

FINDINGS

Conditional Use Permit Revision S79-0020-R-2/Vintage Grace Church Planning Commission/September 13, 2018

1.0 CEQA FINDINGS

- 1.1 El Dorado County has considered the Negative Declaration together with the comments received during the public review process. The Negative Declaration reflects the independent judgment of the County and has been completed in compliance with the California Environmental Quality Act (CEQA) and is adequate for this project.
- 1.2 No significant impacts to the environment as a result of this project were identified in the initial study.
- 1.3 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Planning and Building Department - at 2850 Fairlane Court, Placerville, CA, 95667.

2.0 GENERAL PLAN FINDINGS

2.1 The project is consistent with General Plan policy 2.2.1.2.

General Plan Policy 2.2.1.2 establishes an appropriate range of land use types and densities within the County. Multi-Family Residential (MFR) land use designation establishes areas that are suitable for high-density, single family and multifamily design concepts such as apartments, single-family attached dwelling units and small-lot single-family detached dwellings.

Rationale: The El Dorado County General Plan designates the subject site as Multi-Family Residential. The current use at the site is a church approved by a previous Conditional Use Permit. This use is consistent with the previous approval on this site.

2.2 This project is consistent with General Plan Policy 2.2.5.2

General Plan 2.2.5.2 requires that all applications for discretionary permits shall be reviewed to determine consistency with the policies of the General Plan.

Rationale: The El Dorado County General Plan designates the subject site as Multi-Family Residential. As part of the approval process, the applicant has been required to show that their project is consistent with this designation. Moreover, the El Dorado County General Plan, as well as the County Zoning Ordinance, a subsection of the General Plan, allows churches within the Multi-Family Residential designation with approval of a Conditional Use Permit. Therefore, this project has been determined to show compliance.

2.3 This project is consistent with General Plan Policy 2.2.5.21

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

Rationale: The project is to construct a new church building on existing church property. The project parcel is within a residential neighborhood overlooking El Dorado Hills Boulevard, a major County thoroughfare. The proposed buildings will not cause incompatibility with adjacent land uses because it will not cause a significant increase in traffic noise, greenhouse gas emissions or other impacts to the environment at this site, as determined in the Negative Declaration. Therefore, this project is deemed compatible with adjacent land uses.

2.4 This project is consistent with General Plan Policy 2.8.1.1

General Plan Policy 2.8.1.1 requires that outdoor lighting to be consistent with standards to eliminate excess nighttime light and glare.

Rationale: According to the Initial Study and Negative Declaration, the proposed project will not expose people to lighting and glare levels in excess of accepted Illuminating Engineering Society of North America (IESNA) standards. The applicant has provided a lighting plan that shows all outdoor lights being designed to limit nighttime glare and lighting levels.

2.5 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 El Dorado County Department of Transportation for adequate public services capacity. The project will connect to existing electrical facilities and public services currently within the parcel. The operation of the facilities will require water, sewer, and solid waste service. However, the El Dorado Irrigation District has stated that this project will not cause additional issues with water and sewer supply.

2.6 The project is consistent with General Plan Policy 5.1.2.2.

General Plan Policy 5.1.2.2 requires that adequate quantity and quality of water for all uses, including fire protection, be provided with proposed development.

Rationale: The applicants received a Facility Improvement Letter (FIL) from the El Dorado Irrigation District. In this letter, the District stated that there is enough water available to this supply this project.

2.7 The project is consistent with General Plan Policy 6.2.3.2.

General Plan Policy 6.2.3.2 requires that adequate emergency access exists for all uses, including fire protection, with proposed development.

Rationale: The proposed project is located within very high fire hazard area. The El Dorado Hills Fire Protection District was given the opportunity to comment and have presented conditions of approval to apply to the project. The facility will require the use of potable water, and will require a fire hydrant to be constructed on the project site.

2.8 The project is consistent with General Plan Policy 7.4.4.4.

General Plan Policy 7.4.4.4 requires all new development projects that would result in soil disturbance on parcels that are over an acre and have at least one percent total canopy cover shall adhere to the tree canopy retention and replacement standards.

Rationale: The project site is over an acre with under one percent area of oak tree canopy. No oak trees will be adversely affected by this project.

3.0 ZONING FINDINGS

3.1 The project is consistent with Title 130.

The Multi-unit Residential (RM) zone is used to promote and regulate the development of higher density, multi-unit dwellings, and accessory structures and uses.

Rationale: The parcel is zoned Multi-Family Residential (RM). The Residential Zone Use Matrix establishes those uses that are permitted and those that require approval by a Conditional Use Permit in the RM zone district. The matrix includes civic uses, specifically churches, with a Conditional Use Permit.

3.2 The project is consistent with Chapter 130.34, Outdoor Lighting.

Chapter 130.34, Outdoor Lighting, requires that outdoor lighting is consistent with standards to eliminate excess nighttime light and glare.

Rationale: According to the Initial Study and Negative Declaration, the proposed project will not expose people to lighting and glare levels in excess of standards established in the Zoning Ordinance. All outdoor lights have been designed to limit nighttime glare and lighting levels.

3.3 The project is consistent with Chapter 130.37, Noise Standards.

Chapter 130.37, Noise Standards, requires that noise created by new proposed non-transportation noise sources shall be mitigated so as not to exceed the noise level standards of Table 130.37.060.2 for noise-sensitive uses.

Rationale: According to the Initial Study and Negative Declaration, the proposed project will not expose people to noise levels in excess of standards established in the General Plan or Zoning Ordinance. There would be additional noise associated with construction, such as a temporary increase in vehicles, equipment and people. However, these exposures would be temporary, and cease upon the completion of construction. Operation of the facility is not expected to generate noise levels exceeding the performance standards contained within Chapter 6 of the 2004 General Plan. Moreover, the El Dorado County Noise Ordinance prohibits construction outside of daytime hours. The noise associated with the project would be less than significant overall.

4.0 CONDITIONAL USE PERMIT FINDINGS

4.1 The issuance of the permit is consistent with the General Plan.

Rationale: As discussed above in Section 2.0, General Plan Findings, the Conditional Use Permit is consistent with the applicable policies and requirements in the El Dorado County General Plan.

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

Rationale: The use will not significantly conflict with surrounding uses. The proposed use will comply with the Development Standards of the RM zone district. The proposed use is consistent with the surrounding land uses which include single family residences and other public facilities. The project is not expected to result in any changes to the current use or condition of the site. As conditioned, the project is not anticipated to result in significant environmental, visual, or noise impacts to the surrounding residents.

4.3 The proposed use is specifically permitted by Conditional Use Permit.

Rationale: The subject property is located in the RM zone district. The Residential Zone matrix of allowed uses and permit requirements establishes those uses that are permitted and those that require approval by a Conditional Use Permit in the RM zone district. The matrix includes churches, which are permitted by Conditional Use Permit pursuant to Section 130.24.020.