or prior to the submittal of the building permit. All landscaping shall be installed and maintained in accordance with the approved landscape plan. In addition, the Water Conservation Landscape Standards shall be met.
11. Building design, building placement, and parking lot improvements shall be completed in conformance with the approved plans submitted and in conformance with the development standards of the zone district. Minor variations are allowed, however, any major changes in the design of buildings, location of buildings, access ways and parking shall require Planning Director review and approval.
12. The applicant shall comply with the County Parking lot coverage requirements for shade, i.e., 50 percent of lot covered with shade in 15 years.
13. A barricade shall be installed at the corner of Mesa Verde Drive and Park Drive prior to final occupancy of any building to prevent unauthorized vehicles from entering the property.

#### **Air Quality Management District**

14. **Asbestos Dust:** Current county records indicate this subject property is located within the Asbestos Review Area. An Asbestos Dust Mitigation Plan (ADMP) Application with appropriate fees shall be submitted to and approved by the AQMD prior to project construction if the project moves more than 20 cubic yards of soil. (Rules 223 and 223.2). The project shall adhere to the regulations and mitigation measures for fugitive dust emissions asbestos hazard mitigation during the construction process. Mitigation measures for the control of fugitive dust shall comply with the requirements of Rule 223 and 223.2.
15. **Paving:** Project construction will involve road development and shall adhere to AQMD Cutback and Emulsified Asphalt Paving Materials (Rule 224).
16. **Painting/Coating:** The project construction may involve the application of architectural coating, which shall adhere to AQMD Rule 215 Architectural Coatings.
17. **Open Burning:** Burning of wastes that result from "Land Development Clearing" must be permitted through the AQMD. Only dry vegetative waste materials originating from the property may be disposed of using an open outdoor fire (Rule 300 Open Burning).

18. **Construction Emissions:** During construction, all self-propelled diesel-fueled engines greater than 25 horsepower shall be in compliance with the California Air Resources Board (ARB) Regulation for In-Use Off-Road Diesel Fueled Fleets (§ 2449 et al, title 13, article 4.8, chapter 9, California Code of Regulations (CCR)). The full text of the regulation can be found at ARB's website here: <http://www.arb.ca.gov/msprog/ordiesel/ordiesel.htm> An applicability flow chart can be found here: [http://www.arb.ca.gov/msprog/ordiesel/faq/applicability\\_flow\\_chart.pdf](http://www.arb.ca.gov/msprog/ordiesel/faq/applicability_flow_chart.pdf) Questions on applicability should be directed to ARB at 1-866-634-3735. ARB is responsible for enforcement of this regulation.
19. **New Point Source:** Prior to construction/installation of any new point source emissions units (e.g., gasoline dispensing facility, emergency standby engine, etc.), Authority to Construct applications shall be submitted to the AQMD. Submittal of applications shall include facility diagram(s), equipment specifications and emission factors. (Rule 501 and 523)
20. **Portable Equipment:** All portable combustion engine equipment with a rating of 50 horsepower or greater shall be registered with the California Air Resources Board (CARB). A copy of the current portable equipment registration shall be with said equipment. The applicant shall provide a complete list of heavy-duty diesel-fueled equipment to be used on this project, which includes the make, model, year of equipment, daily hours of operations of each piece of equipment.

#### **El Dorado County Surveyor's Office**

21. Applicant will be required to coordinate with the County Surveyor's Office to ensure that all buildings on the subject parcel are addressed in compliance with County Code, Chapter 110.04. Compliance is required with 30 days of approval.

#### **El Dorado Hills Fire Protection District**

22. **Fire Flow:** The project shall be required to request a Fire Flow Letter from the El Dorado Hills Fire Department to determine the minimum required GPM for the project site. The fire flow shall be determined in compliance with the CA Fire Code, Appendix B, based on the type of construction and square footage of each building. This Fire Flow Letter shall then be given to EID in order to produce a Facilities Improvement Letter (FIL) which will state if the required amount of water can be supplied to the project.
23. **Sprinklers:** All fire-flow numbers listed above require all structures to install fire sprinklers in accordance with NFPA 13 and Fire Department requirements if they are 3,600 square feet or greater in size.
24. **Underground Private Fire Mains:** After installation, all rods, nuts, bolts, washers, clamps, and other underground connections and restraints used for underground fire main piping and water supplies, except thrust blocks, shall be cleaned and thoroughly coated

with a bituminous or other acceptable corrosion retarding material. All private fire service mains shall be installed per NFPA 24, and shall be inspected, tested and maintained per NFPA 25.

25. **Hydrants:** This development shall install Dry Barrel Fire Hydrants which conform to El Dorado Irrigation District specifications for providing water for fire protection. The spacing between hydrants in this development shall not exceed 300 feet. The exact location of each hydrant on private roads and on main county maintained roadways shall be determined by the Fire Department.
26. **Hydrant Visibility:** To enhance nighttime visibility, each hydrant shall be painted with safety white enamel and mark the roadway with a blue reflective marker as specified by the Fire Department and State Fire Safe Regs.
27. **Fire Department Access:** Approved fire apparatus access roads and driveways shall be provided for every facility, building, or portion of a building. The fire apparatus access roads and driveways shall comply with the requirements of Section 503 of El Dorado Hills County Water District Ordinance 36 as well as State Fire Safe Regulations as stated below (but not limited to):
  - a. Due to the height of the building exceeding 30 feet, the parking lot aisleway on the east side of the building shall be a minimum of 26 feet wide curb face to curb face and shall follow the Parking and Fire Lane Standards as approved by the Fire Department.
  - b. Phasing may be allowed if all Fire Access requirements are met and approved by the Fire Code Official for each phase.
  - c. The fire apparatus access roads and driveways shall extend to within 150 feet of all portions of each facility and all portions of the exterior of the first story of the building as measured by an approved route around the exterior of the building or facility.
  - d. Driveways and roadways shall have unobstructed vertical clearance of 15' and a horizontal clearance providing a minimum 2' on each side of the required driveway or roadway width.
28. **Roadway Surface:** Roadways shall be designed to support the imposed load of fire apparatus weighing at least 75,000 pounds and provide all-weather driving conditions. All-weather surfaces shall be asphalt, concrete or other approved driving surface. Project proponent shall provide engineering specifications to support design, if requested by the local AHJ (Authority Having Jurisdiction).
29. **Roadway Grades:** The grade for all private roads, streets, lanes and driveways shall not exceed 20%. Pavement/Concrete shall be required on all private roadway grades 12% or greater. For grades of 16% - 20%, a Type II Slurry Seal shall be applied to asphalt surfacing, and concrete roadways and driveways shall be textured to provide a coarse broom finish to improve vehicular traction.

30. **Traffic Calming:** This development shall be prohibited from installing any type of traffic calming device that utilizes a raised bump/dip section of roadway. All other proposed traffic calming devices shall require approval by the fire code official.
31. **Turning Radius:** The required turning radius of a fire apparatus access road/driveway shall be determined by the fire code official. Current requirements are 40' inside and 56' outside on through streets, and a minimum 50-foot radius from center point to face of curb for Cul-De-Sacs and Hammerhead turnarounds.
32. **Gates:** All gates shall meet the El Dorado Hills Fire Department Gate Standard #B-002. Gate plans shall be submitted and reviewed for compliance by the Fire Code Official.
33. **Fire Access During Construction:** In order to provide this development with adequate fire and emergency medical response during construction, all access roadways and fire hydrant systems shall be installed and in service prior to combustibles being brought onto the site as specified by the Fire Department, Standard #B-003. A secondary means of egress shall be provided prior to any construction or the project can be phased.
34. **Fire Service Components:** Any Fire Department Connection (FDC) to the sprinkler system and all Fire Hydrant(s) outlets shall be positioned so as not to be obstructed by a parked vehicle.
35. **Parking and Fire Lanes:** All parking restrictions as stated in the current California Fire Code and the current El Dorado Hills County Water District Ordinance shall be in effect. All streets with parking restrictions will be signed and marked with red curbs as described in the El Dorado County Regional Fire Protection Standard #B-004 titled "No Parking-Fire Lane". All curbs in parking lot(s) that are not designated as parking spaces will be painted red and marked every 25 feet "No Parking - Fire Lane." There shall be a designated plan page that shows all Fire Lanes as required.
36. **Vegetative Fire Clearances:** Prior to June 1st each year, there shall be vegetation clearance around all EVA's (Emergency Vehicle Access), buildings, up to the property line as stated in Public Resources Code Section 4291, Title 19 as referenced in the CA Fire Code.