

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



**Agenda of:** December 12, 2013  
**Item No.:** 9.a  
**Staff:** Gina Paolini

**SPECIAL USE PERMIT**

**FILE NUMBER:** S09-0014/Greenwood Kingdom Hall

**APPLICANT:** Georgetown Congregation of Jehovah's Witnesses

**AGENT:** Sean N. Bondar

**REQUEST:** Special Use Permit request for a 4,540 square foot place of worship to include:

- a. A 600 square foot covered parishioner drop-off/vehicular drive-through area; and
- b. One, double-sided, 60 square foot monument sign, 6 feet in height and 10 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 4. (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**

The Greenwood Kingdom Hall was presented to the Planning Commission on April 8, 2010 and May 27, 2010, and continued off calendar for the applicant to address the following issues:

1. Revising the site plan to provide primary access to the site from State Route 193; and,
2. To consider a reduction in the number of signs for the use.

The Minutes from the May 27, 2010 meeting have been provided (Exhibit E). The project has been revised, addressing the Planning Commission and general public concerns.

**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 place of worship with a 600 square foot covered parishioner drop-off/vehicle drive through area. Parking would be provided for up to 67 vehicles. Outdoor lighting and landscaping is to be provided within the parking areas. The project includes a request for one, double-sided, 60 square foot monument sign, 6 feet in height and 10 feet in width. A detailed project description (Exhibit F) and preliminary site plan have been provided (Exhibit G).

The facility would be utilized during the day, primarily on weekends and evenings during the week. All meetings and gatherings of large groups would conclude prior to 10:00 PM in order for all vehicles to vacate the premises prior to 10:00 PM. Nighttime use by small groups (up to 6 vehicles) may occur between the hours of 10:00 PM and 7:00 AM.

## **Project Discussion:**

Staff has analyzed the project in detail and has provided Conditions of Approval based on agency comments. Discussion items for this project include site access, parking, landscaping and gated access, building design, trash enclosure, signage, noise, boundary line adjustment, general plan, zoning and Special Use Permit.

**Site Access:** Access was originally proposed from Greenwood Road/Main Street. Due to potential impacts to adjacent residential uses, the project was redesigned to provide access from State Route 193. Caltrans reviewed the project in July 2011 and August 2013, and although the Agency prefers that the project obtain access from a local road, Caltrans finds the concept of a shoulder bypass lane on the north side of State Route 193 to be acceptable. The applicant would be required to obtain an encroachment permit from Caltrans and would be required to comply with the conditions as stated in the letter dated August 9, 2013 (Exhibit H).

**Parking, Landscaping and Gated Access:** The site would provide parking for 67 vehicles. A preliminary landscape plan has been provided with a plant and tree schedule (Exhibit J). 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.

A metal entrance gate with a flat black finish and faux stone columns would be provided at the project entrance set back approximately 17 feet from the property line (Exhibit N). The gate columns would not exceed a maximum height of six feet. The gate would be locked during non-operating hours. A perimeter agricultural wire fence would be provided to match the existing fencing. The gate and lock would need to be approved by the Fire District prior to installation.

**Building Design:** Building elevations are provided as Exhibit L. Building materials would include either horizontal siding or stucco with stone veneer 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. The enclosure would not exceed a maximum height of 6 feet 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 R1A zone district allows for one unlit sign not over six square feet in size by right. Section 17.28.070 of the County Code allows for other sign sizes by Special Use Permit. The project is for a place of worship, and would have direct access from SR193; therefore, a larger sign has been requested.

One, double-sided, 60 square foot monument sign is proposed at the access driveway along State Route 193. The sign location is identified on Exhibit G. The sign would be 6 feet in height and 10 feet in width. The base and columns of the sign would be stone veneer to match the Kingdom Hall building. The lettering of the sign would be acrylic and would measure 12 square feet. Lighting would be provided to light the sign face only. The sign details have been provided on Exhibit N.

**Noise:** An Environmental Noise Assessment was prepared for the project by J. C. Brennan & Associates, dated July 10, 2009, and revised on April 7, 2010. J.C. Brennan reviewed the project mitigation on September 24, 2013 to determine whether the mitigation previously proposed would be applicable to the revised project presented today.

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 from adjacent residential property lines. The distance from the center of the main parking lot to the property lines of the nearest adjacent single family residences would be approximately 300 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.

This mitigation measure would limit the use of the facility after 10:00 PM. Assuming that no more than 6 vehicles exit the parking lot after 10:00 PM, the hourly Leq would be 43 dBA. Based upon the calculations, the minimal use of the parking lot after 10:00 PM would comply with the El Dorado County nighttime exterior noise level standard.

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 7:00 AM to 7:00 PM during weekdays and 8:00 AM to 5:00 PM on weekends and federally recognized holidays.

**Boundary Line Adjustment:** The project requires a Boundary Line Adjustment to accommodate the project. The project has been conditioned to require the merging of Assessor's Parcel Number's 074-173-06 and 074-173-03. The boundary line between the parcels affecting Assessor Parcel Number 074-173-12 would be realigned to accommodate the potential septic replacement area for the project and to accommodate the required setbacks. Exhibit O illustrates the proposed merge and boundary line adjustment for the project.

## **General Plan**

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 pursuant to Sections 17.28.070.A and 17.28.070.E of the County Code, which allows Planning Commission consideration of places of worship and other sign sizes within the within the R1A zone district. 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 (Exhibit P) 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 and a Notice of Determination (NOD) will be filed. A \$50.00 filing fee for the NOD is required and the NOD must be filed within five working days from the project approval.

The filing of the NOD begins the statute of limitations time period for when litigation may be filed against the County's action on the project. If the NOD is filed the statute of limitations ends 30 days from its filing. If no NOD is filed, it ends 180 days from the date of final action by the County.

In accordance with California Fish and Game Code Section 711.4, the project is subject to a fee of \$2,156.25 after approval, but prior to the County filing the Notice of Determination on the project. This fee plus the \$50.00 filing fee, is to be submitted to Planning Services and must be made payable to El Dorado County. The \$2,156.25 is forwarded to the State Department of Fish and Wildlife and is used to help defray the cost of managing and protecting the State's 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 Map
Exhibit D .....	Zoning Map
Exhibit E .....	Planning Commission Minutes; May 27, 2010
Exhibit F .....	Updated Project Description
Exhibit G .....	Site Plan
Exhibit H .....	Caltrans Letter; August 9, 2013
Exhibit I .....	Grading and Drainage Plan
Exhibit J .....	Preliminary Landscape Plan
Exhibit K .....	Photometric Plan
Exhibit L .....	Floor Plan
Exhibit M .....	Exterior Elevations
Exhibit N .....	Trash Enclosure, Sign Plan and Gate
Exhibit O .....	Boundary Line Adjustment
Exhibit P .....	Proposed Mitigated Negative Declaration and Initial Study

# ATTACHMENT 1

## CONDITIONS OF APPROVAL

Special Use Permit S09-0014/Greenwood Kingdom Hall  
Planning Commission/December 12, 2013

### PROJECT DESCRIPTION

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

Exhibit G.....Site Plan  
Exhibit I .....Grading and Drainage Plan  
Exhibit J .....Preliminary Landscape Plan  
Exhibit K.....Photometric Plan  
Exhibit L .....Floor Plan  
Exhibit M .....Exterior Elevations  
Exhibit N.....Trash Enclosure, Sign Plan and Gate  
Exhibit O.....Boundary Line Adjustment

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 approval shall include the following and applies to the parcels identified by Assessor's Parcel Numbers 074-173-03, 074-173-06 and 074-173-12:

Construction of a 4,540 square foot place of worship with a 600 square foot covered drop-off/vehicle drive-through area. Parking will be provided for up to 67 vehicles.

The project will include the following improvements:

- a. **Monument Sign:** One, double-sided, 60 square foot monument sign identifying the Kingdom Hall facility. The sign shall be approximately 6 feet in height and 10 feet in width. The base and columns of the sign would be stone veneer to match the Kingdom Hall building. The lettering of the sign would be acrylic and would measure 12 square feet. Lighting would be provided to light the sign face only.
- b. **Trash Enclosure:** The project shall include a trash enclosure to be constructed of split-face C.M.U. with a gate painted to match the building.

- c. **Access Gate:** The project shall include a manual entrance gate at the driveway. The gate would not exceed six feet in height and would span the driveway. The gate would be locked during non-operating hours.
- d. **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.

**CONDITION FROM THE MITIGATED NEGATIVE DECLARATION:**

**The following mitigation measure is required as means to reduce potential significant environmental effects to a level of insignificance:**

- 2. **MM NOISE- 1:** All meetings and gatherings of large groups at the place of worship shall conclude prior to 10:00 PM in order for all vehicles to vacate the premises prior to 10:00 PM. Nighttime use by small groups (up to 6 vehicles) may occur between the hours of 10:00 PM and 7:00 AM. Signage shall be posted within the parking lot prior to final building inspection prohibiting the parking of vehicles between the hours of 10:00 PM and 7:00 AM, except for designated parking spaces. 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.*

**Development Services Division**

- 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 Exhibit K 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: The Development Services Division shall review and approve the final lighting plan prior to issuance of a building permit.

5. **Parking:** Parking shall be improved consistent with Chapter 17.18 of the County Code, and shall conform to the approved site plan. The Development Services Division shall review and approve the parking plan prior to issuance of a building permit.
6. **Boundary Line Adjustment:** The property owner shall process a Boundary Line Adjustment and merge to reflect the resultant parcels demonstrated on Exhibit N which would result in all improvements, including driveway, septic facilities, parking lots, landscaping, etc. for the place of worship being on one parcel. The Development Services Division shall verify that the Boundary Line Adjustment is recorded with the County Surveyor prior to issuance of a building permit for the property.
7. **Archeological Resources:** The following shall be incorporated as a note on all grading/improvement plans:

In the event archeological resources are 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. If the find is determined to be a “unique archaeological resource”, contingency funding and a time allotment sufficient to allow recovering an archaeological sample or to employ one of the avoidance measures may be required under the provisions set forth in Section 21083.2 of the Public Resources Code. Construction work could continue on other parts of the project site while archaeological mitigation takes place.

If the find is determined to be a “unique archeological resource”, the archaeologist shall determine the proper method(s) for handling the resource or item in accordance with Section 21083.2(b-k). Any additional costs as a result of complying with this section shall be borne by the project applicant. Grading and construction activities may resume after appropriate measures are taken or the site is determined a “nonunique archeological resource”.

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

8. **Human Remains:** The following shall be incorporated as a note on all grading/improvement plans:

In the event of the discovery of human remains, all work shall cease and the County coroner shall be immediately notified pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. The coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission.

Upon the discovery of the Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in Section 5097.98 of the Public Resources Code, with the most likely descendants regarding their recommendations. The descendants shall complete their inspection and make their recommendation within 48 hours of their notification by the Native American Heritage Commission. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials or other proper method(s) for handling the remains in accordance with Section 5097.98(b-h). Any additional costs as a result of complying with this section shall be borne by the project applicant. Grading and construction activities may resume after appropriate measures are taken.

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

9. **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.
10. **Processing Fees:** The Development Services Division shall verify that all Development Services and Noticing fees have been paid prior to issuance of any permits.

11. **Fish and Game Fee:** The applicant shall submit to Planning Services a \$50.00 recording fee and a \$2,156.25 Department of Fish and Game fee prior to filing of the Notice of Determination by the County. No permits shall be issued until said fees are paid.
12. **Indemnity:** 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.

13. **Permit Implementation:** Pursuant to County Code Section 17.22.250, implementation of the project must occur within twenty-four (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.
14. **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 AM and 7:00 PM. on any weekday, and 8:00 AM and 5:00 PM on weekends and federal holidays.

#### **El Dorado County Environmental Management Division**

15. **Existing Wells:** 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. **District Rules:** The applicant shall comply with all District air quality rules during project construction.

**Georgetown Public Utility District (GDPUD)**

18. **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.
19. **Request for Service:** The property owner shall request water 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 property and the facilities can be maintained sufficiently.
20. **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.
21. **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 water 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.
22. **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.
23. **Plans and Easements:** The property owner shall provide to the GDPUD detailed plans showing proposed water connection to the existing facilities prior to issuance of a grading permit. Designate proposed easements where applicable.
24. **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.

25. **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.
26. **Existing Well:** The property owner shall indicate the planned use for any existing well currently located 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**

27. **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).
28. **Defensible Space:** Vegetation clearance around any structures shall comply with PRC 4291 defensible space requirements.

### **Garden Valley Fire Protection District**

29. **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.
30. **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.
31. **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.
32. **Gate:** The lock for the driveway gate shall be subject to review and approval by the Fire District prior to installation.

### **Department of Transportation-District 3 (Caltrans)**

33. **Encroachment Permit and Application Submittal:** The applicant shall obtain an encroachment permit issued by Caltrans prior to issuance of a building permit for the facility. A completed encroachment permit application, environmental documentation, and five sets

of plans clearly indicating State ROW shall be submitted to Caltrans at the following address:

Timothy Greutert  
Office of Permits, District 3  
California Department of Transportation  
703 'B' Street, Marysville, CA 95901

34. **Design Details:** Caltrans shall review and approve project specific design details, which shall include:
- a. The width of the driveway shall be 35 feet per previous preliminary reviews.
  - b. The inbound taper for the proposed access shall be 50 feet long from the end of the curb return. An alternative is to have a smaller radius of 35 feet with a 100-foot inbound taper.
  - c. A 2-foot gravel shoulder shall be provided on either side of the proposed driveway. For more information, refer to Appendix J of the Encroachment Permit Manual, located at the following website:  
  
[http://www.dot.ca.gov/hq/traffops/developserv/permits/encroachment\\_permits\\_manual/index.html](http://www.dot.ca.gov/hq/traffops/developserv/permits/encroachment_permits_manual/index.html)
  - d. The profile grade of the existing driveways north of SR193 shall not be impacted with the construction of the shoulder bypass lane. Profile grades for these driveways shall be required during the review of project plans.
  - e. Cross sections shall be required for the approach taper and approach length of the shoulder bypass area (section east of Wild Lilac Dr).

## **ATTACHMENT 2**

### **FINDINGS FOR APPROVAL**

#### **Special Use Permit S09-0014/Greenwood Kingdom Hall Planning Commission/December 12, 2013**

#### **1.0 CEQA FINDINGS**

- 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 GENERAL PLAN FINDINGS**

##### **2.1 The project is consistent with General Plan Policy 2.2.5.2.**

All applications for discretionary projects or permits are to be reviewed to determine consistency with the policies of the General Plan. Approval of a Special Use Permit would authorize the establishment of the place of worship within the MDR land use designation. Places of worship are allowed within the residential land use district when meeting minimum site development standards. The project has been designed to meet the residential development standards and therefore, would be consistent with the land use.

**2.2 The project is consistent with General Plan Policy 2.2.5.21.**

General Plan Policy 2.2.5.21 directs that new development be compatible with the surrounding neighborhood. The proposed project is for the establishment of a place of worship within lands designated for residential use. The proposed place of worship would provide a transition between commercial, public facility and residential uses. The project has been designed to comply with setback requirements, restrict hours of operation and comply with lighting requirements. Therefore, the proposed project would be compatible with the surrounding land uses pursuant to General Plan Policy 2.2.5.21.

**2.3 The project is consistent with General Plan Policy 6.2.3.2.**

The applicant must 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. The project is going to provide the required access from State Route 193, and comply with the Fire Protection District requirements and Caltrans permitting requirements.

**3.0 ADMINISTRATIVE FINDINGS FOR SPECIAL USE PERMIT**

**3.1 The issuance of the permit is consistent with the General Plan;**

The General Plan designates the subject site as Medium Density Residential. The General Plan allows for the establishment of churches within residential zones.

**3.2 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 place of worship complies with the requirements of Chapter 17.22, Special Use Permits, and the proposed use will not be 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 will not be detrimental to adjacent uses.

**3.3 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 County Code which states that places of worship are allowed only after obtaining a Special Use Permit.