

EXHIBIT A

FINDINGS

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FINDINGS: Conditional Use Permit

1. The site for the proposed use is adequate in terms of shape and size to accommodate the proposed use and all landscaping, open spaces, setbacks, walls and fences, yards, and other required features pertaining to the application. The 3.99-acre site is able to accommodate the proposed structures and parking facilities. All setbacks meet the requirements of the Development Code for the proposed land use and the existing zoning. In addition, the Project meets the required percentage of landscaping and maximum lot coverage, provides the required number of parking spaces and adequate drive aisles.
2. The site for the proposed use has adequate access, which means that the site design incorporates appropriate street and highway characteristics to serve the proposed use because the site is adjacent to Riverside Drive and Pipeline Avenue, which provides legal and physical access to the site.
3. The proposed use will not have a substantial adverse effect on abutting properties or the allowed use of the abutting properties, which means that the use will not generate excessive noise, traffic, vibration, lighting, glare, or other disturbance. The proposed Project is a religious facility in a residential area, and any potential adverse effects will be reduced by the implementation of the appropriate buffering measures, which include landscaped setbacks and a 6-foot block wall. In addition, the use will not substantially interfere with the present or future ability to use solar energy systems.
4. The proposed use and manner of development are consistent with the goals, maps, policies, and standards of the County General Plan and any applicable community or specific plan. The proposed Conditional Use Permit site plan together with the provisions for its design and improvement are consistent with the County General Plan. The Project specifically implements the following goals:
 - Goal LU 1: The County will have a compatible and harmonious arrangement of land uses by providing a type and mix of functionally well-integrated land uses that are fiscally viable and meet general social and economic needs of the residents.
 - Goal LU 8: Beneficial facilities, such as schools, parks, medical facilities, sheriff and fire stations, libraries, and other public uses, as well as potentially hazardous sites, will be equitably distributed throughout the County.
5. There is supporting infrastructure, existing or available, consistent with the intensity of the development, to accommodate the proposed Project without significantly lowering service levels, because County maintained access roads are adjacent to the Project site and are required to be improved as a condition of the Project approval. The Project, which will serve the surrounding community, will not generate a significant increase in traffic.

6. The lawful conditions stated in the approval are deemed reasonable and necessary to protect the overall public health, safety and general welfare because the conditions of approval include measures to reduce air quality impacts and enforce performance standards.
7. The design of the site has considered the potential for the use of solar energy systems and passive or natural heating and cooling opportunities, through the orientation and design of the building to take advantage of passive solar heating capabilities.
8. In compliance with the California Environmental Quality Act (CEQA), an Environmental Initial Study has been prepared, and the Project has been determined not to have a significant effect on the environment with implementation of all the required conditions of approval and mitigation measures. The County exercised independent judgment in making this determination.