

A.4 - Parking. Full, highest use, occupancy of the complex requires 215 parking spaces. Paved parking shall be implemented first for all in-building land uses. Gravel parking shall be used for the playfields and to meet any other parking requirements that cannot be met on existing paved or concrete surfaces through striping. Comply with Nevada County Parking Standards as follows:

Prior to final church sanctuary occupancy of the site, extend and restripe the existing parking lot to achieve 130 parking spaces as shown on the approved site plan. This includes the addition of a drop-off lane and four handicap accessible spaces

A. 7 - Comply with Lighting Standards (Mitigation Measure 1B). All outdoor light fixtures shall be modified and/or replaced to meet all requirements of LUDC Section L-II 4.2.8 including being fully shielded to eliminate glare and prevent light trespass onto neighboring properties, Building/improvement plans shall include specific detail to depict the location, height, and positioning of all light fixtures, and shall provide a description of the type and style of lighting proposed. Fixtures shall have high efficiency lamps. High pressure sodium and mercury vapor light fixtures are prohibited. Standards are allowed a maximum height of 15-feet.

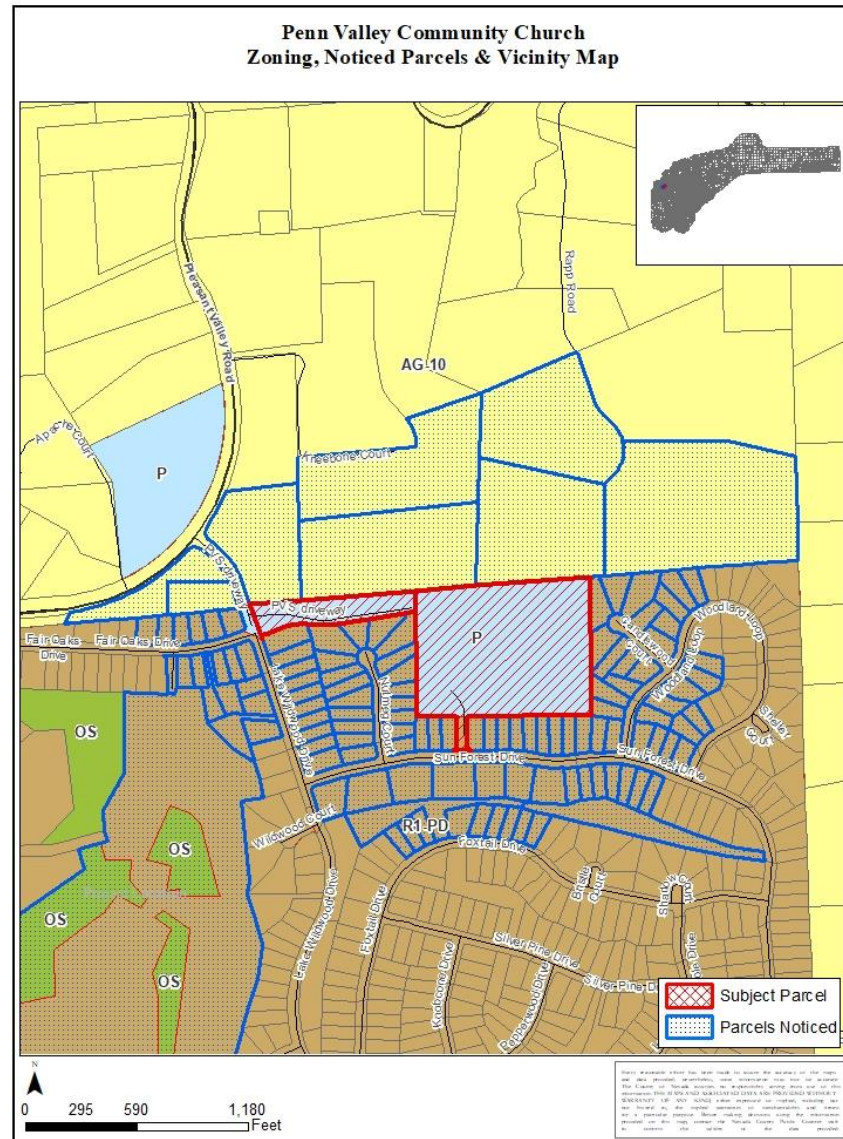
All existing parking lot standards shall be modified in compliance with these standards prior to final Church sanctuary occupancy of the site.

A.5 Timing

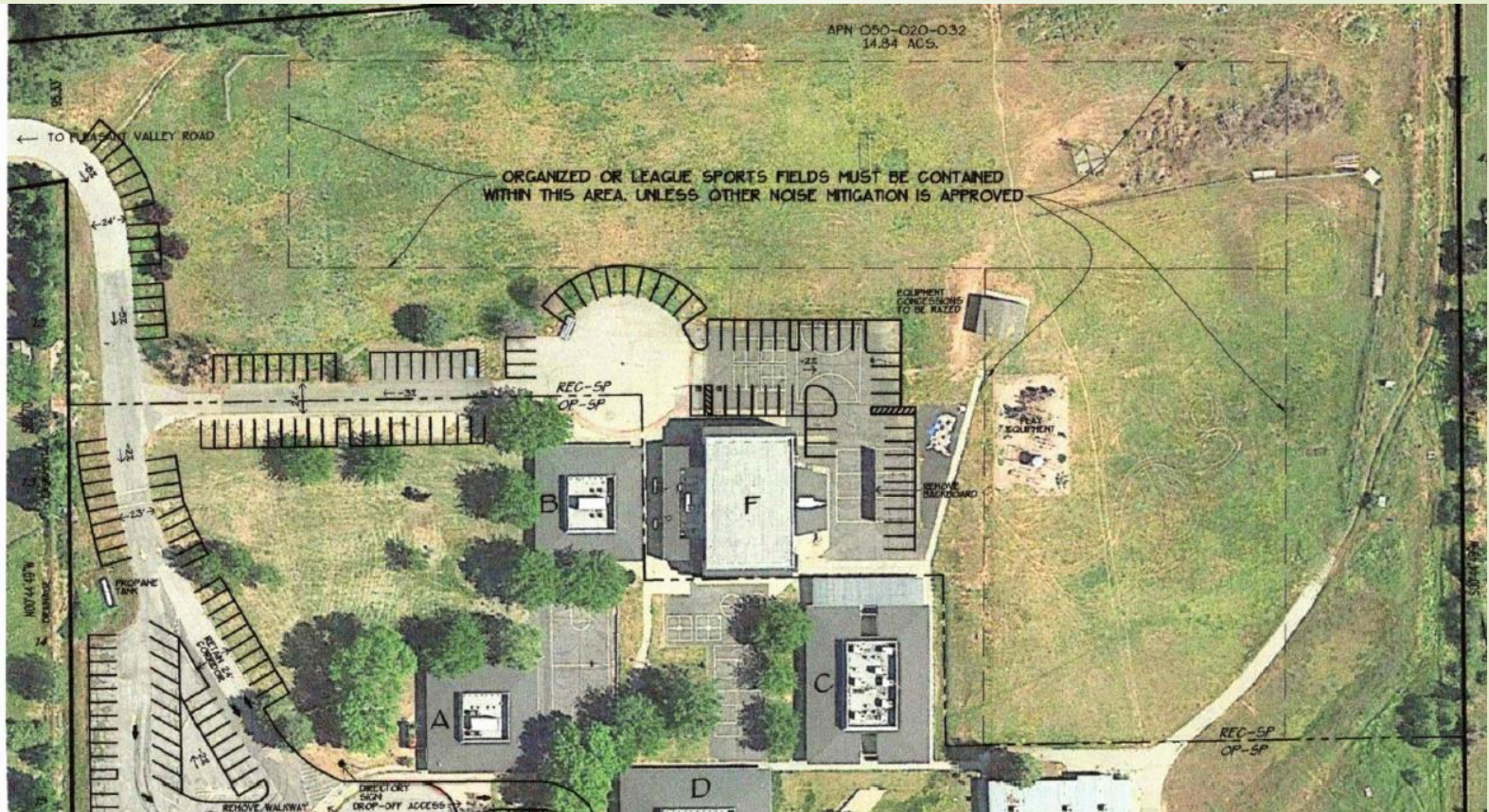
Prior to final church sanctuary occupancy of the site, the landscape architect shall verify that all screening plant materials pursuant to the approved plan have been established.

Prior to final church sanctuary occupancy of the site, the landscape architect shall verify that all plant materials associated with the paved parking lot (130 parking spaces) pursuant to the approved plan have been established.

C 3. Final Grading and Drainage Plans: Prior to improvement and building permit issuance, the applicant shall provide final grading and drainage plans with an accompanying analysis prepared by a registered civil engineer to confirm any increase in impervious surfaces or storage areas needed, **if required**. The applicant shall also provide impervious area calculations for

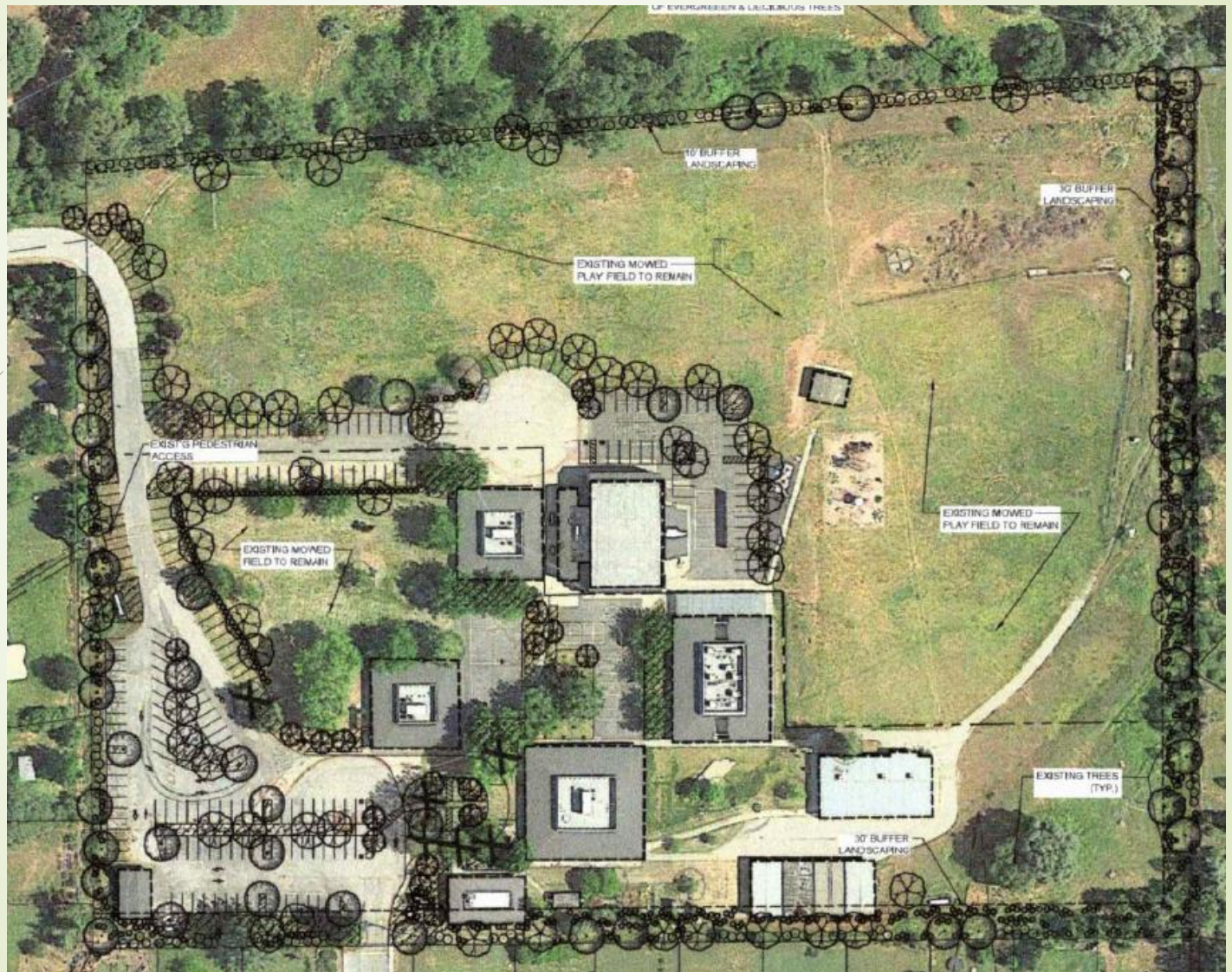


Recreation



Specific uses proposed for approval with the current UP include church, office and professional use, elementary and/or junior high school uses, church and sports league use of the fields and gymnasium and a watchman/caretaker's unit.

Landscaping



Parking & Site

Improvement

