

**COUNTY OF EL DORADO DEVELOPMENT SERVICES
PLANNING COMMISSION
STAFF REPORT**



Agenda of: April 8, 2010
Item No.: 10.b
Staff: Gina Paolini

SPECIAL USE PERMIT

FILE NUMBER: S09-0014/Greenwood Kingdom Hall

APPLICANT: Congregation of Jehovah's Witnesses

AGENT: Sean Bondar

REQUEST: Special Use Permit request for a 4,540 square foot religious facility with a 600 square foot covered drop-off area. Parking would be provided for up to 66 vehicles. Outdoor lighting and landscaping to be provided within the parking areas. The facility would be utilized on Thursday evenings from 7:00PM to 9:00PM and Sunday from 10:00AM to 12:00PM. Additional meetings would be held during the weekdays Monday through Saturday beginning at 9:00AM.

The project includes a request for a 40 square foot monument sign identifying the Kingdom Hall facility. The sign would be approximately 5 feet in height and 8 feet in width.

LOCATION: On the west side of Greenwood Road, approximately 500 feet northwest of the intersection with Ricci Road in the Greenwood area, Supervisorial District IV. (Exhibit A)

APNs: 074-173-03, -06 and -12 (Exhibit B)

ACREAGE: 2.44 acres

GENERAL PLAN: Medium Density Residential (MDR) (Exhibit C)

ZONING: One-acre Residential (R1A) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Mitigated Negative Declaration

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

1. Adopt the Mitigated Negative Declaration, based on the Initial Study prepared by staff;
2. Adopt the Mitigation Monitoring Program in accordance with CEQA Guidelines 15074(d), as incorporated in the Conditions of Approval in Attachment 1, and
3. Approve Special Use Permit S09-0014 subject to the Conditions in Attachment 1 based on the Findings in Attachment 2.

BACKGROUND

A pre-application was conducted for the project application in August 2008. The applicant was advised that parking lots could not be the primary land use on a single parcel and that a Boundary Line Adjustment to reconfigure the three (3) project parcels into a single project parcel would be required. It was recommended that project signage be included with a formal application to reduce the need for project revisions. The project proposed access from State Route 193; therefore, the applicant was advised that Caltrans District 3 would be a commenting agency and would have permitting authority for encroachments. It was explained that an acoustical analysis would be required for the noise-sensitive land use (residences, hospitals, churches, libraries) because the project would be located adjacent to a major transportation source.

The Special Use Permit application was submitted May 12, 2009. The project was deemed complete on September 8, 2009. The applicant has been advised that a Boundary Line Adjustment would be required as a Condition of Approval. Access to the project has been modified to eliminate the use of State Route 193. An acoustical analysis has been submitted.

STAFF ANALYSIS

Staff has reviewed the project for compliance with the County's regulations and requirements. An analysis of the proposal and issues for Planning Commission consideration are provided in the following sections.

Project Description

The project includes a request for a 4,540 square foot religious facility with a 600 square foot covered drop-off area. Parking would be provided for up to 66 vehicles. Outdoor lighting and landscaping to be provided within the parking areas. A preliminary site plan is provided in Exhibit E. The facility would be utilized on Thursday evenings from 7:00PM to 9:00PM and Sunday from 10:00AM to 12:00PM. Additional meetings would be held during the weekdays Monday through Saturday beginning at 9:00AM.

The project includes a request for a 40 square foot monument sign identifying the Kingdom Hall facility.

Site Description

The 2.44 acre site is located in the Greenwood Rural Center, at an approximate elevation of 1,615 feet above mean sea level. The site gently slopes to the north. Soils on the site are classified as Mariposa gravelly silt loam, 3 to 30 percent slopes (MaD). The site is primarily grass land, with a few cedars along the northern edge of the property.

Adjacent Land Uses

	Zoning	General Plan	Land Use/Improvements
Site	R1A	MDR	Undeveloped
North	R1A	HDR	Single family residence/ State Route 193
South	I	PF	Daycare
East	I	PF	Undeveloped/Ricci Road
West	C	C	Single family residences/Greenwood Road

Land Use Compatibility

The subject site is surrounded by mixed uses, including residential, daycare and undeveloped lands. Approval of a Special Use Permit would authorize the establishment of the religious facility within a residential zoned property. The project would be compatible with the surrounding land uses pursuant to General Plan Policy 2.2.5.21 based on compliance with the recommended Conditions of Approval in Attachment 1.

Access

The access to the project site would be from Greenwood Road, a County maintained road. The project would provide one point of access into the development. The Department of Transportation would require an encroachment permit for the private driveway onto Greenwood Road.

Parking, Landscaping and Gate

Section 17.18.060 of the County Code requires 1 parking space for every 4 seats within the main auditorium of churches or other places of public assembly. The facility would have 168 seats; therefore, 42 parking spaces would be required. The project proposes 66 parking stalls.

A preliminary landscape plan has been provided with a plant and tree schedule (Exhibit G). Section 17.18.090 of the County Code requires parking lot landscaping and buffering requirements.

All open automobile parking areas that contain five or more parking spaces shall provide a landscape buffer along those property boundaries where the parking facility abuts or adjoins a public road, street or highway or abuts a property under different ownership or zoning district. Where a parking facility contains ten or more parking spaces, additional landscaping equivalent to five percent of the gross area used for parking and access purposes, exclusive of the landscape buffer, shall be devoted to landscaping. The project complies with the County landscape requirements.

The project includes a manual entrance gate at the driveway. The gate would be five (5) feet in height and would span the driveway. The gate would be locked during non-operating hours. The Fire District would be required to approve the lock for the gate prior to installation.

Building Design

Building elevations are provided as Exhibit L. Building materials would include hardi plank horizontal lap siding with faux stone finish. The roof would be a composition Class "A" shingle roof. Proposed exterior building colors are to be earth tones.

Trash Enclosure

The project would include a trash enclosure (Exhibit K). The enclosure would be 5 feet in height and would be constructed of split-face C.M.U. The front of the enclosure would have a metal gate painted to match the main building.

Signage

The project includes a request for a 40 square foot monument sign (Exhibit M) identifying the Kingdom Hall facility. The sign would be approximately 5 feet in height and 8 feet in width. The base of the sign would be faux stone to match the building. The sign panel would be sheet metal with stucco tex-coating with the color to match the building. The lettering would be acrylic. Lighting would be provided at the base of the sign.

Lighting

As provided on the photometric plan and photometric lamp data schedule (Exhibits H and I), parking lot and wall mount fixtures would be provided throughout the site. As indicated within the photometric plan, proposed lighting would be consistent with Section 17.14.170 of the Zoning Ordinance, which contains outdoor lighting requirements, intended to control artificial light and glare to the extent that unnecessary illumination of adjacent property would be prohibited.

Sewer/Water

Public water would be provided to the site by the Georgetown Divide Public Utility District (GDPUD). GDPUD has reviewed the project and provided improvement comments dated July 6, 2009. The project would be required to provide detailed plans showing the connection to the existing water facilities and provide easements where required. The distribution system would need to meet fire flow requirements as determined by the Fire District. All water service improvements would meet California Plumbing Code requirements. The project would be consistent with General Plan Policy 5.2.1.3 required connection to a public water system when located within a community region.

The project would be served by septic facilities. A report of percolation test was completed on March 14, 2005 by Wheeldon Geology and was received by the El Dorado County Environmental Management Department, Environmental Health Division. Four (4) holes were tested on the site. Based on the test hole stabilized percolation rate, the site has an average percolation rate of 34 minutes per inch. The Department would require permits to be obtained for the installation of septic facilities prior to issuance of building permits. The project would be consistent with General Plan Policy 5.3.1.7 where it has been demonstrated that the proposed wastewater disposal system can

accommodate the highest possible demand of the project.

Noise

A project site specific Environmental Noise Assessment was prepared for the project by J. C. Brennan & Associates, dated July 10, 2009. The primary existing noise source in the vicinity of the project site is traffic from State Route 193. Based upon the predicted future traffic noise levels, the location of the nearest building façade adjacent to State Route 193 would be exposed to future traffic noise levels of 65 dB Ldn. No outdoor activity areas have been included in the project design; therefore there would be no impact. The building façade adjacent to State Route 193 would be exposed to noise levels of approximately 65 dB Ldn/Leq. Therefore, the meeting hall adjacent to State Route 193 would comply with the interior noise level criterion of 40 dB Leq.

The primary noise source associated with the project would be the on-site parking lot activities, access road traffic and construction noise. Parking lot noise typically includes periods of conversation, doors slamming, engines starting and stopping and vehicle passage. The predicted noise level due to parking lot activities would be 54 dB Leq at a reference distance of 50 feet. The distance from the center of the main parking lot to the property lines of the nearest adjacent single family residences would be approximately 120 feet. Therefore, the peak hour Leq at the nearest residential property line due to parking lot activities would be estimated to be 47 dB and would comply with the daytime and evening noise level criteria, with the recommended implementation of mitigation included in the Conditions of Approval within Attachment 1.

The centerline of the access road is approximately 25 feet from the nearest residential property line. The predicted hourly traffic noise level, based upon 67 vehicles in an hour, would be 44 dB Leq. The predicted hourly access road noise level would comply with the El Dorado County General Plan Noise Element criteria.

Construction noise impacts would be short-term. A Condition of Approval for construction operations would require adherence to General Plan Policy 6.5.11. Construction activities would be limited to 7AM to 7PM during weekdays and 8AM to 5PM on weekends and federally recognized holidays (Condition No 13).

Boundary Line Adjustment

The project includes the following parcels:

Parcel Number	Parcel Area	Proposed Improvements
074-173-06	0.03	driveway
074-173-03	2.08	Kingdom Hall, parking lot, lighting, landscaping, septic facilities
074-173-12	0.56	Trash enclosure, manual gate, entry driveway, lighting, landscaping

The project is dependent on all three parcels and if one were to be sold separately, it could be problematic for the use. Access to the site is provided through one parcel, septic facilities are provided on the parcel with the building. A small parcel with no development potential is located in

center of the project. The project has been conditioned to require the merging of the three parcels into one parcel (Condition No. 5).

General Plan

The General Plan designates the subject site as Medium Density Residential. This designation establishes areas suitable for detached single-family residences with larger lot sizes which will enable limited agricultural land management activities. This designation shall be applied where the character of an area is single-family residences; where the absence or reduced level of infrastructure including roads, water lines, and sewer lines does not justify higher densities; where the topography poses a constraint to higher densities; and as a transitional land use between the more highly developed and the more rural areas of the County. Additionally, the following General Plan policies also apply to this project:

Policy 2.2.5.2 directs that all applications for discretionary projects or permits including, but not limited to, General Plan Amendments, Zoning Boundary Amendments, Tentative Maps for major and minor land divisions, and Special Use Permits shall be reviewed to determine consistency with the policies of the General Plan.

Discussion: Approval of a Special Use Permit would authorize the establishment of the religious facility within the MDR land use designation; therefore, the development would be consistent with land use.

Policy 2.2.5.21 directs that new development be compatible with the surrounding neighborhood.

Discussion: The proposed project is for the establishment of a religious facility within lands designated for residential use. The proposed religious facility would provide a transition between commercial, public facility and residential uses. Therefore, the proposed project would be compatible with the surrounding land uses pursuant to General Plan Policy 2.2.5.21.

Policy 6.2.3.2 directs that the applicant demonstrate that adequate access exists, or can be provided to ensure that emergency vehicles can access the site and private vehicles can evacuate the area.

Discussion: As conditioned, and discussed within the Access Section above, the project would provide the required access pursuant to General Plan Policy 6.2.3.2.

Conclusion: The project has been reviewed in accordance with the General Plan and it has been determined that the project would be consistent with the applicable policies. Findings of consistency with the General Plan are provided in Attachment 2.

Zoning:

The project site design meets all applicable development standards as specified in Section 17.28.080 of the Zoning Ordinance. Specifically, the sanctuary building complies with the required setbacks of

30 feet on all sides. The HVAC equipment encroaches into the setback by 50 percent, which is permitted by County Code Section 17.14.050.A.

Special Use Permit:

The proposed project would be permitted by Special Use Permit in the R1A Zone District, pursuant to Section 17.28.070.A which specifically lists places of worship. In order to approve the project, the approving authority must find that the project would be consistent with the General Plan and would not be detrimental to the public health, safety and welfare nor injurious to the neighborhood. Based on comments received from public agencies, citizens' groups, and as discussed in the staff report, staff finds that the project would not be detrimental to the public health, safety and welfare and would not be injurious to the neighborhood.

ENVIRONMENTAL REVIEW

Staff has prepared an Initial Study (Environmental Checklist with Discussion attached) to determine if the project has a significant effect on the environment. Based on the Initial Study, staff finds that the project could have a significant effect on biological resources and wetlands. However, the project has been modified to incorporate the Mitigation Measures identified in the Initial Study which will reduce the impacts to a level considered to be less than significant. Therefore, a Mitigated Negative Declaration has been prepared

NOTE: This project is located within or adjacent to an area which has wildlife resources (riparian lands, wetlands, watercourse, native plant life, rare plants, threatened and endangered plants or animals, etc.), and was referred to the California Department of Fish and Game. In accordance with State Legislation (California Fish and Game Code Section 711.4), the project is subject to a fee of \$2,010.25 after approval, but prior to the County filing the Notice of Determination on the project. This fee plus a \$50.⁰⁰ recording fee, is to be submitted to Planning Services and must be made payable to El Dorado County. The \$2,010.25 is forwarded to the State Department of Fish and Game and is used to help defray the cost of managing and protecting the States fish and wildlife resources

SUPPORT INFORMATION

Attachments:

Attachment 1	Conditions of Approval
Attachment 2	Findings
Exhibit A	Location Map
Exhibit B	Assessor's Parcel Map
Exhibit C	General Plan Land Use Map
Exhibit D	Zoning Map
Exhibit E	Site Plan
Exhibit F	Grading and Drainage Plan
Exhibit G	Preliminary Landscape Plan
Exhibit H	Photometric Plan
Exhibit I	Photometric Lamp Data
Exhibit J	Floor Plan
Exhibit K	Trash Enclosure
Exhibit L	Exterior Elevations
Exhibit M	Sign Plan
Exhibit N	Environmental Checklist Form

ATTACHMENT 1 CONDITIONS OF APPROVAL

Special Use Permit S09-0014/Greenwood Kingdom Hall Planning Commission/April 8, 2010

I. PROJECT DESCRIPTION

1. This special use permit approval is based upon and limited to compliance with the approved project description, the hearing exhibits marked Exhibit E through N, and Conditions of Approval set forth below. 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.

The project description is as follows:

Special Use Permit for a 4,540 square foot religious facility with a 600 square foot covered drop-off area. Parking shall be provided for up to 66 vehicles. The facility shall be utilized on Thursday evenings from 7:00PM to 9:00PM and Sunday from 10:00AM to 12:00PM. Additional meetings may be held during the weekdays Monday through Saturday beginning at 9:00AM.

The project shall include the following improvements:

Monument Sign: A 40 square foot monument sign identifying the Kingdom Hall facility. The sign shall be approximately 5 feet in height and 8 feet in width. The base of the sign shall be faux stone to match the building. The sign panel shall be sheet metal with stucco tex-coating with the color to match the building. The lettering shall be acrylic. Lighting shall be provided at the base of the sign.

Trash Enclosure: The project shall include a trash enclosure to be constructed of split-face C.M.U. as show in Exhibit K.

Entrance Gate: The project shall include a manual entrance gate at the driveway. The gate would be five (5) feet in height and would span the driveway. The gate would be locked during non-operating hours.

Lighting: Parking lot and wall mount fixtures shall be provided throughout the site.

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.

II. PROJECT CONDITIONS OF APPROVAL

CONDITIONS FROM THE MITIGATED NEGATIVE DECLARATION:

The following mitigation measures are required as means to reduce potential significant environmental effects to a level of insignificance:

2. **MM NOISE- 1:** All meetings and gatherings at the religious facility shall conclude prior to 10:00PM in order for all vehicles to vacate the premises prior to 10:00PM. Meetings and gatherings shall not occur at the facility between the hours of 10:00PM and 7:00AM. Signage shall be posted within the parking lot prior to final building inspection prohibiting the parking of vehicles between the hours of 10:00PM and 7:00AM. Development Services shall review wording for signs and sign locations prior to issuance of a building permit.

Monitoring: Development Services shall review wording for signs and sign locations within the parking lot prior to issuance of a building permit.

El Dorado County Planning Services

3. **Landscape Improvements:** Landscaping is required to comply with County Code Section 17.18.090. A Final Landscape Plan and Water Conservation Landscape Statement shall be submitted to Development Services for review and approval prior to issuance of a building permit. The applicant shall install and maintain landscaping in accordance with the approved final landscaping plan in perpetuity or unless otherwise modified through any future permit.
4. **Site Lighting:** Lighting shall be substantially compliant with Exhibits H and I and shall conform to Section 17.14.170 requiring full shielding pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation.
 - a. External lights used to illuminate a sign or side of a building or wall shall be shielded in order to prevent light from shining off the surface to be illuminated.
 - b. Lighting for outdoor areas shall be turned off within 30 minutes after the closing of the congregation. No more than 50 percent of the parking lot lighting may remain on during hours of non-operation. Security lighting shall be designed with motion-sensor activation.

Should final, installed lighting be non-compliant with full shielding requirements, the applicant shall be responsible for the replacement and/or modification of said lighting to the satisfaction of the Development Services Director or his designee. In addition, the following shall apply: Development Services shall review and approve the final lighting plan prior to issuance of a building permit.

5. **Boundary Line Adjustment:** The property owner shall process a Boundary Line Adjustment application to merge the three (3) parcels into one parcel to include all improvements, including driveway, septic facilities, parking lots, landscaping, etc. Development Services shall verify that the Boundary Line Adjustment is recorded with the County Surveyor prior to issuance of a building permit for the property.
6. **Archeological Resources:** In the event a heritage resource or other item of historical or archaeological interest is discovered during grading and construction activities, the applicant shall ensure that all such activities cease within 50 feet of the discovery until an archaeologist can examine the find in place and determine its significance. If the find is determined to be significant and authenticated, the archaeologist shall determine the proper method(s) for handling the resource or item. Grading and construction activities may resume after the appropriate measures are taken or the site is determined not to be of significance.

In the event of the discovery of human remains, all work is to stop and the County coroner shall be immediately notified pursuant to Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. If the remains are determined to be Native American, the Coroner must contact the Native American Heritage Commission within 24 hours. The treatment and disposition of human remains shall be completed consistent with guidelines of the Native American Heritage Commission.

Planning Services shall verify the inclusion of this notation on the grading plans prior to the issuance of a grading permit.

7. **Condition Compliance:** Prior to issuance of certificate of occupancy of a building permit or commencement of any use authorized by this permit the applicant shall provide a written description, together with appropriate documentation, showing conformance of the project with each condition imposed as part of the project approval. The applicant shall also schedule an inspection by Planning Services prior to occupancy/issuance of a building permit for verification of compliance with applicable conditions of approval.
8. **Processing Fees:** Planning Services shall verify that all Development Services and Noticing fees have been paid prior to issuance of any permits.
9. **Fish and Game Fee:** Planning Services shall verify that the applicant has paid all applicable Fish and Game fees within thirty (30) days of approval of the project. The Building Permit shall not be issued until said fees have been paid.

10. **Hold Harmless Agreement:** 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 applicant 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 by El Dorado County.

County shall notify the applicant of any claim, action, or proceeding and County will cooperate fully in the defense.

El Dorado County Department of Transportation

11. **Encroachment Permit:** The applicant shall obtain an encroachment permit from DOT and shall construct the driveway encroachment from the proposed private driveway onto Greenwood Road to the provisions of County Design Std 103C. The improvements shall be completed to the satisfaction of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to issuance of the building permit.

Department of Transportation Standard Conditions

12. **Easements:** All applicable existing and proposed easements shall be shown on the project plans.
13. **Construction Hours:** Construction activities shall be conducted in accordance with the County Health, Safety, and Noise Element and limited to the daylight hours between 7:00 a.m. and 7:00 p.m. on any weekday, and 8:00 a.m. and 5:00 p.m. on weekends and federal holidays.
14. **TIM Fees:** The applicant shall pay the traffic impact mitigation fees at issuance of building permit.

El Dorado County Environmental Health

15. **Existing Well:** Prior to any building or grading on the property, all existing abandoned wells on the property shall be properly destroyed. Well destructions, require a permit from the Environmental Management Department, obtained by a licensed well driller.
16. **On-site Sewage Disposal System:** An onsite sewage disposal system, designed for the maximum estimated wastewater flows and including a 300% repair area shall be submitted

to the Environmental Management Department for review and approval at the time of building permit application submittal.

Air Quality Management District

17. **Asbestos Review Area:** The project construction will involve grading and excavation operations, which will result in a temporary negative impact on air quality with regard to the release of particulate matter (PM₁₀) in the form of dust. Current county records indicate this property is located within the Asbestos Review Area (copy enclosed). Therefore, AQMD Rule 223.2 Fugitive Dust-Asbestos Hazard Mitigation, which addresses the regulations and mitigation measures for fugitive dust emissions, shall be adhered to during the construction process. Mitigation measures for the control of fugitive dust shall comply with the requirements of Rule 223.2. In addition, an Asbestos Dust Mitigation Plan (ADMP) Application with appropriate fees shall be submitted to and approved by the AQMD prior to start of project construction.
18. **Open Burning:** Burning of wastes that result from “Land Development Clearing” must be permitted through the AQMD Rule 300 Open Burning. Only vegetative waste materials may be disposed of using an open outdoor fire.
19. **Architectural Coating:** The project construction will involve the application of architectural coating, which shall adhere to AQMD Rule 215 Architectural Coatings.
20. **Road Development:** Project construction may involve road development and should adhere to AQMD Rule 224 Cutback and Emulsified Asphalt Paving Materials. The proposed project is within the Asbestos Review area; therefore the District will require the paving of any road or exposed surface which allows vehicular travel or the application of a minimum of three (3) inches in depth, asbestos free gravel.
21. **Equipment Exhaust Emissions:** The AQMD’s goal is to strive to achieve and maintain ambient air quality standards established by the U.S. Environmental Protection Agency and the California Air Resources Board and to minimize public exposure to toxic or hazardous air pollutants and air pollutants that create unpleasant odors. The following are measures used to reduce impacts on air quality from equipment exhaust emissions:

Heavy Equipment and Mobile Source Mitigation Measures

- a. Use low-emission on-site mobile construction equipment.
- b. Maintain equipment in tune per manufacturer specifications.
- c. Retard diesel engine injection timing by two to four degrees.
- d. Use electricity from power poles rather than temporary gasoline or diesel generators.
- e. Use reformulated low-emission diesel fuel.
- f. Use catalytic converters on gasoline powered equipment.

- g. Substitute electric and gasoline powered equipment for diesel powered equipment where feasible.
 - h. Do not leave inactive construction equipment idling for prolonged periods (i.e. more than two minutes).
 - i. Schedule construction activities and material hauls that affect traffic flow to off-peak hours.
 - j. Configure construction parking to minimize traffic interference.
 - k. Develop a construction traffic management plan that includes, but is not limited to: Providing temporary traffic control during all phases of construction activities to improve traffic flow; Rerouting construction trucks off congested streets; and provide dedicated turn lanes for movement of construction trucks and equipment on- and off-site.
22. **Point Source Emissions:** Prior to construction/installation of any new point source emissions units or non-permitted emission units (i.e., gasoline dispensing facility, boilers, internal combustion engines, etc.), authority to construction applications shall be submitted to the District. Submittal of applications shall include facility diagram(s), equipment specifications and emission factors.

Georgetown Public Utility District (GDPUD)

23. **Plan Review:** The property owner shall provide a written cost estimate of the improvements to the GDPUD and pay appropriate fees for anticipated plan review costs prior to issuance of a grading permit.
24. **Request for Service:** The property owner shall request service from the GDPUD prior to issuance of a grading permit. The necessary background data and plans shall accompany the requests as required to ensure the services can be sized properly and the facilities can be maintained sufficiently.
25. **California Plumbing Code:** The GDPUD shall review improvement plans prior to issuance of a grading permit to ensure the following requirements are complied with:
- a. That all water service improvements meet California Plumbing Code requirements.
 - b. Adequate separation shall be provided between water and sewer facilities pursuant to Department of Public Health requirements.
 - c. No permanent facilities or fences shall be installed above buried water facilities or water-related appurtenances.
26. **Pressure Reducing Valve and Backflow Device:** A pressure reducing and backflow device shall be provided at proper locations to prevent excess pressure and cross connections to the distribution system. The backflow device shall be approved and tested prior to service

activation. Annual inspections and certification shall be required, and the results of testing verification shall be provided to GDPUD.

27. **Fire Flow Requirements:** The local Fire District shall identify fire flow requirements (flow and duration at 20 psi) for all improvements. The property owner shall be responsible for all costs associated with testing the existing distribution system to establish fire flow demands and determine whether they can be met or performing hydraulic studies necessary to determine extent of improvements which will be necessary. The property owner shall be responsible for upgrading the distribution system if necessary to meet fire flow protection requirements, or shall provide and maintain private fire protection facilities as may be necessary.
28. **Plans and Easements:** The property owner shall provide to the GDPUD detailed plans showing proposed connection to the existing facilities prior to issuance of a grading permit. Designate proposed easements where applicable.
29. **Water Demand Information:** The property owner shall provide water demand information, including minimum, maximum, and average day demands to GDPUD prior to issuance of a grading permit. The plan shall indicate whether a child care facility will operate at the facility on a daily basis.
30. **Wastewater Facilities:** The property owner shall provide details of planned wastewater facility improvements, including lines, septic tanks, leach fields, and all associated facilities to GDPUD prior to issuance of a grading permit. Facilities shall be designated, used accordingly, and maintained in accordance with El Dorado County requirements.
31. **Existing Well:** The property owner shall indicate the planned use for the existing well currently locate on the site. If the well will not be used, it shall be properly abandoned in accordance with State and local requirements. Provide a copy of the completed abandonment report signed by a licensed well driller to GDPUD prior to issuance of a grading permit.

California Department of Forestry and Fire Protection

32. **Setbacks:** All parcels 1 acre and larger shall provide a minimum 30 foot setback for building and accessory buildings from all property lines and/or the center of the road (Article 5. Fuel Modification Standards, Section 1276.01(a) of the Fire Safe Regulations).
33. **Defensible Space:** Vegetation clearance around any structures shall comply with PRC 4291 defensible space requirements.

Garden Valley Fire Protection District

34. **Sprinkler System:** An automatic sprinkler and all related items (alarms, hydrant(s), etc.) shall be installed pursuant to the 2007 Fire Code and GVFPD Ordinance 2008-01. The District shall review the plans prior to issuance of a building permit.
35. **Fire Access:** Parking shall not be allowed on the access road. Roads 20 to 29 feet wide shall be posted on both sides as a fire line, with no parking allowed on either side of the roadway
36. **Fire District Review:** Additional requirements may be necessary once a full set of plans are submitted to the District for review. The Fire District shall review the project plan prior to issuance of a building permit.
37. **Gate:** The District shall review and approve the lock for the driveway gate prior to installation.

ATTACHMENT 2

FINDINGS FOR APPROVAL

Special Use Permit S09-0014/Greenwood Kingdom Hall Planning Commission/April 8, 2010

1.0 CEQA FINDING

- 1.1 El Dorado County has considered the Mitigated Negative Declaration together with the comments received and considered during the public review process. The proposed project, as conditioned, will not have a significant effect on the environment. The Mitigated Negative Declaration reflects the independent judgment of the County and has been completed in compliance with CEQA and is adequate for this proposal.
- 1.2 The Planning Commission finds that through feasible conditions and mitigation placed upon the project, impacts on the environment have been eliminated or substantially mitigated.
- 1.3 Public Resources Code Section 21081.6 requires the County to adopt a reporting or monitoring program for the changes to the project which it has adopted or made a condition of approval in order to mitigate or avoid significant effects on the environment. The approved project description and conditions of approval, with the corresponding permit monitoring requirement, is hereby adopted as the monitoring program for this project. The monitoring program is designed to ensure compliance during project implementation.
- 1.4 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Development Services Department, Planning Services Division at 2850 Fairlane Court, Placerville, CA.

2.0 SPECIAL USE PERMIT FINDINGS

2.1 The issuance of the permit is consistent with the General Plan;

The proposed project has been analyzed for consistency with General Plan Policies 2.2.5.2 (General Plan Consistency), 2.2.5.21 (Compatibility With Adjacent Uses), 6.2.3.2 (Adequate Emergency Access and has been found to be consistent with these policies with incorporation of mitigation measures reducing the impact from traffic related noise impacts. The proposed project is also consistent with the General Plan Land Use Designation of MDR.

2.2 The proposed use would not be detrimental to the public health, safety and welfare, or injurious to the neighborhood;

The proposed project will comply with the Development Standards of the R1A zoned district. The proposed Special Use Permit for the religious facility and signage has been found to comply with the requirements of Chapter 17.22, Special Use Permits, and the proposed use is not considered detrimental to the public health, safety and welfare, nor injurious to the neighborhood, because the project has been designed to comply with setback requirements, provide for landscape buffers, restrict hours of operation and comply with lighting requirements. The project would not be detrimental to adjacent uses.

2.3 The proposed use is specifically permitted by special use permit pursuant to this Title.

The proposed use is specifically permitted in the R1A Zone District pursuant to Section 17.28.070.A of the Zoning Ordinance which states that places of worship are allowed only after obtaining a Special Use Permit.