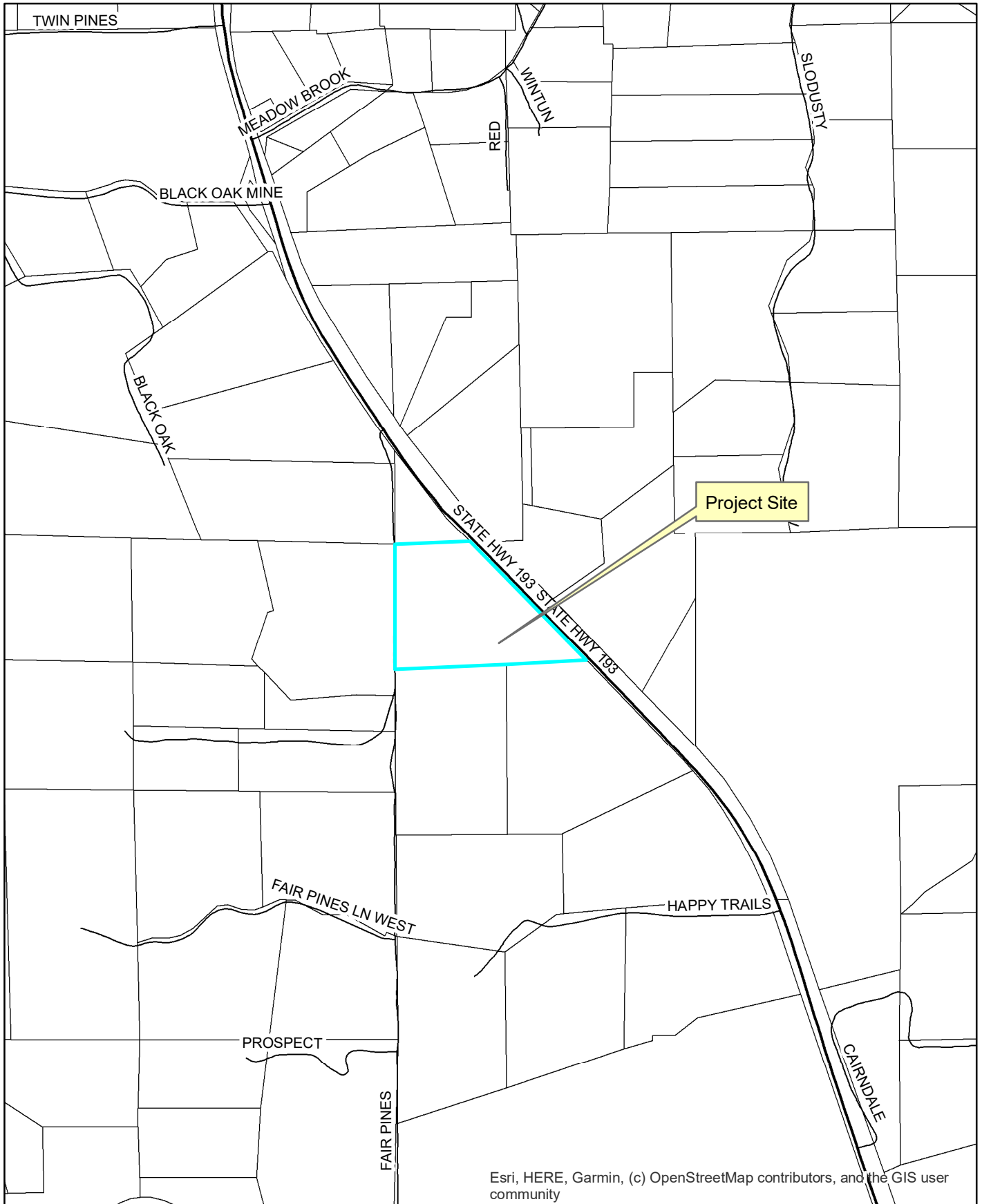
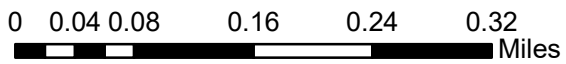


CUP20-0012 HOUSE OF PRAYER ADDITION EXHIBIT A - LOCATION MAP



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community



Scale



**CUP20-0012 HOUSE OF PRAYER ADDITION
EXHIBIT B - SITE AERIAL PHOTO**



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

0 0.03 0.06 0.12 0.18 0.24
Miles

Scale



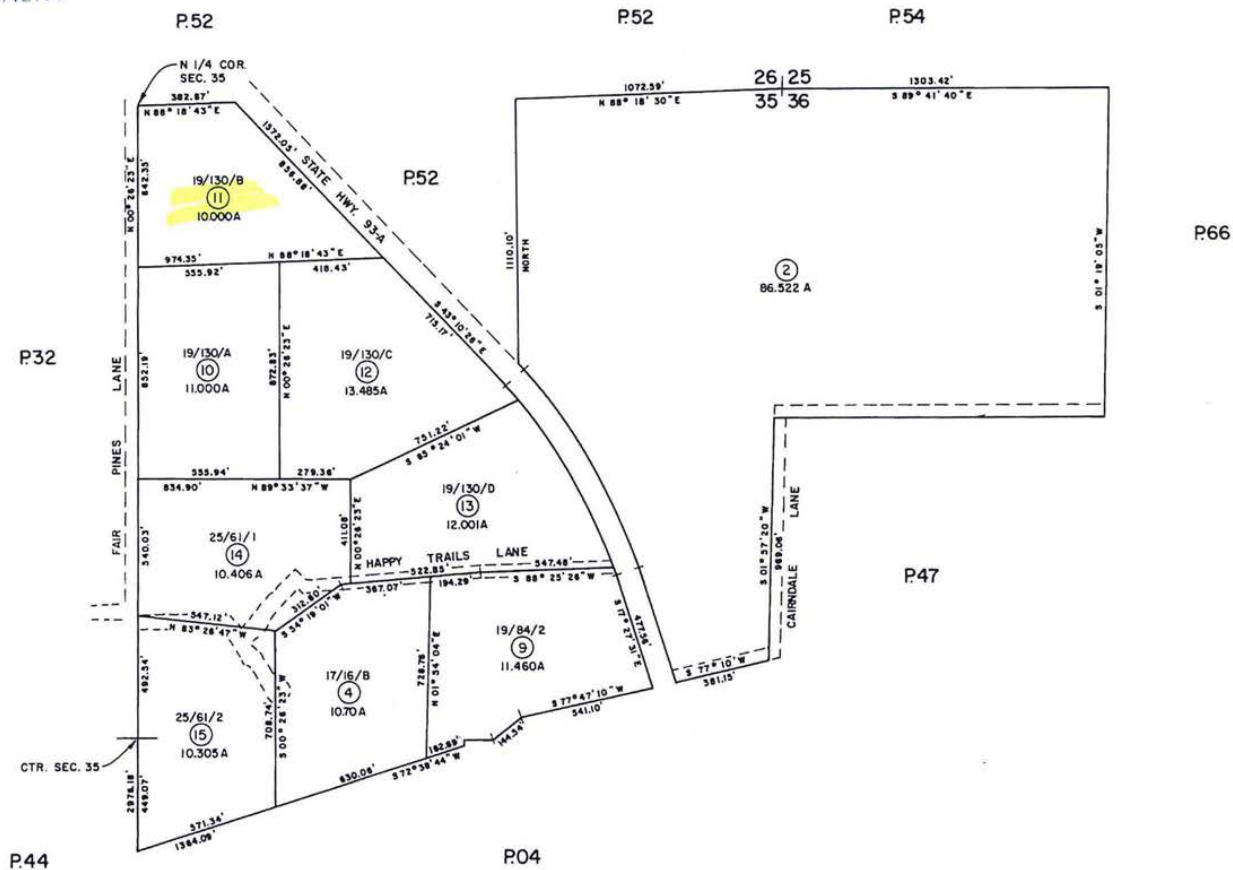
**CUP20-0012 HOUSE OF PRAYER ADDITION
EXHIBIT C - ASSESSORS PARCEL PAGE**

POR. SECS. 35 & 36, T.12N., R.10E., M.D.M.

Tax Area Code

60:55

2020 NOV 12 AM 7:35
RECEIVED
PLANNING DEPARTMENT

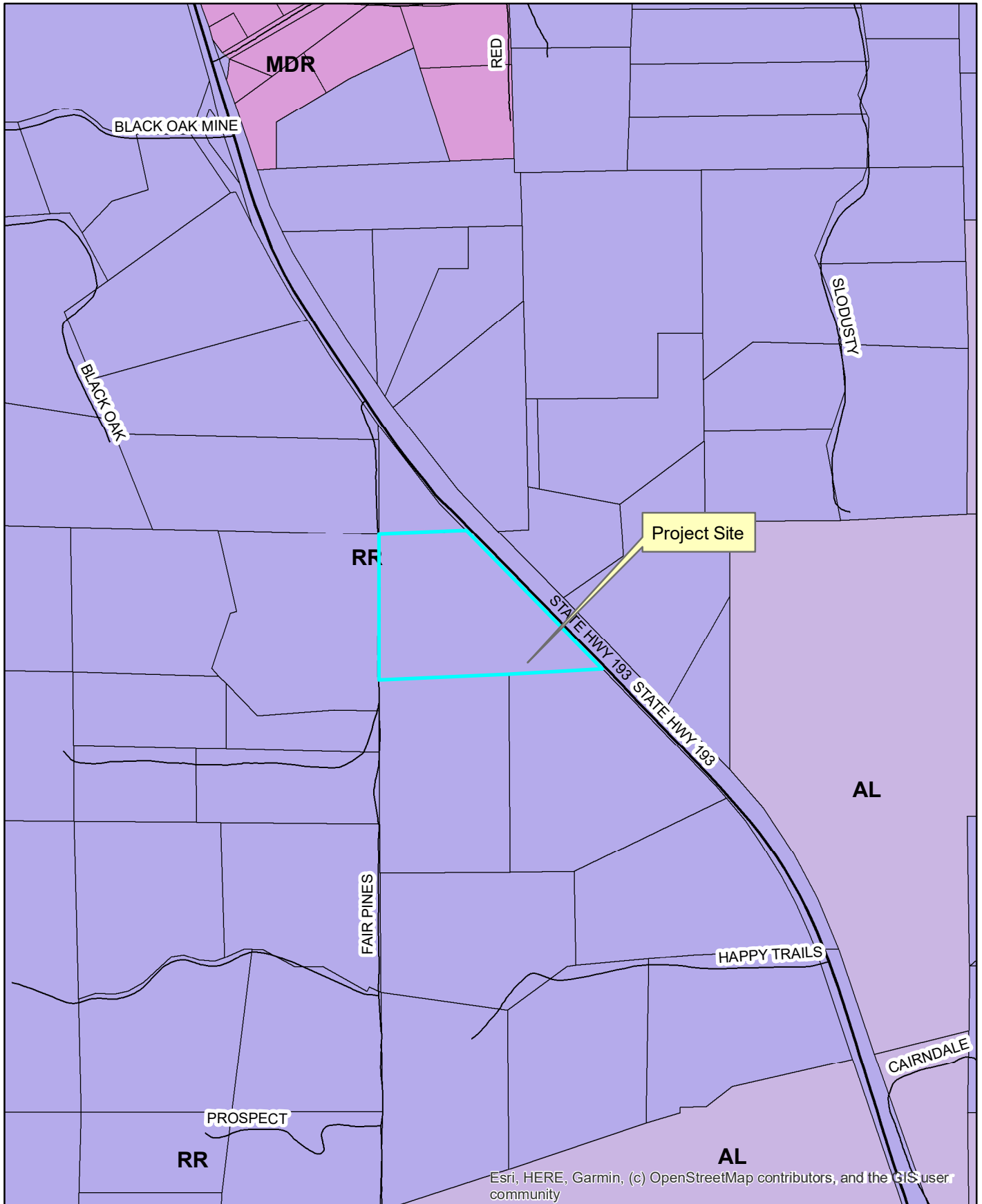


NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 60 - Pg. 55
County of El Dorado, California

CUP20-0012

**CUP20-0012 HOUSE OF PRAYER ADDITION
EXHIBIT D - GENERAL PLAN LAND USE MAP**

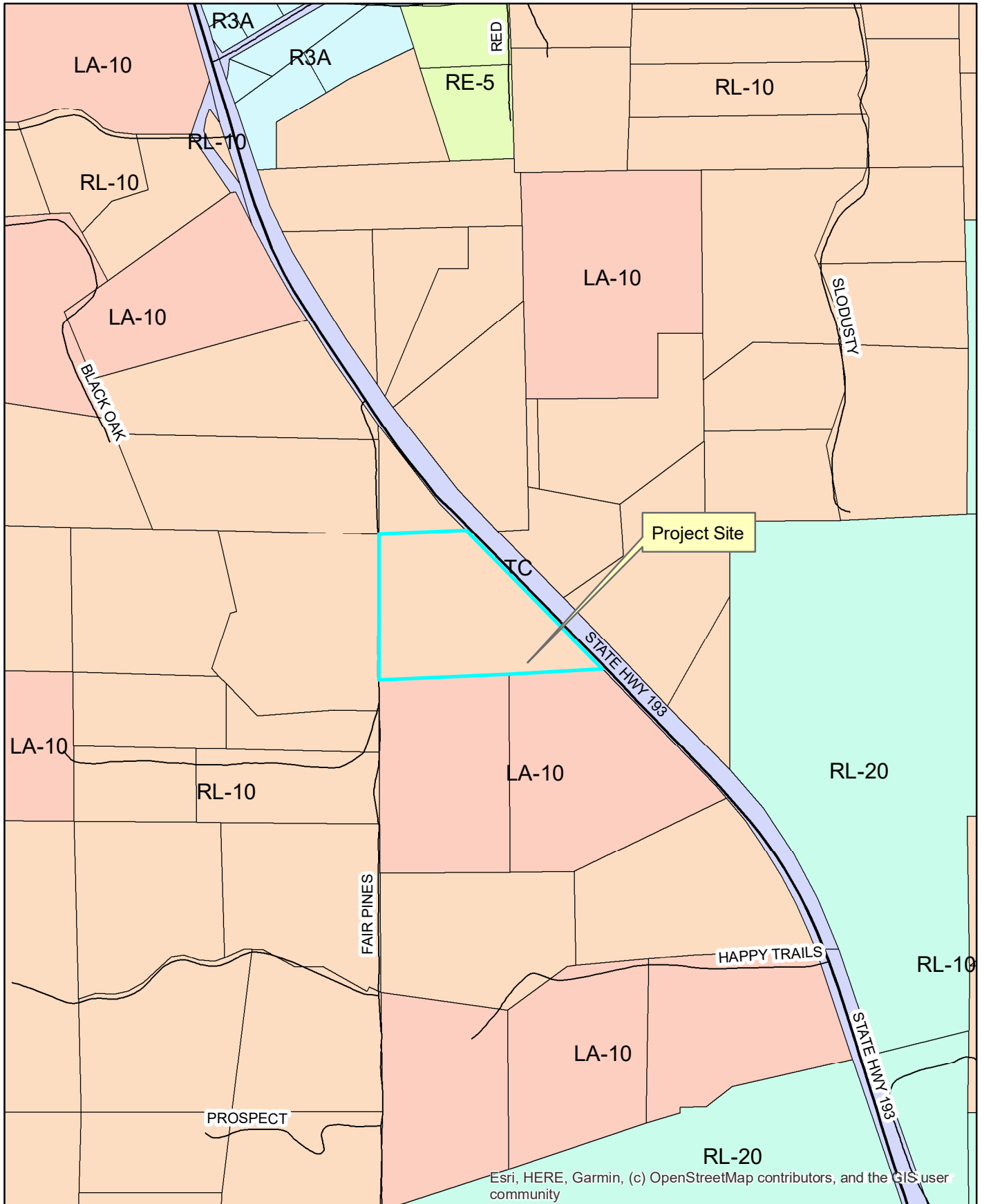


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Miles

Scale



**CUP20-0012 HOUSE OF PRAYER ADDITION
EXHIBIT E - ZONING MAP**



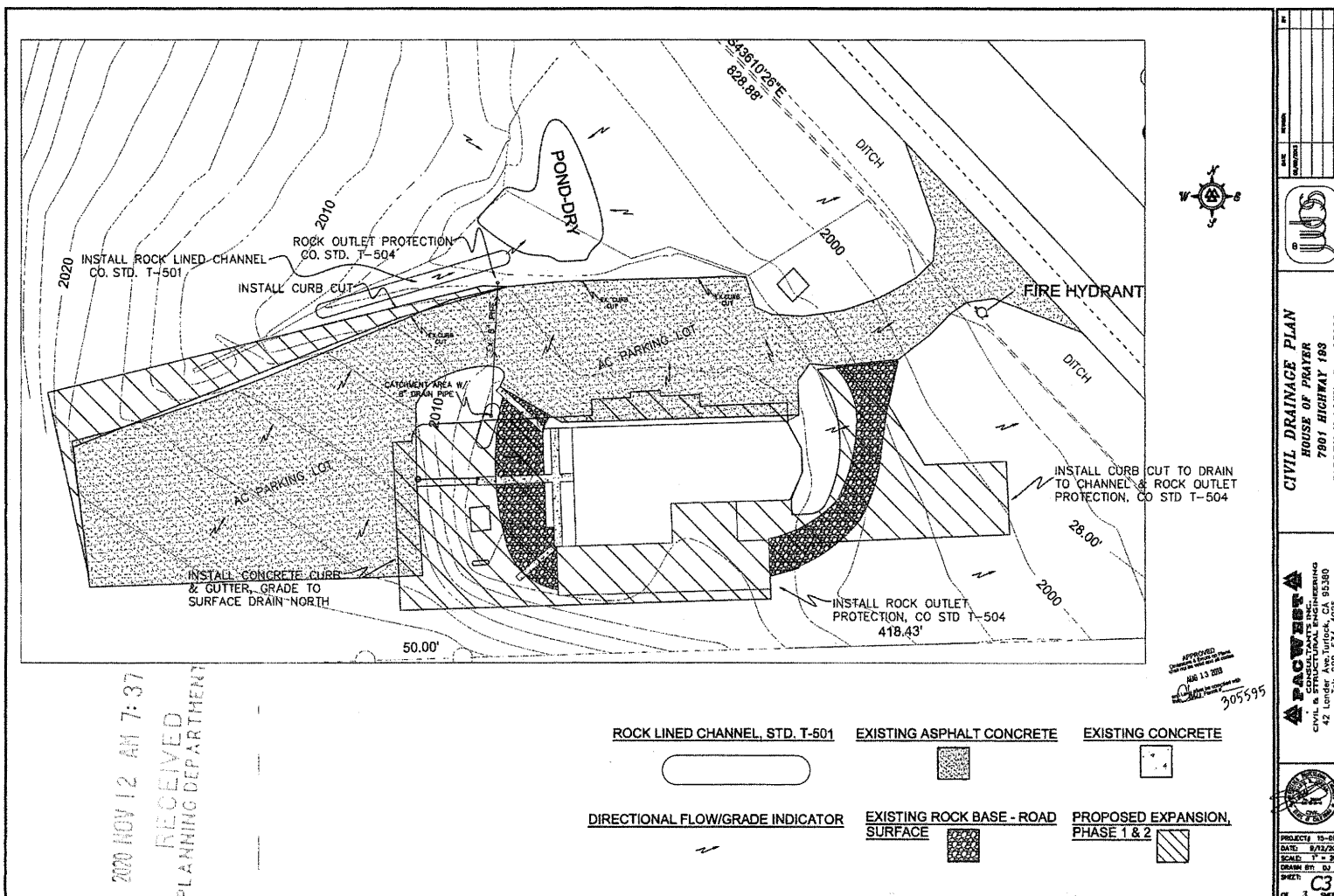
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Miles

Scale

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**CUP20-0012 HOUSE OF PRAYER ADDITION
EXHIBIT F - SITE PLAN**



CUP20-0012

**CUP20-0012 HOUSE OF PRAYER ADDITION
EXHIBIT G - APPLICATION PACKET**



**COMMUNITY DEVELOPMENT SERVICES
PLANNING AND BUILDING DEPARTMENT**

2850 Fairlane Court, Placerville, CA 95667
Phone: (530) 621-5355 www.edcgov.us/Planning/

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2020 NOV 12 AM 7:35

APPLICATION FOR: CONDITIONAL/MINOR USE PERMIT FILE # Cup 20-0012
ASSESSOR'S PARCEL NO.(s) 060-550-011
PROJECT NAME/REQUEST: (Describe proposed use) Addition to expand existing multi-purpose room / meeting room w/ Pantry

APPLICANT/AGENT James S. Woolyms
 Mailing Address 9461 State Hwy 193 #16 Placerville/Kekey CA 95667
P.O. Box or Street City State & Zip
 Phone (530) 621-1579 EMAIL: Jswmentor4u@aol.com
PROPERTY OWNER House of Prayer Family Fellowship
 Mailing Address PO Box 486 Garden Valley CA 95633
P.O. Box or Street City State & Zip
 Phone (530) 333-1881 EMAIL: HouseofPrayerFF@hughes.net

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT James Shade, AIA
 Mailing Address 5401 N Hickman Rd DENAIR CA 95316
P.O. Box or Street City State & Zip
 Phone (209) 485-8620 EMAIL: _____

LOCATION: The property is located on the West side of 7901 Hwy 193, Garden Valley CA
N / E / W / S street or road
0.5 mile feet/miles S of the intersection with BLACK OAK Mine Road
N / E / W / S major street or road
 in the GARDEN VALLEY / Meadow Brook area. PROPERTY SIZE 10+ Acres
acreage / square footage

X [Signature] Date 10/29/20
 signature of property owner or authorized agent

FOR OFFICE USE ONLY

Date 11/10/2020 Fee \$ 2,883.⁰⁰ Receipt # _____ Rec'd by MAA2 Census _____
 Zoning _____ GPD _____ Supervisor Dist _____ Sec _____ Twn _____ Rng _____

ACTION BY _____ **PLANNING COMMISSION**
 _____ **ZONING ADMINISTRATOR**

ACTION BY BOARD OF SUPERVISORS

Hearing Date _____

Hearing Date _____

Approved _____ Denied _____
 findings and/or conditions attached

Approved _____ Denied _____
 findings and/or conditions attached

APPEAL: Approved _____ Denied _____

Executive Secretary _____

CUP20-0012 Revised 11/2017



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

www.edcgov.us/Government/Planning

PLACERVILLE OFFICE:
2850 Fairlane Court, Placerville, CA 95667
PLANNING
(530) 621-5355 / (530) 642-0508 Fax
planning@edcgov.us

LAKE TAHOE OFFICE:
924 B Emerald Bay Rd
South Lake Tahoe, CA 96150
(530) 573-3330/(530) 542-9082

Administrative Permit Application

File # assigned by County CUP20-0012
Assessor's # (s) 060-550-011
Project Name/Request (describe proposed use) House of Prayer Family Fellowship Addition/ Expansion
Applicant Name Rick Hestkins / Jim Woolums
Mailing Address 9461 State Hwy 193 #16 Placerville CA 95667
Phone: 530-621-1579 Email: Jswmentor44@aol.com
Property Owner House of Prayer Family Fellowship
Mailing Address 9877 PO Box 486 Garden Valley CA 95633
Phone 530-333-1881 Email HouseofPrayerFF@gmail.com

Please list additional property owners on a separate sheet, if applicable

Engineer/Architect James Shade AIA
Mailing Address 5401 N Hickman Rd DENAIR CA 95316
Phone: 209-485-8620 Email: -
Location: The property is located on North ~~North~~ West side of CA 193
1/2 Feet/miles North ~~North~~ South of the intersection with Black Oak Mine Rd
In the Garden Valley area. PROPERTY SIZE 10 AC (acreage or Sq Ft)
[Signature] Date 1/27/2021
X Signature of property owner or authorized agent

FOR OFFICE USE ONLY

Date _____ Fee \$ _____ Receipt # _____ Rec'd by _____ Census _____
Zoning _____ GPD _____ Supervisor Dist _____ Sec _____ Twn _____ Rng _____
Action by Staff Level Action by Board of Supervisors
Approval/Hearing Date _____ Approval/Hearing Date _____
Findings/Conditions Attached _____ Findings/Conditions Attached _____
Appeal Approved Denied

**CUP20-0012 HOUSE OF PRAYER ADDITION
EXHIBIT G - APPLICATION PACKET**

Conditional/Minor Use Permit
Page 5



**COMMUNITY DEVELOPMENT SERVICES
PLANNING AND BUILDING DEPARTMENT**

2850 Fairlane Court, Placerville, CA 95667

Phone: (530) 621-5355 www.edcgov.us/Planning/

**Conditional/Minor Use Permit
REQUIRED SUBMITTAL INFORMATION**

The following items 1 through 9 must be provided with all applications. The remaining items shall be required where applicable. **If all the required and applicable information is not provided, the application will be deemed incomplete and will not be accepted.** For your convenience, please use the check (✓) column on the left to be sure you have all the required and applicable information. **All plans and maps MUST be folded to 8½" x 11"**.

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NOV 12 AM 7:35

FORMS AND MAPS REQUIRED

- | Check (✓)
Applicant County | | |
|-------------------------------|-----|---|
| ✓ ✓ | 1) | Application form, completed and signed. |
| ✓ ✓ | 2) | Letter of authorization from all property owners authorizing agent to act as applicant, when applicable. |
| ✓ ✓ | (3) | Proof of ownership (Grant Deed), if the property has <u>changed title</u> since the last tax roll. <i>- may not be needed Has NOT changed</i> |
| ✓ ✓ | (4) | A copy of official Assessor's map, showing the property outlined in red. |
| ___ ___ | (5) | An 8 ½ x 11" vicinity map showing the location of the project in relation to the distance to major roads, intersections, and town sites. |
| ✓ ✓ | (6) | Environmental Questionnaire form, completed and signed. |
| ✓ ✓ | 7) | Provide name, mailing address and phone number of all property owners and their agents. |
| ✓ F/L | (8) | A record search for archaeological resources shall be conducted through the North Central Information Center located at CSU-Sacramento, 6000 J Street, Adams Bldg, #103, Sacramento, CA 95819-6100, phone number (916) 278-6217. If the record search identifies a need for a field survey, a survey shall be required. (A list of Archaeological Consultants and survey requirements is available at the Planning Department.) Archaeological surveys shall meet the "Guidelines for Cultural Resource Studies" approved by the Board of Supervisors, available at the Planning Department. ★ |
| ✓ L | (9) | A traffic impact determination shall be provided utilizing El Dorado County's "Transportation Impact Study (TIS) – Initial Determination Form, located on the Planning Services website under "Applications and Forms". |
| N/A N/A | 10) | If public sewer or water service is proposed, obtain and provide a Facilities Improvement Letter if the project is located within the EID service area, or a similar letter if located in another sewer/water district. |

CUP20-0012

**CUP20-0012 HOUSE OF PRAYER ADDITION
EXHIBIT G - APPLICATION PACKET**

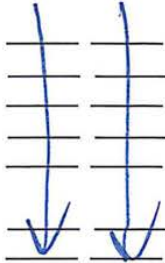
FORMS AND MAPS REQUIRED

Check (✓)
Applicant County

N/A N/A 11)

If off-site sewer or water facilities are proposed to serve the project, provide four (4) copies of a map showing location and size of proposed facilities. If ground water is to be used for domestic water, submit a report noting well production data for adjacent parcels, or submit a hydrological report prepared by a geologist noting the potential for water based on the nature of project site geology.

N/A N/A 12)



In an accompanying report, provide the following data for area on each proposed parcel that is to be used for sewage disposal:

- a) Percolation rate and location of test on 4.5 acres or smaller
- b) Depth of soil and location of test
- c) Depth of groundwater and location of test
- d) Direction and percent of slope of the ground
- e) Location, if present, of rivers, streams, springs, areas subject to inundation, rock outcropping, lava caps, cuts, fills, and easements
- f) Identify the area to be used for sewage disposal
- g) Such additional data and information as may be required by the Division Director of Environmental Management to assess the source of potable water, the disposal of sewage and other liquid wastes, the disposal of solid wastes, drainage, and erosion control

✓ ✓ 13)
✓ ✓ 14)

Preceding parcel map, final map, or record of survey, if any exists.

→ obtained alongside Assessor's map or through Surveyor

Preliminary grading, drainage plan, and report. The plan should be of sufficient detail to identify the scope of grading, including quantities, depths of cut and fills (for roads and driveways where cuts/fills exceed 6 feet, and mass pad graded lots), location of existing drainage, proposed modifications, and impacts to downstream facilities. (See Section 110.14.240 of County Grading Ordinance for submittal detail)

→ if needed, AQMD + stormwater will determine when submittal

N/A N/A 15)

If located within one of the five Ecological Preserve - EP overlay zones (Mitigation Area 0), rare plants may exist on-site. The State Department of Fish & Wildlife will require an on-site biological plant survey to determine the extent and location of rare plants on the project site. Such a survey can only occur from March 15 through August 15 when plants are readily visible. Therefore, if the State Department of Fish & Wildlife requires the plant survey, a substantial delay in the processing of your application could result. To avoid potential delays, you may choose to provide this survey with application submittal. (A list of possible Botanical Consultants is available at Planning Services.)

N/A N/A 16)

Name and address of Homeowner's Association, CSA 9 Zone of Benefit, or other road maintenance entity if it exists in the project area.

— — 17)

A site-specific wetland investigation shall be required on projects with identified wetlands as delineated on the applicable U.S.G.S. Quadrangle and/or by site visit, when proposed improvements will directly impact the wetland (reduce the size of the wetland area) or lie near the wetlands. (Available from Planning Services are the U.S. Corps of Engineers requirements for a wetlands delineation study. A list of qualified consultants is also available.)

→ may be required depending on environmental questionnaire

**CUP20-0012 HOUSE OF PRAYER ADDITION
EXHIBIT G - APPLICATION PACKET**

N/A N/A

- 18) An acoustical analysis shall be provided whenever a noise-sensitive land use (residences, hospitals, churches, libraries) are proposed adjacent to a major transportation source, or adjacent or near existing stationary noise sources. Such study shall define the existing and projected noise levels and define how the project will comply with standards set forth in the General Plan.
- 19) Where potential for special status plant and/or animal habitats are identified on the parcel(s), an on-site biological study shall be required to determine if the site contains special status plant or animal species or natural communities and habitats. *→ may be required, but will be further determined after submitted*
- 20) An air quality impact analysis shall be provided utilizing the El Dorado County Air Pollution Control District's "Guide to Air Quality Assessment." *[Signature]*

OAK TREE/OAK WOODLAND REMOVAL

The following supplemental information shall be required if any Oak Woodlands, Individual Native Oak Trees, or Heritage Trees, as defined in Section 130.39.030 (Definitions) will be impacted by the project (i.e. cut down) consistent with Section 130.39.070 (Oak Tree and Oak Woodland Removal Permits – Discretionary Development Projects).

Check (✓)
Applicant County

- ✓ (1) Oak Resources Code Compliance Certificate.
- N/A 2) Oak Resources Technical Report prepared by a Qualified Professional consistent with Section 2.5 (Oak Resources Technical Reports) of the Oak Resources Management Plan.
- _____ 3) Completed Oak Resources Technical Report Checklist, including supplemental data for impacted Individual Native Oak Trees within Oak Woodlands, as applicable.
- _____ 4) Security deposit for on-site oak tree/oak woodland retention and/or replacement planting (if proposed as part of project mitigation) consistent with Section 130.39.070.F (Security Deposit for On-Site Oak Tree/Oak Woodland Retention and Section 130.30.070.G (Security Deposit for On-Site Oak Tree/Oak Woodland Replacement Planting).
- _____ 5) Reason and objective for impact to oak trees and/or oak woodlands.

SITE PLAN REQUIREMENTS

Five (5) copies plus an electronic copy (CD-ROM or other medium) of the site plan detailing what exists on the site at time of application shall be submitted on 24" x 36" sheets or smaller, drawn to scale, and of sufficient size to clearly show all details and required data. **All plans MUST be folded to 8½" x 11", plus one 8½" x 11" reduction. NO ROLLED DRAWINGS WILL BE ACCEPTED.**

For your convenience, please check the Applicant column on the left to be sure you have all the required submittal information.

Check (✓)
Applicant County

- _____ 1) Project name (if applicable).
- _____ 2) Name, address of applicant and designer (if applicable).

**CUP20-0012 HOUSE OF PRAYER ADDITION
EXHIBIT G - APPLICATION PACKET**

Conditional/Minor Use Permit
Page 8

- _____ 3) Date, north arrow, and scale.
- _____ 4) Entire parcel of land showing perimeter with dimensions.
- _____ 5) All roads, alleys, streets, and their names.
- _____ 6) Location of easements, their purpose and width.
- _____ 7) All existing and proposed uses (i.e. buildings, driveways, dwellings, utility transmission lines, etc.).
- _____ 8) Parking and loading stalls with dimensions (refer to Zoning Ordinance Chapter 130.35 and the Community Design Standards-Parking and Loading Standards).
- _____ 9) Trash and litter storage or collection areas, and propane tank location(s).
- _____ 10) Total gross square footage of proposed buildings.
- _____ 11) Proposed/existing fences or walls.
- _____ 12) Sign locations and sizes (if proposed) (refer to Zoning Ordinance Chapter 130.16).
- _____ 13) Pedestrian walkways, courtyards, etc. (if proposed).
- _____ 14) Exterior lighting plan (if proposed), along with a Photometric Study and fixture specifications (refer to Zoning Ordinance Chapter 130.34 and the Community Design Standards-Outdoor Lighting Standards) .
- _____ 15) Existing/proposed water, sewer, septic systems, and wells (if applicable).
- _____ 16) Existing/proposed fire hydrants.
- _____ 17) Tentative subdivision or parcel map (if applicable).
- _____ 18) Public uses (schools, parks, etc.)
- _____ 19) The location, if present, of rock outcropping, lava caps, drainage courses, lakes, canals, reservoirs, rivers, streams, spring areas subject to inundation and wetlands. (Show respective 100-foot and 50-foot septic system setbacks when a septic system is proposed).
- _____ 20) Identify areas subject to a 100-year flood on perennial streams or creeks, and show high water level (100-year) on map. Where this data is not readily available, January 1997 flood level can be shown if known. (Refer to the Federal Emergency Management Agency (FEMA) website).
- _____ 21) Note any proposed trails within the project; and where applicable, connection to existing or proposed trail systems.

**CUP20-0012 HOUSE OF PRAYER ADDITION
EXHIBIT G - APPLICATION PACKET**

PRELIMINARY LANDSCAPE PLAN REQUIREMENTS

Required when parking facilities are proposed or otherwise at planner's discretion. (Refer to Zoning Ordinance Chapter 130.33 and the Community Design Standards – Landscaping and Irrigation Standards).

(Five (5) copies plus an electronic copy (CD-ROM or other medium), **folded to 8½" x 11", plus one 11" x 17" reduction**). - *need a site plan sheet for submitted to show all existing & proposed landscaping.*

Check (✓)
Applicant County

- N/A _____ 1) Location, quantity, and a gallon size of proposed plant material (See Zoning Ordinance Chapter 130.33 and the Community Design Standards – Landscaping and Irrigation Standards).
- _____ 2) Note quantity/type of trees to be removed.
- _____ 3) Location, general type (pine, oak, etc.) and size of all existing trees, in those areas that are subject to grading or otherwise may be removed/affected by proposed improvements. Note quantity of trees to be removed.
- _____ 4) List of both common and botanical names of plant material (use of drought tolerant species is highly recommended). A recommended list of drought-tolerant species is available at Planning Services.
- _____ 5) Location of irrigation proposed. (NOTE: The final Landscape Plan will ultimately be required to meet the County's Water Conserving Landscape Standards. Copies are available at Planning Services).

PRELIMINARY GRADING AND DRAINAGE PLAN

Required whenever any grading is proposed.

(Five (5) copies plus an electronic copy (CD-ROM or other medium), **folded to 8½" x 11", plus one 8.5" x 11" reduction**). - *need a slope/cut/fill map at a minimum*

Check (✓)
Applicant County

- ✓ _____ (1) Contours or slope data (pursuant to Chapter 110.14 of County Code Grading, Erosion, and Sediment Control Ordinance).
- _____ 2) Drainage improvements, culverts, drains, etc. *(on plans)*
- _____ (3) Limits of cut and fill. _____

PLAN OF BUILDING ELEVATIONS ✓ *→ on flashdrive*

Required whenever a new structure or addition is proposed.

(Five (5) copies plus an electronic copy (CD-ROM or other medium), **folded to 8½" x 11", plus one 8.5" x 11" reduction**).

Check (✓)
Applicant County

- _____ 1) Building design, elevations of all sides.
- _____ 2) Exterior materials, finishes, and colors.
- _____ 3) Existing/proposed signs showing location, height and dimensions. Include sign plan for project with multiple businesses.

**CUP20-0012 HOUSE OF PRAYER ADDITION
EXHIBIT G - APPLICATION PACKET**

Conditional/Minor Use Permit
Page 10

Planning Services reserves the right to require additional project information as provided by Section 15060 of the California Environment Quality Act, or as required by the General Plan development policies, when such is necessary to complete the environmental assessment.

NOTE: APPLICATION WILL BE ACCEPTED BY APPOINTMENT ONLY. MAKE YOUR APPOINTMENT IN ADVANCE BY CALLING (530) 621-5355.

CUP20-0012 HOUSE OF PRAYER ADDITION
EXHIBIT G - APPLICATION PACKET

Conditional/Minor Use Permit
Page 13



COMMUNITY DEVELOPMENT SERVICES
PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667
Phone: (530) 621-5355 www.edcgov.us/Planning/

EL DORADO COUNTY PLANNING SERVICES
ENVIRONMENTAL QUESTIONNAIRE

RECEIVED
PLANNING DEPARTMENT
2020 NOV 12 AM 7:35

File Number _____
Date Filed _____

Project Title House of Prayer Lead Agency _____
Name of Owner HOP Family Fellowship Telephone 530-333-1881
Address 7901 Hwy 193 Garden Valley CA 95633
Name of Applicant James Woolums Telephone 530-621-1579
Address 9461 State Hwy 193 #16 Kelsey CA 95667
Project Location 7901 Hwy 193 Garden Valley CA 95633
Assessor's Parcel Number(s) 60-550-111 Acreage 10 Zoning _____

Please answer all of the following questions as completely as possible. Subdivisions and other major projects will require a Technical Supplement to be filed together with this form.

1. Type of project and description: Addition to Existing Multipurpose Room to expand sq footage - same usage
2. What is the number of units/parcels proposed? 1 expansion of existing

GEOLOGY AND SOILS

3. Identify the percentage of land in the following slope categories:
 0 to 10% 11 to 15% 16 to 20% 21 to 29% over 30%
4. Have you observed any building or soil settlement, landslides, rock falls or avalanches on this property or in the nearby surrounding area? no
5. Could the project affect any existing agriculture uses or result in the loss of agricultural land? no

CUP20-0012

CUP20-0012 HOUSE OF PRAYER ADDITION
EXHIBIT G - APPLICATION PACKET

Conditional/Minor Use Permit
Page 14

DRAINAGE AND HYDROLOGY

6. Is the project located within the flood plain of any stream or river? no
If so, which one? _____
7. What is the distance to the nearest body of water, river, stream or year-round drainage channel?
n/a Name of the water body? n/a
8. Will the project result in the direct or indirect discharge of silt or any other particles in noticeable amount into any lakes, rivers or streams? no
9. Will the project result in the physical alteration of a natural body of water or drainage way?
If so, in what way? no
10. Does the project area contain any wet meadows, marshes or other perennially wet areas? no

VEGETATION AND WILDLIFE

11. What is the predominant vegetative cover on the site (trees, brush, grass, etc.)? Estimate percentage of each: none
12. How many trees of 6-inch diameter will be removed when this project is implemented?
none

X **FIRE PROTECTION**

13. In what structural fire protection district (if any) is the project located? GARDEN VALLEY CA
14. What is the nearest emergency source of water for fire protection purposes (hydrant, pond, etc.)? Hydrant at the entrance on the 193
15. What is the distance to the nearest fire station? 2 mi
16. Will the project create any dead-end roads greater than 500 feet in length? no
17. Will the project involve the burning of any material including brush, trees and construction materials? no

NOISE QUALITY

18. Is the project near an industrial area, freeway, major highway or airport? no
If so, how far? _____
19. What types of noise would be created by the establishment of this land use, both during and after construction? none

CUP20-0012 HOUSE OF PRAYER ADDITION
EXHIBIT G - APPLICATION PACKET

Conditional/Minor Use Permit
Page 15

AIR QUALITY

20. Would any noticeable amounts of air pollution, such as smoke, dust or odors, be produced by this project? no

WATER QUALITY

21. Is the proposed water source public or private, treated or untreated?

22. What is the water use (residential, agricultural, industrial or commercial)? _____

AESTHETICS

23. Will the project obstruct scenic views from existing residential areas, public lands, and/or public bodies of water or roads? no

ARCHAEOLOGY/HISTORY

24. Do you know of any archaeological or historical areas within the boundaries or adjacent to the project? (e.g., Indian burial grounds, gold mines, etc.) none

SEWAGE

25. What is the proposed method of sewage disposal? septic system sanitation district
Name of district: _____

26. Would the project require a change in sewage disposal methods from those currently used in the vicinity? no

TRANSPORTATION

27. Will the project create any traffic problems or change any existing roads, highways or existing traffic patterns? none

28. Will the project reduce or restrict access to public lands, parks or any public facilities?
no

GROWTH-INDUCING IMPACTS

29. Will the project result in the introduction of activities not currently found within the community? no

30. Would the project serve to encourage development of presently undeveloped areas, or increases in development intensity of already developed areas (include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?
none

CUP20-0012 HOUSE OF PRAYER ADDITION
EXHIBIT G - APPLICATION PACKET

Conditional/Minor Use Permit
Page 16

31. Will the project require the extension of existing public utility lines? NO
If so, identify and give distances: _____

GENERAL

32. Does the project involve lands currently protected under the Williamson Act or an Open Space Agreement? NO
33. Will the project involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances or radioactive material?
NO
34. Will the proposed project result in the removal of a natural resource for commercial purposes (including rock, sand, gravel, trees, minerals or top soil)? NO
35. Could the project create new, or aggravate existing health problems (including, but not limited to, flies, mosquitoes, rodents and other disease vectors)? NO
36. Will the project displace any community residents? NO

DISCUSS ANY YES ANSWERS TO THE PREVIOUS QUESTIONS (attached additional sheets if necessary)

MITIGATION MEASURES (attached additional sheets if necessary)

Proposed mitigation measures for any of the above questions where there will be an adverse impact:

Form Completed by:  Date: 11/6/20


CUP20-0012 HOUSE OF PRAYER ADDITION
EXHIBIT G - APPLICATION PACKET

El Dorado County
Community Development Services
Planning and Building Department

2020 NOV 12 AM 7:35
RECEIVED
PLANNING DEPARTMENT

To Whom It May Concern,

This letter is for Authorization from
The House Of Prayer Family Fellowship
Authorizing James S Woolums to act as our agent as
applicant for the Conditional Use Permit and/or Building
Permit process required to proceed for approval.



Pastor Rick Hoskins

10-29-20

Date

CUP20-0012

CUP20-0012 HOUSE OF PRAYER ADDITION
EXHIBIT G - APPLICATION PACKET



DEPARTMENT OF TRANSPORTATION
TRANSPORTATION PLANNING

2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-6543, Fax (530) 698-8019

Transportation Impact Study (TIS) – Initial Determination

The information provided with this form will be used by County staff to determine if the proposed project will be required to complete a Transportation Impact Study (TIS) or an On-Site Transportation Review (OSTR). If one or both are required, County staff will contact the applicant with more information about the required studies. Both studies are described in the TIS Guidelines, which can be found on the County's website. **An OSTR is typically required for all projects.**

Complete and submit this form along with a detailed project description and a site plan by mail, fax or email.

Mail: DOT, Transportation Planning
Attn: Natalie Porter
2850 Fairlane Court
Placerville, CA 95667
Date Received by Transportation Planning: _____
Fax: (530) 698-8019
Phone: (530) 621-5442
Email: natalie.porter@edcgov.us

Applicant Information:

Name: James Woolums Phone #: 530-621-1579
Address: 9461 State Hwy 193 #16 Kelsey CA 95667 Email: JSWMENTOR44@aol.com

Project Information:

Name of Project: House of Prayer Family Fellowship Planning Number: _____
Project Location: 7901 Hwy 193 Garden Valley CA Bldg Size: _____
APN(s): 060550011 Project Planner: _____
Number of units: 1

Description of Project: (Use, Number of Units, Building Size, etc.)

Existing Building is 6040sqft Addition To be 586ft
Total sqft AFTER completion of expansion of the Existing
multipurpose AREA will be

Please attach a project site plan

If an OSTR is required, the following information shall be evaluated and the findings signed and stamped by a registered Traffic Engineer or Civil Engineer, and shall be included with the project submittal:

1. Existence of any current traffic problems in the local area such as a high-accident location, non-standard intersection or roadway, or an intersection in need of a traffic signal
2. Proximity of proposed site driveway(s) to other driveways or intersections
3. Adequacy of vehicle parking relative to both the anticipated demand and zoning code requirements
4. Adequacy of the project site design to fully satisfy truck circulation and loading demand on-site, when the anticipated number of deliveries and service calls may exceed 10 per day
5. Adequacy of the project site design to provide at least a 25 foot minimum required throat depth (MRTD) at project driveways, include calculation of the MRTD
6. Adequacy of the project site design to convey all vehicle types
7. Adequacy of sight distance on-site
8. Queuing analysis of "drive-through" facilities

CUP20-0012

Rev 3/24/2020

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CUP20-0012 HOUSE OF PRAYER ADDITION
EXHIBIT G - APPLICATION PACKET



DEPARTMENT OF TRANSPORTATION
TRANSPORTATION PLANNING

2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-6543, Fax (530) 698-8019

Transportation Impact Study (TIS) – Initial Determination (Page 2)

TO BE COMPLETED BY COUNTY STAFF:

The following project uses are typically exempt from the preparation of a TIS:

- | | |
|--|---|
| <input type="checkbox"/> 4 or less single family homes | <input type="checkbox"/> 10,000 square feet or less for industrial |
| <input type="checkbox"/> 4 or less multi-family units | <input checked="" type="checkbox"/> 20,000 square feet or less for church |
| <input type="checkbox"/> 2,000 square feet or less for shopping center | <input type="checkbox"/> 40,000 square feet or less for warehouse |
| <input type="checkbox"/> 6,000 square feet or less for general office | <input type="checkbox"/> 45,000 square feet or less for mini-storage |
- None apply – a TIS is required with applicable fee.

County Staff Determination:

The TIS or OSTR may be waived if no additional vehicle trips will be generated by the proposed change, no up-zoning is requested, or no intensification of use is requested. Transportation Planning staff may waive the TIS requirement. The Transportation Director or his/her designee may waive the OSTR requirement.

- TIS and OSTR are both waived. No further transportation studies are required.
- On-Site Transportation Review is required. A TIS is not required. The OSTR shall address all items listed, unless otherwise noted.
- The TIS and OSTR are required. An initial deposit for TIS scoping and review is required by DOT Transportation Planning staff. See Attached TIS Initial Fund Request letter.

TIS waiver approved by:

DOT Transportation Planning Signature

Date

ADH TS

OSTR waiver approved by:

Department of Transportation Director or Designee

Date

CUP20-0012 HOUSE OF PRAYER ADDITION
EXHIBIT G - APPLICATION PACKET



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

<https://www.edcgov.us/Government/Planning>

2850 Fairlane Court, Placerville, CA 95667

OAK RESOURCES CODE COMPLIANCE CERTIFICATE

This Certification is required by the Oak Resources Conservation Ordinance (El Dorado County Code, Title 130, Chapter 130.39).

Assessment Number(s) (ANs): 060550011
[Attach additional pages if needed]

Address: 7901 Hwy 193 Garden Valley CA 95633

Permit Number or Description (e.g. building/grading permit, discretionary project, other):
Building Addition #TRD

Under penalty of perjury, I/we certify the following statement(s) (Check all that apply):

- No Oak Woodlands, Individual Native Oak Trees, or Heritage Trees, as defined in Section 130.39.030 (Definitions), have been impacted (i.e., cut down) on the above listed AN(s) for the current project or within two (2) years prior to the date of this certificate.
- Yes, Oak Woodlands, Individual Native Oak Trees, or Heritage Trees, as defined in Section 130.39.030 (Definitions), have been impacted (i.e., cut down) on the above listed AN(s) for the current project or within two (2) years prior to the date of this certificate.
 - Oak Resources Technical Report is attached.
 - Oak tree removal qualifies for exemption(s) under Section 130.39.050 (Exemptions and Mitigation Reductions) as documented in writing by a Qualified Professional.
[Explain on separate attachment]
 - Oak tree removal was previously permitted by the County. [Attach copies of prior permit(s)]
 - No previous oak mitigation was required. [Explain on separate attachment]

Date: 10/29/2020

By: [Signature]
Signature of Property Owner/Authorized Agent

JAMES S WOOLUMS
Printed Name of Property Owner/Authorized Agent

Signature of Property Owner/Authorized Agent

Printed Name of Property Owner/Authorized Agent

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County Use Only

Consistent with Chapter 130.39 (Oak Resources Conservation): Yes No

Accepted By Staff (Name):

Date:

CUP20-0012

**CUP20-0012 HOUSE OF PRAYER ADDITION
EXHIBIT G - APPLICATION PACKET**

Former application Approved/Expired so RE-Applying

S97-0011-R/House of Prayer Full Gospel Church – As approved by the Planning Commission on February 25, 2016

Findings

1.0 CEQA FINDINGS

1.1 El Dorado County has considered the previously adopted Negative Declaration together with the comments received during the public review process. The Negative Declaration reflects the independent judgment of the County, was completed in compliance with CEQA, and is adequate for this project. According to CEQA Guidelines 15162, when a negative declaration has been adopted for a project, no subsequent Negative Declaration shall be prepared for that project unless the lead agency determines that:

- a) Substantial changes are proposed in the project that will involve new significant environmental effects or substantially increase in the severity of previously identified significant effects.

Rationale: The project would allow an addition to an existing church in a residential area. The existing building comprises 5,830 square feet, including 2,767 square feet of worship area and 2,854 square feet of office area. Phase I of the proposed project would include additions to the existing building, consisting of a foyer totaling 412.5 square feet and 2,050 square feet of classrooms. Phase II, proposed for construction at a later date, comprises an expansion of the parking lot, a courtyard, and a new building to include classrooms, nursery, offices, and a kitchen/dining area. The total new floor area for both phases would be 12,062.5 square feet. Although the project revision includes changes to the site and an expansion of use, these changes would not produce any new significant effects or substantially increase the severity of any previously identified impacts. All impacts were determined to be less than significant, and the revision would not result in any impacts that would be considered significant. Standard conditions of approval and subsequent permit requirements would avoid any significant environmental effects.

- b) Substantial changes occur with respect to the circumstances under which the project is undertaken that involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

Rationale: The existing church was approved with a special use permit, as required in the land use designation and zone in which the site is located. The same provisions are still applicable. The physical and environmental setting is not substantially different from that in which the original project was approved, and the project would not involve any new or more severe effects that were not involved in the original approval. Additional

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CUP20-0012

**CUP20-0012 HOUSE OF PRAYER ADDITION
EXHIBIT G - APPLICATION PACKET**

S97-0011-R/House of Prayer Full Gospel Church
Planning Commission/February 25, 2016
Final Findings/Conditions of Approval
Page 2

regulations have been adopted by the county with respect to some environmental impact areas, however, these regulations would only serve to better protect the environment as they are applicable to all projects and would apply even without the identification of mitigation measures. Conditions of approval and subsequent permit requirements would avoid any significant environmental effects. The project revision includes changes to the site and an expansion of use, however the revision would not result in any impacts that would be considered significant.

c) New information of substantial importance shows:

- The project will have one or more significant effects not discussed in the previous negative declaration;
- Significant effects previously examined will be substantially more severe than shown in the previous Negative Declaration;
- Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects, but the project proponents decline to adopt them; or
- Mitigation measures or alternatives which are considerably different from those analyzed in the previous document would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt them.

Rationale: There is no substantial evidence that the project or a project mitigation measure agreed to by the project proponent, may have a significant effect on the environment. No significant impacts to the environment as a result of this project were identified in the original initial study, and therefore there are no significant impacts that would be more severe as a result of the revision. There were no mitigation measures identified in the previous document, as there were no impacts resulting from the project that needed to be mitigated. Conditions of approval and subsequent permit requirements would avoid any significant environmental effects. As such, there were no mitigation measures that were determined to be infeasible at the time, but that would be feasible today. There were no mitigation measures identified throughout the review of the revision which are considerably different from any standard conditions or project components identified in the previous document. The project revision includes changes to the site and an expansion of use, however the project would not involve any new or more severe effects that were not involved in the original approval, and the revision would not result in any impacts that would be considered significant.

- 1.2 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 Division at 2850 Fairlane Court, Placerville, CA, 95667.

**CUP20-0012 HOUSE OF PRAYER ADDITION
EXHIBIT G - APPLICATION PACKET**

S97-0011-R/House of Prayer Full Gospel Church
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2.0 GENERAL PLAN FINDINGS

2.1 The project is consistent with General Plan policy 2.2.1.2.

The Rural Residential land use designation establishes areas for residential and agricultural development, with limited infrastructure and public services. Typical uses include single family residences, agricultural support structures, a full range of agricultural production uses, recreation, and mineral development activities. The allowable density for this designation is one dwelling unit per 10 to 160 acres. This designation is considered appropriate only in the Rural Regions.

Rationale: The El Dorado County General Plan designates the subject site Rural Residential. The site is zoned RE-10, which restricts parcel size to at least 10 acres and allowable uses to include single-family dwellings, and including other compatible uses with a special use permit. This use is consistent with the intent of the Rural Residential land use designation.

2.2 The project is consistent with General Plan Policy 2.2.5.21.

General Plan Policy 2.2.5.21 requires that development projects be located and designed in a manner that avoids incompatibility with adjoining land uses.

Rationale: The site contains an existing church surrounded by rural residential development and small-scale agriculture along Highway 193. Churches are generally regarded as compatible uses in residential areas, providing gathering spaces and contributing benefits to public health, safety, and welfare. The church is existing, and the additions have been designed to visually blend with the surroundings. Conditions of approval limiting the use of the facility to church-related activities and prohibiting the conversion of the building to a school or daycare will maintain the compatibility of the use with the surroundings.

2.3 The project is consistent with General Plan Policy 5.1.2.1.

General Plan Policy 5.1.2.1 requires a determination of the adequacy of the public services and utilities to be impacted by that development.

Rationale: The project was reviewed by the County Transportation Division, Garden Valley Fire Protection District, Georgetown Divide Public Utility District, and Black Oak Mine School District for adequate public services capacity. The new construction will utilize existing electrical facilities and public services. The expansion of the church facilities may necessitate additional septic system capacity. Environmental management may require expanded wastewater treatment facilities, which would be determined at the time of

**CUP20-0012 HOUSE OF PRAYER ADDITION
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building permit. The project would not generate a substantial increase in solid waste, however, the project would be required to comply with construction and demolition debris recycling standards during the construction phase and follow CalGreen requirements during operation.

2.4 The project is consistent with General Plan Policy 5.2.1.2.

General Plan Policy 5.2.1.2 requires that adequate quantity and quality of water for all uses, including fire protection, be provided with proposed development.

Rationale: The proposed project is within a high fire hazard area. Standards for construction and vegetation maintenance will apply during the construction and operation phases of the project.

2.5 The project is consistent with General Plan Policy 6.2.3.2.

Policy 6.2.3.2, Adequate Access for Emergencies, requires 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.

Rationale: The original Special Use permit included review of the site plan for adequate access for emergencies. The Transportation Division and Georgetown Fire Protection District reviewed the application materials and do not require additional site access or improvement to the existing roads. Building plans for emergency ingress and egress capabilities will be reviewed by the Georgetown Fire Protection District for compliance with county and fire codes. Therefore, the project is in compliance with the General Plan Policy.

2.6 The project is consistent with General Plan Policy 6.5.1.7.

Policy 6.5.1.7, Noise Standards, require that noise created by new proposed non-transportation noise sources shall be mitigated so as not to exceed the noise level standards of Table 6-2 for noise-sensitive uses.

Rationale: Noise levels are not expected to increase as a result of the project, as the use of the site is not changing. Noise generated during construction and operation will be required to comply with the noise standards established in the General Plan.

2.7 The project is consistent with General Plan Policy 7.1.2.1.

General Plan Policy 7.1.2.1 directs that development or disturbance shall be prohibited on slopes exceeding 30 percent unless necessary for access.

**CUP20-0012 HOUSE OF PRAYER ADDITION
EXHIBIT G - APPLICATION PACKET**

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Rationale: The existing structures are built on areas of the property that avoid any slopes exceeding 30 percent. The area proposed for new construction avoids slopes of 30 percent or more. The project is in compliance with the policy related to steep slopes.

2.8 The project is consistent with General Plan Policy 7.4.4.4.

According to policy 7.4.4.4 of the general plan, all new development projects that would result in soil disturbance on parcels that are over an acre and have at least 1 percent total canopy cover shall adhere to the tree canopy retention and replacement standards.

Rationale: The site contains some trees, but no trees are within the proposed area of construction. No oaks or other trees are proposed for removal. With the implementation of the conditions of approval, the project is consistent with policy 7.4.4.4 of the General Plan.

3.0 ZONING FINDINGS

3.1 The project is consistent with Title 130.

The project has been analyzed in accordance with Zoning Ordinance Section 130.70.110 (Development Standards) for minimum lot size, dimensions, buffers, and building setbacks. The project, as proposed, is consistent with the Zoning Ordinance because the project will comply with building setbacks and other applicable design standards.

Rationale: The parcel is zoned Estate Residential Ten-Acre (RE-10). The minimum lot size required is 10 acres. The subject parcel is 10.0 acres in size. No maximum building coverage is specified for the RE-10 zone. The maximum building height is 45 feet for this zone. The proposed new building is two stories tall and approximately 30 feet in height. The minimum property line setback is 30 feet on all sides. The proposed additions to the church building and the new construction will be located at least 30 feet from the edge of the unnamed 50-foot-wide non-exclusive easement located along the southern property line of the subject parcel, and will exceed the setback requirement on all other sides.

3.2 The project is consistent with Chapter 130.18: Off-Street Parking and Loading.

Section 130.18.060 of the Zoning Ordinance establishes off-street parking requirements by use. Churches and other places of public assembly are required to have 1 parking space per 4 seats or 1 space per 300 square feet of gross floor area, whichever provides the higher amount of parking. Offices require 1 space per every 250 square feet, and schools require 1.5 spaces per classroom. The number of handicapped parking spaces is calculated based on the total number of spaces, with 76 to 100 spaces requiring 4 handicapped spaces, per the California Building Code.

**CUP20-0012 HOUSE OF PRAYER ADDITION
EXHIBIT G - APPLICATION PACKET**

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Rationale: The existing building is 4,709 square feet in size and seats a total of 239 people requiring a total of 60 parking spaces ($239 \text{ seats} / 4 = 60$). There are currently 70 parking spaces with two of the spaces designated as handicapped parking spaces. Although the assembly area is not proposed to be expanded, the proposed project has additional office area totaling approximately 1400 square feet and eight classrooms. Approximately 78 spaces will be needed to accommodate the additional office and classroom areas, with 4 of these spaces designated as handicapped spaces. An additional 8 spaces will be needed beyond the existing parking capacity. The current site plan has included additional parking areas to accommodate the multiple phases of the project. A condition of approval will require the submittal of a parking plan in conformance with parking standards prior to issuance of a building permit.

3.3 The project is consistent with Title 130.18.090.

Section 130.18.090 requires that at the time of development of any off-street parking that landscaping and buffering be provided in accordance with an approved Landscape Plan.

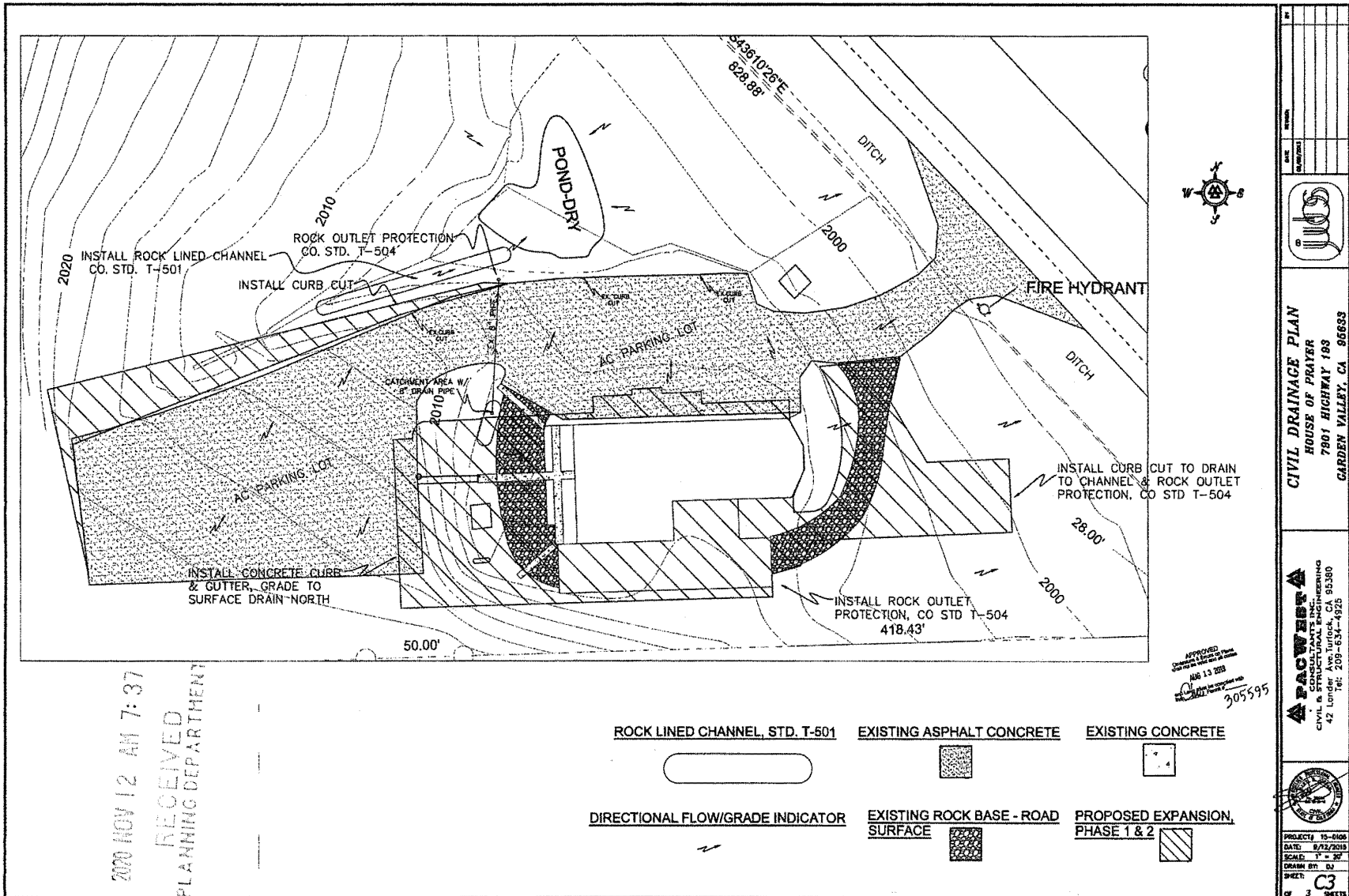
Rationale: A landscape plan was submitted and approved as part of the development of the site. With the additional parking areas, landscaping and buffering is needed along the southern side of the church building to comply with 130.18.090. The condition of approval requiring the submittal of a landscape plan in conformance with Section 130.18.090 has been updated to require an updated Landscape plan prior to issuance of a building permit.

3.4 The project is consistent with Title 130.16.

Section 130.16.030 specifies that conforming signs that change messages, but do not alter the size, location, or illumination are exempt from sign permit requirements.

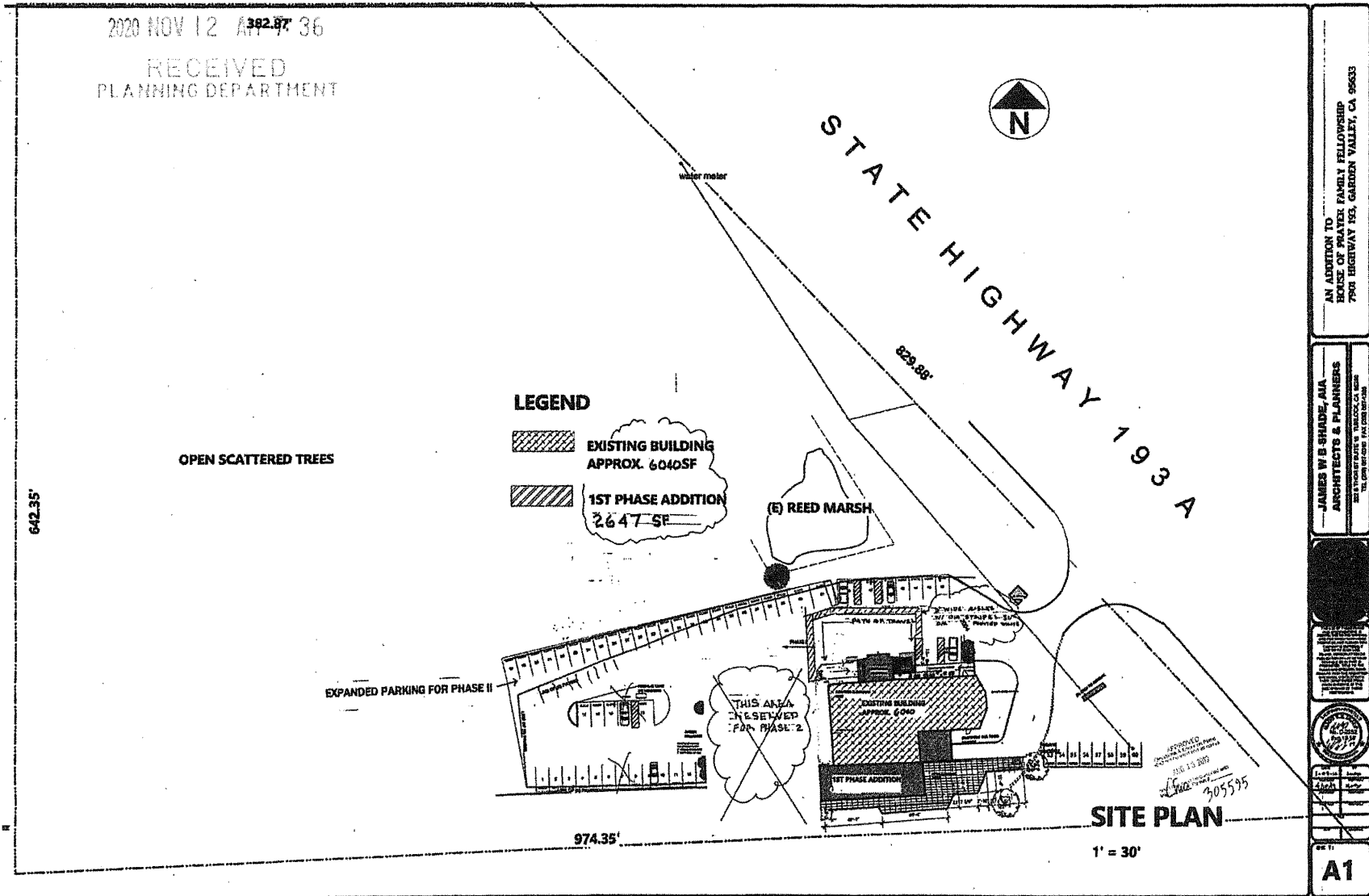
Rationale: The original special use permit authorized one 4 foot by 5 foot, unlighted sign on 4 inch by 4 inch posts with the top of the sign approximately 6 feet above grade. A condition was also included to specify lighting for the sign were proposed, it must be designed so as to not allow any glare or light escape off-site, and that lighting may be approved by the Planning Director as a minor expansion as long as the lighting complies with the above requirement. There are no changes to the sign proposed, and the existing sign is allowed by Section 130.16.

**CUP20-0012 HOUSE OF PRAYER ADDITION
EXHIBIT G - APPLICATION PACKET**



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CUP20-0012 HOUSE OF PRAYER ADDITION
EXHIBIT G - APPLICATION PACKET



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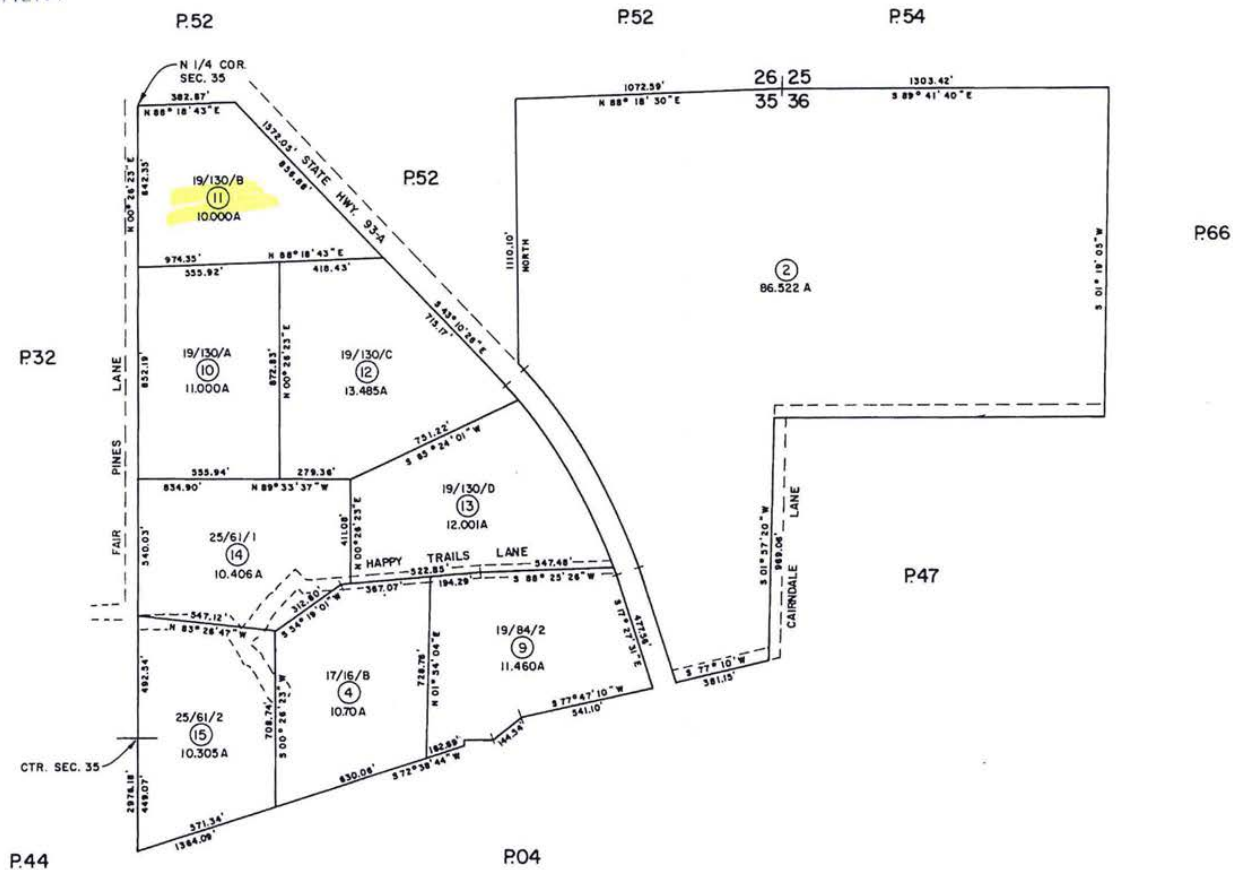
**CUP20-0012 HOUSE OF PRAYER ADDITION
EXHIBIT G - APPLICATION PACKET**

POR. SECS. 35 & 36, T.12N., R.10E., M.D.M.

Tax Area Code

60:55

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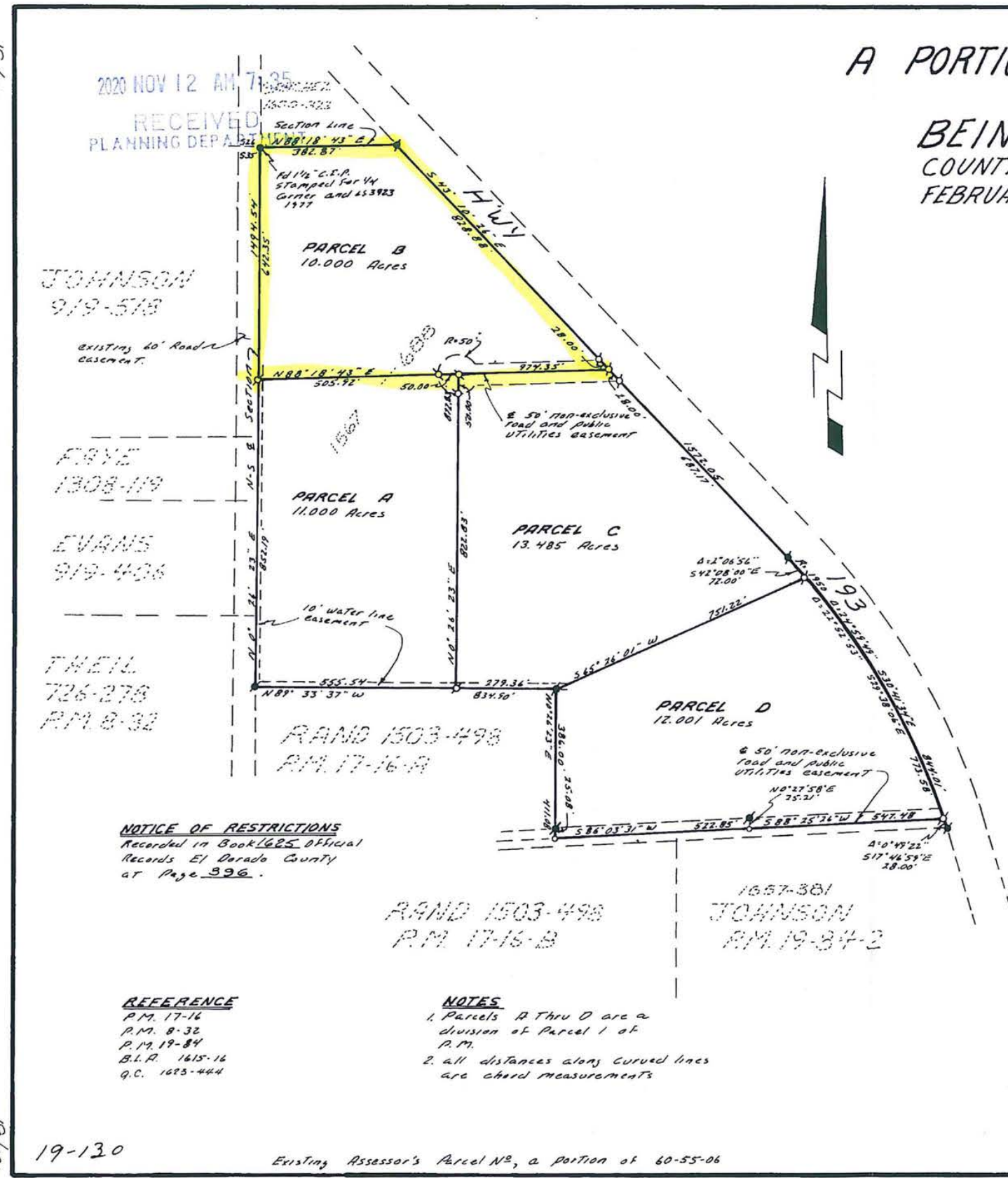


NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 60 - Pg. 55
County of El Dorado, California

CUP20-0012

19/130



PARCEL MAP
A PORTION OF THE NE 1/4 SECTION 35,
T.12 N., R.10E., M.D.M.
BEING PARCEL 1 OF P.M. 19-84
COUNTY OF EL DORADO CALIFORNIA
FEBRUARY, 1978
SCALE: 1"=200'
Marland D. Johnson, LS3923

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JOHNSON
919-518
FRYE
1308-119
EVANS
919-406
THEIL
726-278
P.M. 8-32

NOTICE OF RESTRICTIONS
Recorded in Book 1625, Official
Records El Dorado County
at Page 396.

REFERENCE
P.M. 17-16
P.M. 8-32
P.M. 19-84
B.L.R. 1615-16
Q.C. 1623-444

NOTES
1. Parcels A Thru D are a
division of Parcel 1 of
P.M.
2. all distances along curved lines
are chord measurements

Existing Assessor's Parcel No., a portion of 60-55-06

BASIS OF BEARINGS
The meridian of this Survey is identical with that of
P.M. 17-16 which is True North.

LEGEND
o --- Nothing Found or Set
S --- Set 3/4" C.I.P. LS3923
--- Found 3/4" C.I.P. LS3923
● --- Found as described hereon

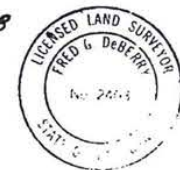
SURVEYOR'S CERTIFICATE
This map was prepared by me or under my direction and
is based upon a field survey in conformance with the
requirements of the Subdivision Map Act at the request
of E. R. Dunn on 11-15-77. I hereby state that the
Parcel Map procedures of the local agency have been
complied with and that this Parcel Map conforms to the
approved Tentative Map and the conditions of approval
thereof which were required to be fulfilled prior to
filing of the Parcel Map.

Marland D. Johnson
Marland D. Johnson
LS3923



COUNTY SURVEYOR'S CERTIFICATE
This map conforms with the requirements of the
Subdivision Map Act and local ordinance.

Dated May 3, 1978



Fred G. DeBerry
Fred G. DeBerry LS2403
County Surveyor
County of El Dorado

COUNTY RECORDER'S CERTIFICATE
Filed this 3rd day of May 1978 at 1:42 P.M.
in Book 19 of Parcel Map at Page 130 at the
request of Marland D. Johnson.

Doc. No. 1934

JAMES W. SWEENEY
James W. Sweeney
County Recorder
County of El Dorado

CUP20-0012 by James Decker
Deputy

Tentative Map P77-760 approved 1-4-78

19-130

19-130

19/130

19/130

19/130

**CUP20-0012 HOUSE OF PRAYER ADDITION
EXHIBIT H - ORIGINAL PERMIT S97-0011**

Agenda of: September 3, 1997

Item No.: 5.a.

Staff: Roger D. Evans

STAFF REPORT - SPECIAL USE PERMIT

FILE NUMBER: S97-11

APPLICANT: Rick Hoskins (House of Prayer Full Gospel Church)

REQUEST: Special use permit to allow the construction of a 4,709 square foot church with 70 parking spaces, an unlighted 20 square foot sign, and landscaping in the RE-10 zone.

LOCATION: On the southwest side of Highway 193, approximately 0.5 miles southwest from the intersection with Black Oak Mine Road in the American River/Spanish Flat area. (Exhibit A)

APN: 060-550-11

ACREAGE: 10.00 acres

GENERAL PLAN: Rural Residential (Exhibit B)

ZONING: RE-10 (Estate Residential - 10 acres minimum) (Exhibit C)

ENVIRONMENTAL DOCUMENT: Negative Declaration prepared

SUMMARY RECOMMENDATION: Conditional Approval

STAFF ANALYSIS

Background: The subject property is located in the RE-10 zone (Estate Residential 10 acre minimum). Section 17.70.100 of the Zoning Ordinance establishes the uses requiring approval by a Special Use Permit in the RE-10 zone which includes "the construction of schools, churches, cemeteries, parks, golf courses, and public utility structures." Additionally, the maximum allowable sign size in the RE-10 zone is "one unlighted sign not exceeding 6 square feet in message area and 8 feet above ground level advertising authorized activities on the site" (Section 17.70.090 D). The applicants submitted a sign elevation that indicates that a single unlighted sign approximately 20 square feet in size will be placed on the site. Section 17.70.100 also provides that "other sign sizes" may be permitted through the special use permit process.

**CUP20-0012 HOUSE OF PRAYER ADDITION
EXHIBIT H - ORIGINAL PERMIT S97-0011**

S97-11/ House of Prayer Full Gospel Church
Staff Report
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Project Description: Special use permit to allow the construction of a 4,709 square foot church with 70 parking spaces, 20 square foot unlighted sign, and landscaping. The proposed sign is shown to have dimensions of 4' wide by 5' high and will be located on the south side of the driveway encroachment.

Site Description: The property is relatively flat, gently sloping up towards the rear of the property. The property has an existing approximately 28 foot wide paved encroachment onto State Highway 193. A seasonal drainage flows easterly into a pond and then into a culvert under Highway 193 eastwards into an unnamed creek. Additionally, an approximately 14' x 14' stone building exists on the property which may or may not have some historical value. No documentation was provided with the application. Based upon the age of the Parcel Map which created this parcel, it was unlikely that an archeological study was required. However, the site plan submitted indicates that the building will not be disturbed.

General Plan and Zoning: The 1996 General Plan designates the subject site Rural Residential and is shown as being in the RE-10 zone on the Official Zoning Map. Staff has reviewed the applicable policies of the General Plan and finds the project as conditioned is consistent with the policies of the Plan.

	General Plan	Zoning
North	RR	RE-10
East	RR	RE-10
West	RR	RE-10
South	RR	RE-10

Building Coverage/Setbacks: Section 17.70.110 of the Zoning Ordinance establishes the basic development standards for the RE-10 zoning district. The minimum lot size required is 10 acres. The subject parcel is 10.0 acres in size. No maximum building coverage is specified for the RE-10 zone. The proposed building and parking will encompass approximately 1.6 acres of the 10 acre site. The minimum property line setback is 30 feet on all sides. The proposed church building will be located approximately 30 feet from the edge of the unnamed 50' wide non-exclusive easement located along the southern property line of the subject parcel and will exceed the setback requirement on all other sides.

Parking Requirements: Section 17.18.060 of the Zoning Ordinance establishes off-street parking requirements by uses. Churches and other places of public assembly are required to have 1 parking space per 4 seats within the main sanctuary or 1 space per 300 square feet of gross floor area, whichever provides the higher amount of parking. The proposed building is 4,709 square feet in size and will seat a total of 239 people requiring a total of 60 parking spaces (239 seats/4=60). The site plan shows 70 parking spaces with two of the spaces designated as handicapped parking spaces.

**CUP20-0012 HOUSE OF PRAYER ADDITION
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The A.D.A standard requires 1 handicapped parking space for every 25 parking spaces provided. This project is exceeding the minimum parking space requirements.

Section 17.18.070 contains specific parking lot construction standards which must be met by the project applicant. A condition of approval will be added specifying that these standards must be met prior to issuance of a Certificate of Occupancy for the building.

Landscaping: Section 17.18.090 requires that at the time of development of any off-street parking that landscaping and buffering be provided in accordance with an approved Landscape Plan.

Review of the landscape plan provided indicates that the submitted Landscape Plan is inadequate. Additional landscaping and buffering is needed along the southern side of the church building along the length of the 50' wide non-exclusive easement. Additional trees and landscaping is needed within the parking lot to provide shade and to break up the large area of asphalt. The landscape and buffering requirements contained in Section 17.18.090 need to be met. A condition of approval will require the submittal of a landscape plan in conformance with Section 17.18.090 prior to issuance of a building permit.

Signage: Section 17.70.090 (D) specifies that "One unlighted sign not exceeding 6 square feet of message area and 8 feet above ground level advertizing authorized activities on the premises" is allowed in the RE-10 zone. Section 17.70.100 states that "Other sign sizes" may be approved through the special use permit process. The applicant provided a sign elevation showing a sign with dimensions of 4' x 5' on 4"x 4" posts with the top of the sign approximately 6 feet above grade (See Exhibit E). Based upon the size of the proposed church, staff has determined that the proposed sign is not out of scale and is appropriate for the site.

This sign will be unlighted. However, if in the future the Church wishes to provide lighting for the sign it must be designed so as to not allow any glare or light escape off-site. Lighting of the signage may be approved by the Planning Director as a minor expansion as long as the lighting complies with the above requirement.

Other Issues: A seasonal drainage is impounded creating a small pond on the property. This pond has developing riparian habitat and vegetation which should be preserved if possible. The site plan submitted by the applicant indicates that limited development or construction will occur in the vicinity of the pond. Staff recommends that the property owner limit disturbance around the pond and limit the introduction of non-native plant species in the area in order to maintain the developing riparian habitat.

Agency Comments: Since the project site is adjacent to State Highway 193 a request for comments was sent to the CalTrans District 3 office. CalTrans responded that the existing encroachment is adequate and that any proposed signs and structures must be kept out of the right-of-way. No comments were received from the Department of Fish and Game.

**CUP20-0012 HOUSE OF PRAYER ADDITION
EXHIBIT H - ORIGINAL PERMIT S97-0011**

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ENVIRONMENTAL REVIEW

Staff has prepared an Initial Study (Checklist and Environmental Evaluation, Exhibit F attached) to determine if the project may have a significant effect on the environment. Based on the Initial Study, staff has determined that conditions have been added to the project to avoid or mitigate to a point of insignificance the potentially significant effects of the project; and, there is no substantial evidence that the proposed project as conditioned may have a significant effect on the environment, and a Negative Declaration has been prepared.

NOTE: If the project is located within or adjacent to an area which may have an impact on wildlife resources (riparian lands, wetlands, watercourses, native plant life rare plants, threatened and endangered plants or animals etc.), the project must be referred to California Department of Fish and Game. In accordance with State Legislation (AB3158), you will be required to pay a fee of \$1,250 after approval of your application, prior to the County filing the Notice of Determination on your project. This fee is forwarded to the State Department of Fish and Game and is used to help defray the cost of managing and protecting the State's fish and wildlife resources.

Additionally, a \$35 recording/processing fee is collected by the County Recorder to defray the cost of handling the State Fish and Game fee; to process a Certificate of Fee Exemption when the project is found to be de minimis (having no affect on State Fish and Game resources); or, where the project is otherwise statutorily or categorically exempt from CEQA.

Based on the findings in the staff report, this project was found to be "De minimis" and a payment of \$35.00 is required prior to filing of the environmental document on your project.

RECOMMENDATION

1. Adoption of the Negative Declaration based on the Initial Study prepared by staff.
2. Approval of S97-11 as the required findings can be made as noted in Attachment 1 based on the analysis in the staff report, and the modification of the project to include conditions itemized in Attachment 1.

**CUP20-0012 HOUSE OF PRAYER ADDITION
EXHIBIT H - ORIGINAL PERMIT S97-0011**

S97-11/ House of Prayer Full Gospel Church
Staff Report
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SUPPORT INFORMATION

Attachments To Staff Report:

- | | | |
|--------------|---|--------------------------------------|
| Attachment 1 | - | Findings and Conditions of Approval |
| Exhibit A | - | Vicinity Map |
| Exhibit B | - | General Plan Land Use Map |
| Exhibit C | - | Zoning Map |
| Exhibit D-1 | - | Site Plan |
| Exhibit D-2 | - | Floor Plan |
| Exhibit D-3 | - | Building Elevations |
| Exhibit E | - | Sign Elevation |
| Exhibit F | - | Environmental Checklist & Evaluation |

**CUP20-0012 HOUSE OF PRAYER ADDITION
EXHIBIT H - ORIGINAL PERMIT S97-0011**

ATTACHMENT 1

FINDINGS AND CONDITIONS OF APPROVAL

FILE NUMBER S97-11

FINDINGS

1. The use is found to comply with the requirements of Chapter 17.22, Special Use Permits as contained in the El Dorado County Zoning Ordinance.
2. The use is found to be in conformance with the El Dorado County General Plan.
3. The use is not considered detrimental to the public health, safety, and welfare, or injurious to the neighborhood.
4. The proposed project, as conditioned, will not have a significant effect on the environment. Further, the project will not affect wetlands, water courses, riparian lands, unique plant or animal life and habitats, or other terrestrial matters under the jurisdiction of the State Department of Fish and Game; therefore, the project has a de minimis impact on the environment and a Certificate of Fee Exemption (DFG 753.5-5/91 is applicable).

CONDITIONS OF APPROVAL

Planning Department

1. The applicant shall be subject to a building permit to allow construction of the proposed 4,709-square-foot church building on the parcel. All building permit requirements shall be met prior to occupancy/use of the structure.
2. 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.
3. Any proposed changes to the approved site plan shall be submitted to the Planning Director for review and approval. Minor changes may be approved by the Planning Director.
4. 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.

**CUP20-0012 HOUSE OF PRAYER ADDITION
EXHIBIT H - ORIGINAL PERMIT S97-0011**

S97-09/Thomas, D.
Attachment 1/Findings & Conditions
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5. The applicant shall submit a Landscape Plan meeting the requirements of Section 17.18.090 of the Zoning Ordinance prior to the issuance of a building permit. The Landscape Plan shall be reviewed and approved by the Planning Director.
6. The applicant shall meet all parking lot construction standards as outlined in Section 17.18.070 of the Zoning Ordinance. The improvement/grading plan provided to the Department of Transportation shall contain information showing compliance with the above standards.

Department of Transportation

7. 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. 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.
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.

CUP20-0012 HOUSE OF PRAYER ADDITION
EXHIBIT I - COMMENTS, AGRICULTURAL COMMISSION

COUNTY OF EL DORADO



AGRICULTURAL COMMISSION

311 Fair Lane
Placerville, CA 95667
(530) 621-5520
(530) 626-4756 FAX
eldcag@edcgov.us

Greg Boeger, Chair – Agricultural Processing Industry
Dave Bolster, Vice-chair – Fruit and Nut Farming Industry
Chuck Bacchi – Livestock Industry
Bill Draper – Forestry/Related Industries
Ron Mansfield – Fruit and Nut Farming Industry
Tim Neilsen – Livestock Industry
Lloyd Walker – Other Agricultural Interests

MEMORANDUM

DATE: March 11, 2021

TO: Development Services/Planning

FROM: Greg Boeger, Chair

Subject: **CUP20-0012 (S97-0011-R) House of Prayer Family Fellowship/
Relief from Agricultural Setback from 200' to 30' (South Property Line)
Discretionary Project/Church Addition Adjacent to Agricultural Zoning
Assessor's Parcel Number: 060-550-011**

During the Agricultural Commission's regularly scheduled ZOOM meeting held on March 10, 2021, 6:30pm the Commission heard a request from the Planning Department for administrative relief from the required 200-foot agricultural setback for the above-referenced project to be reduced to 30 feet from the southern property line. This is a request for a Conditional Use Permit Revision for an expansion of the House of Prayer Family Fellowship for an addition of an approximately 3,000-sq.ft. multipurpose room, meeting room, and pantry. The proposed expansion would be thirty feet (30') from the south property line, adjacent to Limited Agricultural, Ten-Acre (LA-10) (APN's: 060-550-010 and 060-550-012).

The applicant's parcel, identified by APN 060-550-011, consists of 10.06-acres and is located on the west side of Highway 193, approximately 0.5-miles south of the intersection with Black Oak Mine Road in the Garden Valley area. Supervisorial District 4. The parcels listed above are all within the Garden Valley / Georgetown Agricultural District.

Parcel Description:

- Parcel Number and Acreage: 060-550-011, 10.06 acres
- Agricultural District: Garden Valley / Georgetown Agricultural District
- Land Use Designation: Rural Residential, RR
- Zoning: RL-10 (Rural Land, 10 Acres)
- Soil Type: Choice Soils – Sites Loam (SkC)

**CUP20-0012 HOUSE OF PRAYER ADDITION
EXHIBIT I - COMMENTS, AGRICULTURAL COMMISSION**

Meeting Date: March 10, 2021
Re: House of Prayer Administrative Relief
Page 2

Discussion:

A site visit was conducted on February 16, 2021 to assess the placement of the proposed development.

Staff Findings:

Staff recommends APPROVAL of the request for the project setback reduced to 30 feet from the southern property line and request for a Conditional Use Permit Revision for an expansion of the House of Prayer Family Fellowship, as staff believes that three of the four findings that the Agricultural Commission is required to make by Resolution No. 079-2007 and adopted by the Board of Supervisors on April 17, 2007, can be made:

- a) *No suitable building site exists on the subject parcel except within the required setback due, but not limited to, compliance with other requirements of the General Plan or other County development regulations;*

The 200 foot setback limits the available building sites. The addition and new structure placement options are limited due to topography, natural drainages and other developments on the property.

- b) *The proposed non-compatible structure will be located on the property to reasonably minimize the potential negative impact on adjacent agriculturally zoned land;*

The placement of the addition and new structure minimize the potential negative impact to the adjacent agricultural properties as much as possible. The adjacent agricultural properties to the south have a drainage area near the property line with the church that drains under Hwy 193. This drainage area provides an additional buffer to the church addition.

- c) *Based on the site characteristics of the subject parcel and the adjacent agriculturally zoned land including, but not limited to, topography and location of agricultural improvements, etc., the Commission determines that the location of the proposed non-compatible structure would reasonably minimize potential negative impacts on agricultural or timber production use; and*

The topography of the area slopes downhill from the properties west of the agricultural parcels. The drainage on the agricultural parcels is fed from these uphill parcels and provides a buffer to the addition on the church building.

- d) *There is currently no agricultural activity on the agriculturally zoned parcel adjacent to the subject parcel and the Commission determines that the conversion to a low or high intensive farming operation is not likely to take place*

**CUP20-0012 HOUSE OF PRAYER ADDITION
EXHIBIT I - COMMENTS, AGRICULTURAL COMMISSION**

Meeting Date: March 10, 2021
Re: House of Prayer Administrative Relief
Page 3

due to the soil and/or topographic characteristics of the adjacent agriculturally zoned parcel or because the General Plan Land Use Designation of the surrounding or adjacent parcels is not agricultural (e.g. Light/Medium/High Density Residential).

Staff also recommends that the applicant comply with Resolution No. 079-2007 Exhibit A of the Board of Supervisors pertaining to the adoption of the Criteria and Procedures for Administrative Relief from Agricultural Setbacks. Section B.5 requires the following action by the applicant: In all cases, if a reduction in the agricultural setback is granted for a non-compatible use/structure, prior to the issuance of a building permit, a Notice of Restriction must be recorded identifying that the non-compatible use/structure is constructed within an agricultural setback and that the owner of the parcel granted the reduction in the agricultural setback acknowledges and accepts responsibility for the risks associated with building a non-compatible use/structure within the setback.

If the Agricultural Commission cannot make the required findings in Resolution No. 079-2007, an application may be made to the Board of Supervisors for administrative relief. Such relief may be granted by the Board of Supervisors upon a determination by the Board taking all relevant facts into consideration that the public interest is served by the granting of the relief. Such applications shall be made to the Development Services Department and a recommendation made to the Board of Supervisors.

Chair Boeger brought the item back to the Commission for discussion. The applicant Jim Woolums addressed questions by the Commission. Brianca Dinkler from Planning Services was available for questions.

It was moved by Commissioner Walker and seconded by Commissioner Draper to recommend APPROVAL of staff's recommendations for the project setback reduced to 30 feet from the southern property line and request for a Conditional Use Permit Revision for an expansion of the House of Prayer Family as described above, as staff believes that three of the four findings that the Agricultural Commission is required to make by Resolution No. 079-2007 and adopted by the Board of Supervisors on April 17, 2007, can be made:

Motion passed:

AYES: Walker, Boeger, Bolster, Draper, Mansfield, Bacchi
NOES: None
ABSENT: Neilsen
ABSTAIN: None

**COUNTY OF EL DORADO
OFFICE of COUNTY SURVEYOR**

MEMO

DATE: March 8, 2021

TO: Bianca Dinkler, Project Planner

FROM: Brian Frazier Phone (530) 621-5325, brian.frazier@edcgov.us

SUBJECT: CUP20-0012 - MULTI-PURPOSE CHURCH ROOM ADDITION (James S. Woolums/House of Prayer Family Fellowship/ James Shade, AIA)

We have looked over the application and have the following comments.

1. All boundary monuments disturbed during project construction shall be reset by a Professional Land Surveyor or Qualified Engineer as defined by Section 8771 of the California Business and Professions Code (Land Surveyors Act).

**CUP20-0012 HOUSE OF PRAYER ADDITION
EXHIBIT K - COMMENTS, PG&E**



Plan Review Team
Land Management

PGEPlanReview@pge.com

6111 Bollinger Canyon Road 3370A
San Ramon, CA 94583

January 29, 2021

Bianca Dinkler
County of El Dorado
2850 Fairlane Ct
Placerville, CA 95667

Ref: Gas and Electric Transmission and Distribution

Dear Bianca Dinkler,

Thank you for submitting the CUP20-0012 plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

Attached you will find information and requirements as it relates to Gas facilities (Attachment 1) and Electric facilities (Attachment 2). Please review these in detail, as it is critical to ensure your safety and to protect PG&E's facilities and its existing rights.

Below is additional information for your review:

1. This plan review process does not replace the application process for PG&E gas or electric service your project may require. For these requests, please continue to work with PG&E Service Planning: https://www.pge.com/en_US/business/services/building-and-renovation/overview/overview.page.
2. If the project being submitted is part of a larger project, please include the entire scope of your project, and not just a portion of it. PG&E's facilities are to be incorporated within any CEQA document. PG&E needs to verify that the CEQA document will identify any required future PG&E services.
3. An engineering deposit may be required to review plans for a project depending on the size, scope, and location of the project and as it relates to any rearrangement or new installation of PG&E facilities.

Any proposed uses within the PG&E fee strip and/or easement, may include a California Public Utility Commission (CPUC) Section 851 filing. This requires the CPUC to render approval for a conveyance of rights for specific uses on PG&E's fee strip or easement. PG&E will advise if the necessity to incorporate a CPUC Section 851 filing is required.

This letter does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed. PG&E will provide a project specific response as required.

Sincerely,

Plan Review Team
Land Management

**CUP20-0012 HOUSE OF PRAYER ADDITION
EXHIBIT K - COMMENTS, PG&E**



Attachment 1 – Gas Facilities

There could be gas transmission pipelines in this area which would be considered critical facilities for PG&E and a high priority subsurface installation under California law. Care must be taken to ensure safety and accessibility. So, please ensure that if PG&E approves work near gas transmission pipelines it is done in adherence with the below stipulations. Additionally, the following link provides additional information regarding legal requirements under California excavation laws: <https://www.usanorth811.org/images/pdfs/CA-LAW-2018.pdf>

1. Standby Inspection: A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.
2. Access: At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.
3. Wheel Loads: To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.

Ensure a list of the axle weights of all equipment being used is available for PG&E's Standby Inspector. To confirm the depth of cover, the pipeline may need to be potholed by hand in a few areas.

Due to the complex variability of tracked equipment, vibratory compaction equipment, and cranes, PG&E must evaluate those items on a case-by-case basis prior to use over the gas pipeline (provide a list of any proposed equipment of this type noting model numbers and specific attachments).

No equipment may be set up over the gas pipeline while operating. Ensure crane outriggers are at least 10 feet from the centerline of the gas pipeline. Transport trucks must not be parked over the gas pipeline while being loaded or unloaded.

4. Grading: PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.
5. Excavating: Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 12 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch

**CUP20-0012 HOUSE OF PRAYER ADDITION
EXHIBIT K - COMMENTS, PG&E**



wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches [$24/2 + 24 + 36/2 = 54$] away, or be entirely dug by hand.)

Water jetting to assist vacuum excavating must be limited to 1000 psig and directed at a 40° angle to the pipe. All pile driving must be kept a minimum of 3 feet away.

Any plans to expose and support a PG&E gas transmission pipeline across an open excavation need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

6. Boring/Trenchless Installations: PG&E Pipeline Services must review and approve all plans to bore across or parallel to (within 10 feet) a gas transmission pipeline. There are stringent criteria to pothole the gas transmission facility at regular intervals for all parallel bore installations.

For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of 2 feet in the horizontal direction of the bore path and a minimum of 12 inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

7. Substructures: All utility crossings of a gas pipeline should be made as close to perpendicular as feasible ($90^\circ \pm 15^\circ$). All utility lines crossing the gas pipeline must have a minimum of 12 inches of separation from the gas pipeline. Parallel utilities, pole bases, water line 'kicker blocks', storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

If previously retired PG&E facilities are in conflict with proposed substructures, PG&E must verify they are safe prior to removal. This includes verification testing of the contents of the facilities, as well as environmental testing of the coating and internal surfaces. Timelines for PG&E completion of this verification will vary depending on the type and location of facilities in conflict.

8. Structures: No structures are to be built within the PG&E gas pipeline easement. This includes buildings, retaining walls, fences, decks, patios, carports, septic tanks, storage sheds, tanks, loading ramps, or any structure that could limit PG&E's ability to access its facilities.

9. Fencing: Permanent fencing is not allowed within PG&E easements except for perpendicular crossings which must include a 16 foot wide gate for vehicular access. Gates will be secured with PG&E corporation locks.

10. Landscaping: Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4') in height at maturity may be planted within the easement area.

**CUP20-0012 HOUSE OF PRAYER ADDITION
EXHIBIT K - COMMENTS, PG&E**



*Pacific Gas and
Electric Company®*

11. Cathodic Protection: PG&E pipelines are protected from corrosion with an “Impressed Current” cathodic protection system. Any proposed facilities, such as metal conduit, pipes, service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

12. Pipeline Marker Signs: PG&E needs to maintain pipeline marker signs for gas transmission pipelines in order to ensure public awareness of the presence of the pipelines. With prior written approval from PG&E Pipeline Services, an existing PG&E pipeline marker sign that is in direct conflict with proposed developments may be temporarily relocated to accommodate construction work. The pipeline marker must be moved back once construction is complete.

13. PG&E is also the provider of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E’s facilities must be reviewed and approved by PG&E to ensure that no impact occurs which may endanger the safe operation of its facilities.

**CUP20-0012 HOUSE OF PRAYER ADDITION
EXHIBIT K - COMMENTS, PG&E**



Attachment 2 – Electric Facilities

It is PG&E's policy to permit certain uses on a case by case basis within its electric transmission fee strip(s) and/or easement(s) provided such uses and manner in which they are exercised, will not interfere with PG&E's rights or endanger its facilities. Some examples/restrictions are as follows:

1. Buildings and Other Structures: No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as **"RESTRICTED USE AREA – NO BUILDING."**
2. Grading: Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.
3. Fences: Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&E's facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.
4. Landscaping: Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), trees and shrubs are limited to those varieties that do not exceed 15 feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.
5. Reservoirs, Sumps, Drainage Basins, and Ponds: Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.
6. Automobile Parking: Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case by case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.
7. Storage of Flammable, Explosive or Corrosive Materials: There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.

**CUP20-0012 HOUSE OF PRAYER ADDITION
EXHIBIT K - COMMENTS, PG&E**



8. Streets and Roads: Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

9. Pipelines: Pipelines may be allowed provided crossings are held to a minimum and to be as nearly perpendicular as possible. Pipelines within 25 feet of PG&E structures require review by PG&E. Sprinklers systems may be allowed; subject to review. Leach fields and septic tanks are not allowed. Construction plans must be submitted to PG&E for review and approval prior to the commencement of any construction.

10. Signs: Signs are not allowed except in rare cases subject to individual review by PG&E.

11. Recreation Areas: Playgrounds, parks, tennis courts, basketball courts, barbecue and light trucks (pickups, vans, etc.) may be allowed; subject to review of plans. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications.

12. Construction Activity: Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (<https://www.dir.ca.gov/Title8/sb5g2.html>), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 (http://www.cpuc.ca.gov/gos/GO95/go_95_startup_page.html) and all other safety rules. No construction may occur within 25 feet of PG&E's towers. All excavation activities may only commence after 811 protocols has been followed.

Contractor shall ensure the protection of PG&E's towers and poles from vehicular damage by (installing protective barriers) Plans for protection barriers must be approved by PG&E prior to construction.

13. PG&E is also the owner of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs that may endanger the safe and reliable operation of its facilities.

**CUP20-0012 HOUSE OF PRAYER ADDITION
EXHIBIT L - LETTER FROM APPLICANT, RESPONSE TO EMD**

Jim Woolums
House of Prayer Family Fellowship Addition
JSWMentor4U@aol.com
530-621-1579 h
916-240-4177 c

Good Morning Bianca

In response to your forwarded letter to me from Environmental Management Dept (EMD) (attached in this email) with regard to the existing septic system and its effect from the proposed building expansion. I would like you to have this response and also to please forward this to the EMD prior to the TAC call on 3/8/21. Notice that I marked the concerns as 1,2,3 and will answer them here.

1: The proposed expansion does not include any additional plumbing and is only enlarging the existing multipurpose room to allow more space to accommodate existing functions which currently overlaps the space utilized; being Pot Luck gatherings, Bible study, Food ministry which covers receiving, coordinating and distribution. The sanctuary will not be expanded so the approved capacity will not modified which will not result in “more effluent being produced” by the church

2: The building expansion will NOT overlap any of the existing septic tanks (Drawings hereby attached to reflect the proposed location (s)) The 5’ minimum setback very much accounted for being @25’30’ from the new building extension.

3: The existing septic system is deemed “sized appropriately” as no changes are to be made to the amount of effluent being produced and no additional plumbing facilities will be added as well. (See 1 + 2 above)

Please contact me with any concerns regarding this email

Kind Regards,

**CUP20-0012 HOUSE OF PRAYER ADDITION
EXHIBIT L - LETTER FROM APPLICANT, RESPONSE TO EMD**

Jim Woolums
House of Prayer Family Fellowship
JSWMentor4U@aol.com
530-621-1579 h
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