



COUNTY OF PLACER
Community Development Resource Agency

ATTACHMENT F

Michael J. Johnson, AICP
Agency Director

PLANNING

HEARING DATE: 11-12-09
ITEM NO.: 1
TIME: 10:05 AM

TO: Placer County Planning Commission
FROM: Development Review Committee
DATE: November 5, 2009
SUBJECT: **Minor Use Permit / Minor Boundary Line Adjustment -
PMPAT20080493
St. Joseph Marelo Church
Revised Mitigated Negative Declaration**

COMMUNITY PLAN: Granite Bay Community Plan

COMMUNITY PLAN DESIGNATION: Rural Estates 4.6 acre to 20 acre minimum

ZONING: RA-B-X-4.6 (Residential Agricultural combining Minimum Building Site of 4.6 acres)

STAFF PLANNER: Roy Schaefer, Associate Planner

LOCATION: The project site (APN's: 035-120-021 & 023) is located on the west side of Auburn Folsom Road, south of Cavitt Stallman Road in the Granite Bay area (7000 Laird Road and 7200 Auburn Folsom Road)

APPLICANT: Dave Cook of RCH Group on behalf of St. Joseph Marelo Parish and the Roman Catholic Diocese of Sacramento

PROPOSAL:

The Sacramento Diocese is requesting approval of a Minor Use Permit (MUP) to develop a "house of worship" facility on a 12.8-acre site. A Minor Boundary Line Adjustment (MBLA) is also requested to reconfigure the existing 6.8-acre northern parcel (APN: 035-120-021) into a 4.6-acre parcel and the existing 10.4-acre southern parcel (APN: 035-120-023) into a 12.8-acre parcel. The northern reconfigured 4.6-acre parcel is not otherwise part of this proposal.

CEQA COMPLIANCE:

A Mitigated Negative Declaration has been prepared and finalized pursuant to CEQA for this project (Attachment 1). With the incorporation of all mitigation measures, all identified impacts will be reduced to less than significant levels. During the public review period, comments were received regarding this church project not being consistent with the Granite Bay Community Plan and the fact that additional traffic would be utilizing Auburn Folsom Road and Laird Road. Staff worked with the applicant to modify the proposed project by eliminating the proposed school and by requiring a primary access from Auburn Folsom Road and a secondary access from Laird Road. The Mitigated Negative Declaration was revised and is attached and must be found adequate to satisfy the requirements of CEQA by the decision-making body. The Planning Commission will be required to make a finding to this effect.

PUBLIC NOTICES AND REFERRAL FOR COMMENTS:

Public notices were mailed to property owners of record within 300 feet of the project site. A four-foot by four-foot public notification sign was posted along the Auburn-Folsom Road frontage and the Cavitt-Stallman Road frontage. Other appropriate public interest groups and citizens were sent copies of the public hearing notice, as well as, the Granite Bay Municipal Advisory Council. Copies of the project plans and application were transmitted to the Community Development Resource Agency staff and the Departments of Public Works, Engineering and Surveying, Environmental Health, and the Air Pollution Control District for their review and comment. The comments received from these agencies and the public have been addressed in the revised Mitigated Negative Declaration and/or analysis section of this report.

PROJECT DESCRIPTION:

The Sacramento Diocese is requesting approval of a Minor Use Permit (MUP) to develop a "house of worship" facility on a 12.8-acre site (St. Joseph Marello Church). The "house of worship" facility is intended to serve the immediate community of Granite Bay and would be developed in two phases. Phase I would include a 14,350 square foot, one-story, multi-purpose building with approximately 240 parking stalls provided onsite. A stormwater retention/detention facility will be constructed with Phase I and may be later used as playfields. Phase II would include a 25,000 square foot, one-story, church building (900 seats and administrative offices) with an additional 172 parking stalls for a total of 412. A 1,950 square foot addition to the multi-purpose building may also be built for a total of 16,300 square feet. With this addition, at full build-out the buildings would total approximately 41,300 square feet.

Primary access to the site will be from a main entry to be constructed on Auburn Folsom Road, which will be widened to accommodate turn and acceleration/deceleration lanes. Secondary access will be at the connection to the southern leg of the Laird Road/Cavitt Stallman intersection to be conveyed by South Placer Fire District in exchange for installation of an emergency signal in front of the fire station. Intersection improvements are designed to avoid an urbanized appearance and any impacts to the historic abandoned home located on the southwest corner of the intersection. There will be minimal grading and/or slope impacts except for the removal of one non-native tree at the

southwest corner of the intersection. Frontage improvements will be required for Auburn Folsom Road and for a limited part of Cavitt Stallman Road. There will be 412 off-street parking spaces provided. Landscaping is proposed along the project's frontage (25-foot wide landscape buffer/setback), within the parking lot areas, and within an entry feature at the east side of the project site.

Weekday and evening activities at the church will include administrative and maintenance as well as church and community functions. The church will typically offer two Sunday morning services. From September through May each year the Sunday afternoon service will be replaced by an evening service and youth ministry. On Monday through Friday the parish offices will be open during the day, there will be small morning services offered (typically 10 to 20 participants), and funeral services will occasionally take place. There will be occasional monthly weekday evening meetings, youth ministry, bible studies, and choir practice. On Saturdays there will be occasional afternoon funerals or weddings and an evening service. Special seasonal events such as Christmas and Easter programs, sunrise and midnight worship services, as well as occasional seasonal activities, such as barbecues and picnics, day camps, craft fairs, harvest festivals, concerts, theatre productions, plays, and seminars, may also be conducted.

A Minor Boundary Line Adjustment (MBLA) is being requested to reconfigure the northern parcel (035-120-021) into a 4.6-acre parcel and the southern parcel (035-120-023) into a 12.8-acre parcel. The northern 4.6-acre parcel is not otherwise part of this proposal. The applicant also proposes to annex the project site into Placer County Sewer Maintenance District No. 2 for sewer services.

BACKGROUND:

Granite Bay Municipal Advisory Council

At its September 2, 2009 meeting the MAC voted 5-0 to support the St. Joseph Marelllo Church project with the motion to approve as submitted, subject to (a) compliance with current architectural renderings, and (b) requirement that any changes to said renderings be reported to the MAC.

The colored renderings of the proposed church and multi-purpose buildings were a California Mission style architecture featuring arches, colonnades, and low sloping roofs that would be integrated into the existing and proposed landscaping. In addition, the proposed grading for the building pads and parking areas has been designed to maintain the natural slope of the site from north to south.

SITE CHARACTERISTICS:

The project site is comprised of two parcels, currently containing 10.4 acres and 6.8 acres, located on the south side of Cavitt Stallman Road and on the west side of Laird Road and Auburn Folsom Road in the Granite Bay area. The site consists of rolling terrain interspersed with granitic rock outcroppings at an elevation of approximately 425 feet. The site has widely scattered interior live oak, blue oak, and foothill pine trees. There are 2.73 acres of waters of the United States on both parcels and an additional 0.031 acres on a contiguous offsite parcel adjacent to Auburn Folsom Road. The parcels include ponds, seasonal wetland swales, intermittent drainages, marshes, and seasonal wetlands. The property was used as a commercial orchard until 1938 and has been utilized for grazing

and residential land uses since then. The southern parcel of the project site is currently developed with an occupied single-family residence (southwest corner of the parcel) and a large shop/barn and the northern parcel has an abandoned historic residence (northeast corner of the parcel) with sheds and a pond. Surrounding land uses include rural residential uses to the north, south and west. To the east are a South Placer Fire Station and Auburn Folsom Road.

EXISTING LAND USE AND ZONING:

Location	Zoning	General Plan / Community Plan	Existing Conditions & Improvements
Site	RA-B-X-4.6 acre (Residential Agricultural, Combining a Minimum Building Site of 4.6 acres)	Rural Estates 4.6 acre to 20 acre minimum	One parcel is developed with a single-family residence and residential accessory structures & one parcel contains an abandoned historic residence with sheds and pond
North	RA-B-X-4.6 acre (Residential Agricultural, Combining a Minimum Building Site of 4.6 acres)	Rural Estates 4.6 acre to 20 acre minimum	Rural, large-lot residential uses
South	RA-B-X-4.6 acre (Residential Agricultural, combining a minimum building site size of 4.6 acres)	Rural Estate 4.6 acre to 20 acre minimum	Rural, large-lot residential uses
East	RA-B-X-4.6 acre (Residential Agricultural, Combining a Minimum Building Site of 4.6 acres) & RS-AG-B-40 (Residential Single-Family Combining Agricultural Combining a Minimum Building Site of 40,000 square feet)	Rural Estates 4.6 acre to 20 acre minimum	South Placer Fire Station & Hidden Valley Subdivision - East Side of Auburn Folsom Road
West	RA-B-X-4.6 acre (Residential Agricultural, Combining a Minimum Building Site of 4.6 acres)	Rural Estates 4.6 acre to 20 acre minimum	Rural, large-lot residential uses

DISCUSSION OF ISSUES:

Granite Bay Community Plan/Zoning Consistency

The project site is located within the Granite Bay Community Plan and is designated Rural Estates 4.6 acre to 20 acre minimum. The property is zoned RA-B-X-4.6 acre (Residential Agricultural combining a minimum Building Site of 4.6 acres). A "House of Worship" is an allowable land use in the Residential Agricultural zone district subject to the approval of a Minor Use Permit (MUP).

"Houses of worship" are generally considered compatible with rural residential land uses. The proposed project appears to be in scale with what was contemplated by the Granite Bay Community Plan. As proposed, the project would include frontage landscaping and screening, increased setbacks, circulation planning, and a variety of other site design measures as outlined in the Granite Bay Community Plan design standards for Scenic

Corridors to minimize any visual impact. As proposed, the project would be consistent with policies in the Granite Bay Community Plan as they relate to the size, scale, and character of land development.

The project site is located in an area where residential agricultural parcels exist and there is the potential that existing and future agricultural operations could be adversely impacted by the proposed development. However, the County has adopted a "Right to Farm" ordinance which allows existing agricultural operations to continue, in a manner consistent with the underlying zoning. A condition of project approval would provide notification to the property owner that agricultural operations may take place on adjacent/surrounding parcels, and the approval of this project shall not impact the ability of existing and future agricultural operations to continue in a manner consistent with the underlying zoning regulations.

ENVIRONMENTAL ANALYSIS

Aesthetics

The existing visual character of the site can be described as rural residential development, with scenic foreground and background views of annual grasslands, oak trees, and rural residential land uses to the north, south and west. The proposed house of worship, with buildings totaling 41,300 square feet, would be single-story structures with a maximum height of 36 feet for the multipurpose building, and 50 feet for the church building which would have two matching bell towers each with a height of 57.5 feet (plus architectural features of an additional 10 feet). The proposed buildings would be visible from adjacent rural properties, and from Auburn Folsom Road. Placement of the multi-purpose building is proposed 30 feet from the western property boundary and 380 feet from the western edge of Auburn Folsom Road. The main church building would be set 135 feet from the western property boundary and 270 feet from Auburn Folsom Road. Both buildings would be set among some of the larger trees that would remain and the grading of the building pads and parking areas have been designed to maintain the natural slope of the site from the north to the south.

Extensive landscaping would be installed within the 25-foot wide scenic setback/buffer area along Auburn Folsom Road. The planting of one theme tree (Blue Oak, Valley Oak, Interior Live Oak, Coast Live Oak, Red Oak or Holly Oak) would be required for every 100 feet of property frontage along Auburn Folsom Road. The impact of the proposed project on the visual environment is not considered potentially significant as the two structures would be set back at least 240 feet from the eastern (Auburn Folsom Road) property boundary and the playfields would be set back 300 feet from the eastern property boundary. The parking lots would be located behind a 25-foot wide landscaping buffer adjacent to Auburn Folsom Road and any lighting would be down shielded as not to shine on adjacent properties/roadways.

Biological Resources

On-site habitat consists primarily of annual grassland with widely scattered oaks, riparian scrub, riparian woodland, emergent marsh, and seep habitats. The majority of plant species within this habitat type consist of introduced annual grasses and broad-leaved plants that persist as a result of continued disturbance (e.g., grazing, mowing, spraying).

Sierra Nevada Arborists prepared an Arborist Report for the project site on August 29, 2006. The Arborist Report identified 90 trees (2 valley oaks, 26 interior live oaks, and 2 blue oaks, as well as other native and non-native trees) on the site. Sixteen native oak trees would need to be removed as a result of this project, including a 40-inch diameter Interior Live Oak that would be removed to allow for grading for the multi-purpose building. The majority of the inventoried trees are located in the western half of the property, along fence lines, or near drainage areas on site.

As outlined in the Placer County Tree Ordinance the applicant would be required to make a contribution of \$100 per diameter inch at breast height for each protected oak tree removed or impacted, or the current market value, as established by an Arborist, Forester or Registered Landscape Architect, of the replacement trees, including the cost of installation, shall be paid to the Placer County Tree Preservation Fund. These fees must be paid prior to issuance of Improvement Plans.

The Revised Mitigated Negative Declaration recognizes that this proposed project would represent a permanent change in the character and use of the project site. The US Army Corps of Engineers verified a delineation of 2.73 acres of waters of the United States prepared by ECORP Consulting, Inc. on the subject property in December of 2005. An updated delineation by Bruce D. Barnett, Ph. D added an offsite feature along Auburn Folsom Road containing .0351 acres, for a total of 2.761-acres of waters of the United States (seasonal wetland - 0.065 acre, seasonal wetland swale - 0.073, marsh - 0.663 acre, seep - 0.351 acre, intermittent drainage - 0.952 acre, pond - 0.621 acre, and off-site improvements - 0.035 acre). The proposed development would impact 1.651 acres of all types previously listed. The applicant has proposed mitigation by utilizing a wetland mitigation bank. Mitigation measures for all identified impacts will be developed in consultation with Placer County and representatives of responsible and trustee agencies.

Noise Assessment

An Environmental Noise Assessment (ENA) was required for the St. Joseph Marelo Church project. The Noise Assessment dated March 7, 2008 was prepared by J.C. Brennan & Associates and a letter dated March 27, 2009 updated the study based upon the current plans. The proposed project is predicted to comply with the applicable Placer County exterior and interior noise level standards without the inclusion of any noise reduction measures.

An interior noise level of 40 decibel (dB) and equivalent sound level (Leq) is applied to churches in the Placer County General Plan Noise Element and the Granite Bay Community Noise Element. Interior traffic noise levels for the church would comply with the Placer County General Plan Noise Element and the Granite Bay Community Plan Noise Element interior noise level criterion of 40 dB leq.

The primary noise sources associated with the proposed project are on-site parking lot activities and sports fields / playground activities. The predicted noise levels for the parking lot was applied at the nearest adjacent residential property lines to the east and north of the project site. The predicted noise levels for the sports fields/playground activities was applied at the nearest adjacent residential property line to the east (440 feet from the

center of the proposed sports fields). The parking lot levels would comply with the County's 55 dB leq daytime exterior noise level standard. In addition, the sports field/playgrounds are predicted to comply with the Placer County Noise Ordinance standards for non-transportation noise sources.

In summary, all proposed church activities would be subject to the Placer County Noise Ordinance. If in the future church bells are proposed additional environmental review would be required.

Transportation and Traffic

On Sundays, the project would generate approximately 450 trips before each service and 505 trips after each service and would generate approximately 2,100 daily trips. On weekdays, the church has the potential to generate approximately 22 trips during the a.m. peak hour and 22 trips during the p.m. peak hour with average daily trips of approximately 549. The number of trips generated by the church by ancillary weekday activities is very low in comparison to the church's Sunday traffic volumes. As a result, the traffic impacts of the church on weekdays would not be as great as those identified for Sundays and the focus of the impact analysis is on Sunday peak periods.

With the project traffic added to the existing traffic volumes, all area roadway segments and intersections would continue to operate within acceptable LOS C standards. The project would exceed the guidelines for left turns into the site from northbound Auburn Folsom Road at the proposed access. However, a left turn lane is proposed to alleviate this condition. A right turn lane is also proposed to be constructed at the project's Auburn Folsom Road access driveway to provide space for traffic entering the site outside the path of through traffic. A raised median would be constructed within the site access encroachment to prohibit left turns from the site onto northbound Auburn Folsom Road. The project proposes an access connection to Cavitt Stallman through an existing access to the adjoining South Placer Fire District station at the south leg of the Cavitt Stallman / Laird Road intersection. Fire trucks returning to the station do so via this existing access. The project has the potential to impact the existing fire truck access due to exiting vehicle queues after church services backing up from the stop sign on Cavitt Stallman Road toward the church site and blocking the route of returning fire trucks. To prevent existing traffic from blocking the route to the fire station, "Keep Clear" pavement striping would be provided. The project would be required to construct an emergency traffic signal in front of the South Placer Fire District Station #19 (APN: 035-120-022) encroachment exit onto Auburn Folsom Road to the satisfaction of the servicing fire district and the ESD with the first developed Phase.

RECOMMENDATION:

The Development Review Committee recommends that the Planning Commission adopt the revised Mitigated Negative Declaration and APPROVE the Minor Use Permit and Minor Boundary Line Adjustment, subject to the following findings and conditions of approval.

FINDINGS:

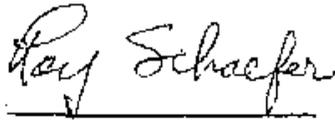
CEQA

1. A Mitigated Negative Declaration has been prepared for this project as required by law. With the incorporation of all mitigation measures, the project will not cause any significant impacts. Mitigation measures include but are not limited to mitigation for removal and/or impacts to protected oak trees, the payment of traffic mitigation fees to reduce transportation and circulation impacts, the payment into a wetland mitigation bank for the loss of wetlands, and Best Management Practice (BMP) measures to reduce erosion, water quality degradation, and prevent the discharge of pollutants to storm water to the maximum extent practicable, and conditions that require DRC review of other project elements.
2. There is no substantial evidence in the record as a whole that the project, as revised and mitigated, may have a significant effect on the environment.
3. The Mitigated Negative Declaration as adopted for the project reflects the independent judgment and analysis of Placer County, which has exercised overall control and direction of its preparation.
4. The mitigation plan/mitigation monitoring program prepared for the Project is approved and adopted.
5. The custodian of records for the Project is the Placer County Planning Director, 3091 County Center Drive, Suite 140, Auburn, CA 95603.

MINOR USE PERMIT

1. The proposed use is consistent with applicable policies and requirements of the Placer County General Plan and the Granite Bay Community Plan, wherein a "House of Worship" is an allowable land use in the Residential Agricultural zone district. This proposed church will use low-sloping roofs and be more residential in design (California mission style) than institutional to ensure that the project will remain compatible with the primarily rural residential uses found within the area.
2. The proposed project is consistent with all applicable provisions of the Placer County Zoning Ordinance; wherein a "House of Worship" is allowed in the Residential Agricultural Zone District with the approval of a Minor Use Permit.
3. The establishment, maintenance or operation of the proposed use or buildings will not, under the circumstances of this particular case, be detrimental to the health, safety, peace, comfort and general welfare of people residing in the neighborhood of the proposed use, or be detrimental or injurious to property or improvements in the neighborhood or to the general welfare of the County.
4. The proposed project or use will be consistent with the character of the immediate neighborhood and will not be contrary to its orderly development.
5. The proposed project will not generate a volume of traffic beyond the design capacity of all roads providing access to the project site.

Respectfully submitted,



Roy Schaefer, Associate Planner

ATTACHMENTS:

- Attachment 1 - Revised Mitigated Negative Declaration
- Attachment 2 - Vicinity Map
- Attachment 3 - Site Plans - Phase 1 & 2,
- Attachment 4 - Building Elevations
- Attachment 5 - MBLA Exhibit
- Attachment 6 - Recommended Conditions of Approval - Minor Boundary Line
Adjustment & Minor Use Permit
- Attachment 7 - Mitigation Monitoring Program

cc: Michael Johnson - CDRA Director
Paul Thompson - Deputy Planning Director
E.J. Ivaldi - Supervising Planner
Scott Finley / Karin Schwab - County Counsel's Office
Phil Frantz - Engineering and Surveying Department
Janelle Heinzler - Engineering and Surveying Department
Jill Kearney - Environmental Health Services
Andy Fisher - Parks Division
Andrew Gaber - Department of Public Works
Amber Conboy - Department of Public Works
Angel Rinker - Air Pollution Control District
Subject/chrono files