# CONDITIONS OF APPROVAL
# AND MITIGATION MONITORING AND REPORTING PROGRAM
**UP-25;9-1 Calvary Chapel of Amador County**

**APPLICANT:** The Call Church (Calvary Chapel of Amador County, LLC) **PHONE:** (209) 296-5961

**ADDRESS:** 18400 Ridge Road, Pine Grove, CA 95665

**PROJECT LOCATION:** 18400 Ridge Road, Pine Grove, CA 95665

**PROJECT DESCRIPTION:** Request for Use Permit (UP-25;9-1) for Calvary Chapel of Amador County to amend the existing use Permit and Master Plan. Changes include the addition of a 16,800 sq. ft sanctuary building with up to 500 seats, to be located on the existing gravel parking lot, the addition of a paved parking lot for a total of 270 parking spaces, and reconfiguration of the existing multi-purpose building.

**ENVIRONMENTAL DOCUMENT:** Mitigated Negative Declaration

**PLANNING COMMISSION APPROVAL DATE**:

**NOTICE OF DETERMINATION DATE:**

NOTE A: It is suggested the project applicant contact the Environmental Health, Public Works, and Planning Departments and any other agencies involved prior to commencing these requirements. Improvement work shall not begin prior to the review and submission of the plans and the issuance of any applicable permits by the responsible County Department(s). The Inspector must have a minimum of 48 hours' notice prior to the start of any construction.

NOTE B: This set of conditions has been updated from the original Use Permits UP-92;12-1 and UP-05;7-4 for Warehouse Ministries, Inc. and Calvary Chapel of Amador County.

NOTE C: Information concerning this project can be obtained through the Amador County Planning Department, 810 Court Street, Jackson, CA 95642 (209) 223-6380.

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**CONDITIONS OF APPROVAL**

1. ***Fish and Wildlife fees: No permits shall be issued, fees paid, or activity commence, as they relate to this project, until such time as the Permittee has provided the Planning Department with the Department of Fish and Wildlife Filing Fee for a Notice of Determination or a Certificate of Fee Exemption from Fish and Game. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.***
2. Applicant shall submit signed conditions to the Planning Department. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
3. This Use Permit is granted subject for the use(s) described (see attached application) on the condition that the project shall not, in the establishment, maintenance, or operation of the proposed use(s), be detrimental to the health, safety, peace, morals, comfort, and general welfare of the persons residing or working in the neighborhood of such proposed use(s) or be detrimental or injurious to property and improvements in the neighborhood or be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the County. Construction shall be substantially the same as the approved plot plan. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
4. The issuance of this Use Permit is expressly conditioned upon the permittee's compliance with all the provisions contained herein and if any of the provisions contained herein are violated, this Use Permit may be subject to revocation proceedings as set forth in Amador County Code. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

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**Building Permits & Drainage:**

5. The permittee shall acquire all necessary building permits for all facilities and any related equipment. Construction and location shall be substantially the same as submitted plans and as stated in the approved project description. THE BULIDING DEPARTMENT SHALL MONITOR THIS CONDITION.
6. Prior to issuance of any grading permit, a drainage study for the parcel shall be submitted to the Building Department and Water Resources. If the study indicated the need for drainage improvements, the Permittee shall submit an improvement plan and cost estimate, with the necessary calculations, all prepared by a Registered Civil Engineer and in conformance with County Ordinance Code 17.90.120. The Permittee shall pay the actual costs of the Plan Checking, Inspection, and Testing prior to the Use Permit becoming valid. Five percent (5%) of a Licensed Civil Engineer's estimate of the improvement costs will be deposited with the Water Resources Department (2-1/2% prior to inspection and testing). THE BUILDING DEPARTMENT AND DEPARTMENT OF WATER RESOURCES SHALL MONITOR THIS CONDITION.

**Noise:**

7. Per General Plan Mitigation Measure 4.11-7a, all construction equipment shall be properly maintained per manufacturers' specifications and fitted with the best available noise suppression devices; all impact tools will be shrouded or shielded; and all intake and exhaust ports on power equipment will be muffled or shielded. All equipment employed during the project shall maintain appropriate setback distances from residences to reduced vibration levels below the recommended FTA and Caltrans guidelines of 80VdB and 0.2 in/sec PPV, respectively when located within 500 feet and 300 feet of impact pile drivers, and within 70 feet and 45 feet of large bulldozers (and other heavy-duty construction equipment). Noise levels generated by the project shall not exceed 65 decibels at the nearest property line. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

**Signage and Lighting:**

8. All signs on the premises shall be approved by the Planning Department prior to the building permit application and/or construction. All outdoor security lighting to church facilities and parking areas shall be shielded from neighboring properties and traffic from roadways and shall be reviewed by the Planning Department prior to building permit application and/or construction. No lighting shall be allowed on the grounds of the athletic field. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

**Landscaping:**

9. Landscaping shall be maintained and replaced as needed in order to assure continued compliance with Condition No. 4 of UP-92;12-1 as amended by the Planning Commission on May 08, 2001 to include the planting of redwood trees along the east building setback line. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
10. A landscaping plan for the entire property shall be submitted to, and approved by, the Planning Department prior to this Use Permit becoming valid. Drought resistant native species and a plan for low water usage shall be a major consideration within the plan. Evergreen trees shall be planted on the north and west sides of the developed area. The landscaping plan shall not impede traffic sight distances. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

**Fencing:**

11. Fencing shall be maintained and repaired/replaced as needed in order to assure continued compliance with Condition No. 8 of UP-92;12-1. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

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**Parking:**

12. The number of parking spaces shall conform to County Codes in accordance with the use and square footage of buildings on property. A parking plan shall be submitted and reviewed at the time building plans are submitted for uses allowed. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

**Waste Management:**

13. The applicant must ensure that the solid waste disposal service is sufficient to serve the intended use, to remain in compliance with County Code Section 7.24 regarding Solid Waste. THE WASTE MANAGEMENT DEPARTMENT SHALL MONITOR THIS CONDITION.

**Water:**

14. The Permittee shall comply with the requirements of the Amador Wate Agency for water supply prior to this Use Permit becoming valid. THE DEPARTMENT OF WATER RESOURCES SHALL MONITOR THIS CONDITION.

**Sewage Disposal:**

15. The applicant shall schedule an on-site inspection with a qualified consultant and a representative of the Environmental Health Department to review the condition of the existing disposal system. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS CONDIITON
16. Prior to issuance any building permits, the applicant must provide to the Environmental Health Department written certification by a qualified consultant that the on-site sewage disposal system may be expected to continue to function in a sanitary manner including the proposed increased uses and all currently permitted uses. Should the proposed additional uses necessitate expansion of the on-site sewage disposal system, it must be documented that sufficient area of suitable soil conditions remains unimpacted to enable at least 100% replacement of the entire disposal system including all anticipated wastewater flows. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS CONDITION
17. As an ongoing condition of the use permit, the applicant shall enroll the property in County Service Area #6 to provide for cost recovery and right to access for monitoring of the on-site sewage disposal system by the Environmental Health Department. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS CONDITION.

**Right-of-way:**

18. Prior to the issuance of any building permit(s), Traffic Mitigation fees shall be paid. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT
19. Prior to the application of any building permit or any use of the athletic field, the Permittee shall have obtained a commercial encroachment for the Ridge Road access from the Public Works Department. As part of the encroachment permit, the Permittee shall dedicate to the County ½ of an 80-foot right-of-way along the Ridge Road frontage of this project property and construct a left turn lane to Public Works' specifications. Also, as part of the commercial encroachment permit, acceleration and deceleration lanes shall be required of which their construction standards shall be to a safety level determined by the Department of Public Works. THIS MITIGATION SHALL BE MONITORIED BY THE PUBLIC WORKS DEPARTMENT.

**MITIGATION MONITORING AND REPORTING PROGRAM**

20. **AES-1 Commercial Light and Glare:** Any lighting installations must be compliant with County regulations, and be conditioned to incorporate measures to reduce light and reflectance pursuant to Amador County General Plan Mitigation Measure 4.1-4. This includes measures to reduce light and reflectance including limitation of all installed lighting with this project to full-cutoff, fully-shielded

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fixtures directed downwards with color correlative temperature (CCT) less than or equal to 3000K. Motion sensors and automatic shutoffs shall be used to limit all lighting fixtures in use after facility is closed to the public or after 10:00 p.m. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

21. **AIR-1 Air Quality Best Management Practices (BMPs):** Permittee shall meet requirements that may be deemed necessary by the Air District based upon site conditions and operations. The project shall require that idling times for construction equipment and vehicles be limited to a maximum of 5 minutes to reduce operational emissions of criteria pollutants per General Plan Mitigation Measure 4.3-2a. THE AMADOR AIR DISTRICT SHALL MONITOR THIS REQUIREMENT.

22. **BIO-1 Special-Status Species – Animals**: Special-status animal species should be avoided to the maximum extent practicable. If complete avoidance is infeasible, project impacts will need to be quantified and actions taken to reduce the impacts to a less-than-significant level through the utilization of industry-standard BMPs which may include preservation and enhancement of on and/or off-site populations, transplanting individuals to a preservation area, or other actions, subject to the approval of CDFW, USFWS, or CNPS. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

23. **BIO-2 Ground Disturbance Timing for Nesting Birds:** To avoid impacts to nesting bird species or birds protected under the Migratory Bird Treaty Act, all ground disturbing activities conducted between February 1 and September 1 must be preceded by a pre-construction survey for active nests, to be conducted by a qualified biologist. This survey should be conducted within two weeks prior to any construction activities. The purpose of this survey is to determine the presence or absence of nests in an area to be potentially disturbed. If nests are found, a buffer depending upon the species and as determined by a qualified biologist in consultation with the California Department of Fish and Wildlife and shall be demarcated with bright orange construction fencing. Any vegetation clearing should be schedule outside of the avian nesting season (February 1 through August 31) or survey should be conducted immediately prior to vegetation removal. If active nests are found, vegetation removal should be delayed until the young fledge. No ground disturbing or other construction activities shall occur within this buffer until the County-approved biologist has confirmed that breeding or nesting is completed and the young have fledged the nest. Nesting bird surveys are not required for ground disturbing activities occurring between September 2 and January 31. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

24. **BIO-3 Special-Status Species – Plants:** Special-status plant populations should be avoided to the maximum extent practicable. If complete avoidance is infeasible, project impacts will need to be quantified and mitigation developed to reduce the impacts to a less-than-significant level. Mitigation may include preservation and enhancement of on and/or off-site populations, transplanting individual plants to preservation area, or other actions, subject to the approval of CDFW, USFWS, or CNPS. Prior to any construction activity, a biological and/or rare plant survey may be required to be conducted to determine if there are any special-status plants within the project area and which may potentially be disturbed. If special-status species are identified, avoidance zones may be established around plant populations to clearly demarcate areas for avoidance. Where avoidance is infeasible, and the plant subject to removal or potential damage from construction, the project applicant shall develop and implement a mitigation plan pursuant to State and Federal regulation. The mitigation plan shall provide for no net loss of habitat and shall include, but is not limited to, relocation of the affected plants, replanting, and monitoring of relocated and planted specimens, or any other BMPs or conservation practices established by CDFW or USFWS. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

25. **BIO-4 Plant Survey:** Prior to any construction activity related to any discretionary project, a biological and/or rare plant survey shall be conducted to determine if there are any special-status plants within the project area and which may potentially be disturbed. Surveys shall be timed

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according to the blooming period for the target species, and known reference populations will be visited prior to surveys to confirm the species is blooming where known to occur. If special-status species are identified, avoidance zones may be established around plant populations to clearly demarcate areas for avoidance. Avoidance measures and buffer distances may vary between species, and the specific avoidance zone distance will be determined in coordination with the appropriate resource agencies. For individual specimens, highly visible temporary construction fencing shall be placed at least 10 ft. away from the drip line of the plant. No construction activity or grading would be permitted within the buffer zone. Where avoidance is infeasible, and the plant subject to removal or potential damage from construction, the project applicant shall develop and implement a mitigation plan pursuant to State and Federal regulation. The mitigation plan shall provide for no net loss of habitat and shall include, but is not limited to, relocation of the affected plants, replanting, and monitoring of relocated and planted specimens. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

26. **CULTR-1:** In the event the permittee encounters any historic, archaeological, paleontological, or tribal resource (such as chipped or ground stone, fossil-bearing rock, large quantities of shell, historic debris, building foundations, or human bone) during any construction undertaken to comply with these conditions, permittee shall stop work immediately within a 100 ft. radius of the find and retain the services of a qualified professional for the purpose of recording, protecting, or curating the discovery as appropriate. The qualified professional shall be required to submit to the Planning Department a written report concerning the importance of the resource and the need to preserve the resource or otherwise reduce impacts of the project. The permittee shall notify the Amador County Planning Department of the find and provide proof to the Planning Department that any/all recommendations and requirements of the qualified professional have been complied with. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

27. **CULTR-2:** In the case that human remains are discovered on site, the following steps must be taken in accordance with Amador County General Plan Mitigation Measure 4.5-15 Cultural Resources, per Section 7050.5 of the California Health and Safety Code. The Amador County Coroner shall, within two working days:

    i. Determine if an investigation of cause of death is required;
    ii. Determine if the remains are most likely that of Native American origin, and if so suspected, the coroner shall notify the California Native American Heritage Commission (NAHC) within 24 hours of making his or her determination.
    iii. The descendants of the deceased Native Americans shall make a recommendation to the operator/ permittee for the means of handling the remains and any associated grave goods as provided in Public Resources Code (PRC) Section 5097.98.
    iv. The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native American.
    v. The descendants may, with the permission of the landowner or their representative, inspect the site of the discovered Native American remains and may recommend possible treatment or disposition within 24 hours of their notification.
    vi. Whenever the NAHC is unable to identify a descendent, or the descendent identified fails to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendent and the mediation provided for in subdivision (k) of PRC Section 5097.94 fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

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28. **HYD-1 Grading Permits and Erosion Control:** Prior to the issuance of permits for site-specific development, drainage and grading permits shall be prepared by a licensed civil engineer and submitted to the Amador County Building Department for approval. Drainage plans shall demonstrate that new development would not increase peak storm flows and that adequate capacity exists downstream to accommodate increased stormwater volume. All site-specific development shall implement appropriate stormwater runoff best management practices (BMPs) and design features to protect receiving water quality consistent with Amador County standards, and any require National Pollution Discharge Elimination System (NPDES) permits administered by the State Water Resources Control Board (SWRCB) must be obtained prior to project execution. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

29. **TRA-1 Fire and Life Safety:** The project applicant shall comply with Chapter 15.30 Fire and Life Safety Ordinance and CA CCR Title 14, Division 1.5, Chapter 7, Subchapter 2. THE BUILDING DEPARTMENT AND AMADOR FIRE PROTECTION DISTRICT SHALL MONITOR THIS CONDITION.

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Chairperson Date
Amador County Planning Commission

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Applicant Date

(1) Applicant
(2) Amador Air District
(3) Building Department
(4) Environmental Health Department
(5) Transportation and Public Works Department
(6) Waste Management Department
(7) Amador Fire Protection District
(8) CA Department of Fish and Wildlife
(9) Planning Department