

Revised Proposal Statement
(July 1, 2002)

CALVARY CHAPEL PETALUMA

USE PERMIT Application number UPE 00-0105

Applicant / Owner: Calvary Chapel Petaluma Jay
Stapleton, Pastor P.O. Box
750970 Petaluma, CA 94975-
0970

Applicant's Agent: J. Kapolchok & Associates

Subject Property: Southeast corner of Petaluma Hill Road and Roberts Road

7100 Petaluma Hill Road, Penngrove Size: ±19.5 acres

Topography: Relatively flat

APN: 047-111-054

General Plan: Diverse Agriculture/20 acre density

Zoning: Diverse Agriculture B 6, 20 acres (DA-B6-20)

Proposal: Conditional Use Permit to establish church facilities and private school.

I. Use Permit History and Description

In January of 2000, Calvary Chapel Petaluma submitted a use permit application proposing to establish its permanent church and school facilities for its Christian fellowship through the construction of a sanctuary, classrooms, and supporting structures. The purpose of these buildings is to provide the church an adequate place to meet for worship, fellowship, and instruction. This proposal updates and revises the previous application, and addresses development issues raised by County staff.

II. Church History

Calvary Chapel began in the late 1960's as a small non-denominational church in Costa Mesa, California. Today, there are Calvary Chapel churches throughout the United States and the world serving over 300,000 people worldwide. Pastor Jay Stapleton - in a small building in Petaluma - started Calvary Chapel Petaluma (CCP) in March of 1995, which today has approximately 450 attendees. In 1999, CCP purchased the subject property to establish its permanent church/school facility in Penngrove. Today, CCP has established the resources and development team necessary to build this facility.

III. Current Use of Subject Property

Presently the subject property is undeveloped and is not in agricultural production. Existing vegetation consist of weeds and annual grasses. Topographically the site appears flat but has a gentle slope in a southwest direction. There are no trees on the property. Historically, the site was used for growing hay and grazing cattle.

IV. Proposed Use of Subject Property

Calvary Chapel Petaluma (CCP) seeks to build its church and school facilities, in phases, per the attached site plan.

Currently, CCP has Sunday morning services and one Sunday evening service. Approximately 450 attend the morning services (combined), and approximately 125 attend the Sunday evening service. Approximately 150 attend a Thursday evening service. Above gives larger gatherings, although CCP does conduct smaller church related activities through out the year in rented buildings.

CCP proposes to move all church activities described above and all other normal church-related activities to the subject property. CCP will continue to hold Sunday morning services and one Sunday evening service. In order to plan for future growth, CCP is requesting a church sanctuary with seating for 600 persons. Midweek evening services will continue to be held. CCP also plans to hold a Saturday evening service.

Occasional weddings and funerals are also proposed as well as other social and sporting activities for the congregation including but not limited to outdoor amphitheater use, music events, barbecues, picnics, and potlucks.

CCP offers to make its facilities available in emergency situations and also as a polling place for the community.

A private school with up to 159 students will operate at the subject property from 7:00 AM to 5:00 PM Monday through Friday with the school hours from 8:30 AM to 3:00 PM.

V. Development Issues

Water

A hydrologist is under contract to provide the required hydrology report showing adequate groundwater exists for this project. An on-site water tank / reflective pond will (size to be determined) store adequate water for domestic use, irrigation, and fire suppression.

Sewer

A private septic system will be installed on the subject property per septic engineer specifications to accommodate planned uses (please see attached Adobe Associates septic report).

Traffic

A traffic engineer has completed a traffic study for the proposed project and concludes this project will have no significant adverse traffic impacts (please see attached Abrams Associates traffic study).

Noise

We will provide a sound study by a qualified environmental noise consultant to assess the ambient noise levels of all planned activities and complete any mitigation measures required. This study will conform to table NE-2 of the county general plan as required.

Wetlands/Biotics Resources

Per the attached Biotics study by LSA, the subject site contains no wetlands, no special status wildlife, and no special status plants.

Site Visibility

The subject property is located in a scenic corridor along Petaluma Hill Road. To preserve and enhance the scenic character of the area, this project will incorporate the following design measures:

1. Set back all buildings at least 200 feet from the centerline of Petaluma Hill Road.
2. Congregate buildings to a relatively small area on the site.
3. Enhance the area's rural feel by incorporating barn-style architecture in all structures.
4. Install and maintain appropriate landscaping materials to enhance visual aesthetics as well as properly screen buildings and parking areas.

General Plan Consistency

The subject property is designated Diverse Agriculture / 20-acre density, which allows community facilities such as private schools and churches subject to criteria in Policies LU-6f, AR-4a, OS-3c, and CT-2v. Below is a discussion of how the project has been designed to address these policies:

Policy LU-6f:

- 1) *The school or church must obtain a use permit prior to initiation of the use.* - Applicant is seeking such a permit with this application.
- 2) *The use shall not be located on lands currently used for agricultural production and shall not result in conflicts with agricultural production **or related processing, support services, or visitor serving uses.*** - The subject property is not used currently for agriculture; and the project design incorporates a 100-foot setback buffer zone from the property line mitigating any potential conflict with any future adjacent agricultural uses. Currently there are no adjacent agricultural uses.
- 3) *Conflicts with other resource production activities are avoided.* - As discussed in 2) above, the project design incorporates a 100-foot setback buffer zone from the property line mitigating any potential conflict with any future adjacent agricultural uses and/or resource production activities. Currently there are no adjacent agricultural uses.

4) *Adequate public services and infrastructure must be available for use, without inducing unplanned growth.* - The subject property has frontage on a major arterial roadway (Petaluma Hill Road), and power is immediately available to the development. This project will not induce unplanned growth because no new community water or sewer lines or public roads will be extended to the subject property.

5) *Sites are limited to existing parcels less than 5 acres unless an agricultural, scenic or other in perpetuity easement is applied to the portion of the site not part of the proposed use.* - The subject property is approximately 19.5 acres with the proposed use planned for approximately 50% of the site. Calvary Chapel Petaluma will record an in-perpetuity agricultural easement on the remaining approximately 50% of the site.

6) *The site has frontage on a designated collector or arterial roadway.* - The subject property has frontage on Petaluma Hill Road, a major arterial roadway.

7) *The use primarily serves a congregation or student body which resides in the community in which the proposed use is to be located.* - The subject property is in the Rohnert Park/Penngrrove area, an area Calvary Chapel Petaluma (CCP) currently serves. Although there is no official church membership at CCP many families from the Rohnert Park/Penngrrove area are weekly attendees. Also, CCP regularly rents the Rohnert Park Community Center for functions, holds its youth group meetings in Penngrrove, has had an active bible study meeting in Penngrrove over the past 3 years, and has a pastor who lives in Penngrrove. CCP also considers Petaluma part of the community, as some children from the area surrounding the subject property attend Petaluma public schools. Many families from the Petaluma area are weekly CCP attendees.

Policy AR-4a:

- *The primary use of any parcel within the three agricultural land use categories shall be agricultural production and related processing, support services, and visitor serving uses. Residential uses in these areas shall recognize that the primary use of the land may create agricultural "nuisance" situations, such as flies, noise, odors, and spraying of chemicals.* - The subject property is approximately 19.5 acres with the proposed use planned for approximately 50% of the site. Calvary Chapel Petaluma will record an in-perpetuity agricultural easement on the remaining approximately 50% of the site. Also, Calvary Chapel Petaluma will record a right-to-farm agreement.

Policy OS-3c:

This policy requires a setback of 30% of the lot depth from the centerline of Petaluma Hill Road to a maximum of 200 ft. At a minimum, CCP will maintain a 200 ft. setback from the centerline of Petaluma Hill Road.

Policy CT-2v:

Petaluma Hill Road is designated as a parallel arterial, which serves as an alternative to Highway 101 for long-distance north-south trips. Policy CT-2v attempts to maintain that traffic function by requiring the following:

- *Discourage access from abutting parcels and prohibit it if reasonable access is available elsewhere.* - The subject parcel is abutting Petaluma Hill Road, but access into it will be accomplished exclusively from Roberts Road (please see attached site plan).

Future Planned Use

There are no future planned uses at this time.