

**NEGATIVE DECLARATION
OF THE
SOLANO COUNTY DEPARTMENT OF RESOURCE MANAGEMENT**

PROJECT TITLE:

Elmira Baptist Church
U-06-23-MR1

PROJECT DESCRIPTION AND LOCATION:

Project Location:

The project site is located at 6111 California Pacific Road in unincorporated Elmira. The project site is located in a traditional community residential area on a parcel approximately 1.27 acres in size. The Elmira Baptist Church has occupied the site since the 1950's. The parcel is developed with a 2500 sq. ft. stucco building used as a main church sanctuary with offices and restrooms. A modular building of 960 sq. ft. is connected to the stucco building and is used for classrooms. The only other structure on the property is a small storage shed located behind the modular building which is adjacent to a children's playground.

Access to the site is from two driveways off California Pacific Road. There are currently two parking areas on the site. One gravel parking lot located on the north side of the two buildings and one asphalt parking lot located to the south of the two buildings. These parking lots are separated by a grassy area in front of the existing sanctuary building and do not connect. The asphalt parking area on the south side connects to a gravel/grassy field that is used for additional parking. The property frontage along California Pacific Road is bordered by raised landscaped flowerbeds that contain trees, shrubs and annuals.

There is an existing free standing sign (24 sq. ft.) identifying the church. The plywood sign is mounted on wooden posts with indirect lights.

Water is provided by the Solano Irrigation District. The facility utilizes an on-site septic system; however, the church is in the process of connecting to the City of Vacaville for septic service. Other utilities such as natural gas and electricity are on-site.

Project Description:

The applicant is proposing to construct a 5,400 sq. ft. sanctuary as a phased construction project. The proposed sanctuary will be adjacent to the two existing buildings. The proposed sanctuary will accommodate a 230 non-fixed seat auditorium, staff offices, bookstore for church members and a break room for staff and church members. Upon completion of construction of the proposed sanctuary, the applicant proposes to modify the existing stucco building (former sanctuary) to accommodate the need for classrooms and additional restrooms. None of the existing buildings on the site are to be demolished.

Church services are held on Sunday with two main services; one at 9:45 a.m. and the second at 11:00 a.m. Smaller services are held at 6:00 p.m. on Sunday and 7:00 p.m. on Wednesday.

Current attendance at the smaller services is 40-60 parishioners. Attendance at the main services are between 100-125 parishioners. No changes to the schedule of services is being proposed.

Access and Parking:

Access will continue to be from California Pacific Road. The current northern driveway will remain and lead to a parking area for eight spaces. The current southern driveway will be relocated and that parking lot expanded to include 34 spaces. This parking lot will include landscaped islands and four 25' light poles with LED lighting directed downward. In addition to the two parking lots, there will be nine new parking spaces along the western side of the new sanctuary. An additional 17 spaces will be located adjacent to California Pacific Road and will allow the two parking areas to connect. An additional 17 spaces will be located adjacent to California Pacific Road and will allow the two parking areas to connect. All new parking areas are proposed to be paved. The applicant has submitted a preliminary landscape plan which indicates five are species of trees to be planted within the parking lot and along California Pacific Road.

Project Phasing:

The construction is proposed in four phases (duration of each phase is approximately six months):

Phase 1 – Site grading, utilities, foundation

Phase 2 - Construction begins of new sanctuary

Phase 3 – Install parking lot, obtain Certificate of Occupancy for new sanctuary

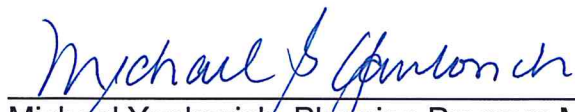
Phase 4 – Remodel of existing buildings

FINDINGS:

The Solano County Department of Resource Management has evaluated the Initial Study which was prepared in regards to the project. The County found no potentially significant adverse environmental impacts likely to occur. The County determined that the project qualifies for a Negative Declaration. The Initial Study of Environmental Impact, including the project description, findings and disposition, are attached.

PREPARATION:

This Negative Declaration was prepared by the Solano County Department of Resource Management. Copies may be obtained at the address listed below or at www.solanocounty.com under Departments, Resource Management, Documents, Departmental Reports.



Michael Yankovich, Planning Program Manager
Solano County Dept. of Resource Management
675 Texas Street, Suite 5500, Fairfield, CA 94533
(707) 784-6765

Elmira Baptist Church

**Use Permit No. U-06-23-MR1
Draft Initial Study and
Negative Declaration**



July 11, 2017

**Prepared By
Department of Resource Management
County of Solano**

TABLE OF CONTENTS

INTRODUCTION.....4

ENVIRONMENTAL DETERMINATION5

1.0 ENVIRONMENTAL SETTING AND PROJECT DESCRIPTION6

1.1 ENVIRONMENTAL SETTING:.....6

1.2 PROJECT DESCRIPTION:.....6

**1.3 CONSISTENCY WITH EXISTING GENERAL PLAN, ZONING, AND OTHER APPLICABLE
LAND USE CONTROLS:.....8**

**1.4 PERMITS AND APPROVALS REQUIRED FROM OTHER AGENCIES (RESPONSIBLE,
TRUSTEE AND AGENCIES WITH JURISDICTION):.....8**

**2.0 AFFECTED ENVIRONMENT, ENVIRONMENTAL CONSEQUENCES AND AVOIDANCE,
MINIMIZATION AND/OR PROTECTION MEASURES8**

2.1 AESTHETICS10

2.2 AGRICULTURAL RESOURCES10

2.3 AIR QUALITY11

2.4 BIOLOGICAL RESOURCES13

2.5 CULTURAL RESOURCES13

2.6 GEOLOGY AND SOILS.....12

2.7 GREENHOUSE GAS EMISSIONS15

2.8 HAZARDS AND HAZARDOUS MATERIALS15

2.9 HYDROLOGY AND WATER16

2.10 LAND USE AND PLANNING.....18

2.11 MINERAL RESOURCES18

2.12 NOISE.....19

2.13 POPULATION AND HOUSING.....20

2.14 PUBLIC SERVICES.....20

2.15 RECREATION21

2.16 TRANSPORTATION AND TRAFFIC21

2.17 UTILITIES AND SERVICE SYSTEMS22

2.18 MANDATORY FINDINGS OF SIGNIFICANCE.....23

3.0 AGENCY COORDINATION AND PUBLIC INVOLVEMENT24

4.0 LIST OF PREPARERS.....24

5.0 DISTRIBUTION LIST25

6.0 APPENDICES.....25

DEPARTMENT OF RESOURCE MANAGEMENT PART II OF INITIAL STUDY OF ENVIRONMENTAL IMPACTS

Introduction

The following analysis is provided by the Solano County Department of Resource Management as a review of and supplement to the applicant's completed "Part I of Initial Study". These two documents, Part I and II, comprise the Initial Study prepared in accordance with the State CEQA Guidelines, Section 15063.

Project Title:	Elmira Baptist Church
Application Number:	U-06-23-MR1
Project Location:	6111 California Pacific Road, Elmira
Assessor Parcel No.(s):	0142-041-030
Project Sponsor's Name and Address:	Elmira Baptist Church Jesse Harder 6111 California Pacific Road Elmira, CA 95625

General Information

This document discusses the proposed project, the environmental setting for the proposed project, and the impacts on the environment from the proposed project and any measures incorporated which will minimize, avoid and/or provide mitigation measures for the impacts of the proposed project on the environment.

- Please review this Initial Study. You may order additional copies of this document from the Planning Services Division, Resource Management Department, County of Solano at 675 Texas Street, Suite 5500, Fairfield, CA, 94533.
- We welcome your comments. If you have any comments regarding the proposed project please send your written comments to this Department by the deadline listed below.
- Submit comments via postal mail to

Planning Services Division
Resource Management Department
Attn: Karen Avery, Senior Planner
675 Texas Street Suite 5500
Fairfield, CA 94533

- Submit comments via fax to: (707) 784-4805
- Submit comments via email to: kmavery@solanocounty.com
- Submit comments by the deadline of: August 1, 2017**

Next Steps

After comments are received from the public and any reviewing agencies, the Department may recommend that the environmental review is adequate and that a Negative Declaration be adopted or that the environmental review is not adequate and that further environmental review is required.

ENVIRONMENTAL DETERMINATION

On the basis of this initial study:

- I find the proposed project could not have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the project proponent has agreed to revise the project to avoid any significant effect. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find the proposed project could have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT (EIR) is required.
- I find the proposed project could have a significant effect on the environment, but at least one effect has been (1) adequately analyzed in a previous document pursuant to applicable legal standards, and (2) addressed by mitigation measures based on the previous analysis as described in the attached initial study.
An EIR is required that analyzes only the effects that were not adequately addressed in a previous document.
- I find that although the proposed project could have a significant effect on the environment, no further environmental analysis is required because all potentially significant effects have been (1) adequately analyzed in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (2) avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are included in the project, and further analysis is not required.

7/10/17
Date

Karen Avery
Karen Avery
Senior Planner

1.0 ENVIRONMENTAL SETTING and PROJECT DESCRIPTION

1.1 ENVIRONMENTAL SETTING:

The project site is located at 6111 California Pacific Road in unincorporated Elmira. The project site is located in a traditional community residential area on a parcel approximately 1.27 acres in size. The Elmira Baptist Church has occupied the site since the 1950's. The parcel is developed with a 2500 sq. ft. stucco building used as a main church sanctuary with offices and restrooms. A modular building of 960 sq. ft. is connected to the stucco building and is used for classrooms. The only other structure on the property is a small storage shed located behind the modular building which is adjacent to a children's playground.

Access to the site is from two driveways off California Pacific Road. There are currently two parking areas on the site. One gravel parking lot located on the north side of the two buildings and one asphalt parking lot located to the south of the two buildings. These parking lots are separated by a grassy area in front of the existing sanctuary building and do not connect. The asphalt parking area on the south side connects to a gravel/grassy field that is used for additional parking. The property frontage along California Pacific Road is bordered by raised landscaped flowerbeds that contain trees, shrubs and annuals.

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Water is provided by the Solano Irrigation District. The church recently completed a project connecting the existing facilities to the City of Vacaville's sanitary sewer system. Other utilities such as natural gas and electricity are on-site.

1.2 PROJECT DESCRIPTION:

The applicant is proposing to construct a 5,400 sq. ft. sanctuary as a phased construction project. The proposed sanctuary will be adjacent to the two existing buildings. The proposed sanctuary will accommodate a 230 non-fixed seat auditorium, staff offices, bookstore for church members and a break room for staff and church members. Upon completion of construction of the proposed sanctuary, the applicant proposes to modify the existing stucco building (former sanctuary) to accommodate the need for classrooms and additional restrooms. None of the existing buildings on the site are to be demolished.

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Project Phasing:

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Phase 3 – Install parking lot, obtain Certificate of Occupancy for new sanctuary

Phase 4 – Remodel of existing buildings

1.2.1 ADDITIONAL DATA:

NRCS Soil Classification:	Capay Clay – Class II
Agricultural Preserve Status/Contract No.:	N/A
Non-renewal Filed (date):	
Airport Land Use Referral Area:	Zone D
Alquist Priolo Special Study Zone:	N/A
Primary or Secondary Management Area of the Suisun Marsh:	N/A
Primary or Secondary Zone identified in the Delta Protection Act of 1992:	N/A
Other:	None

1.2.2 Surrounding General Plan, Zoning and Land Uses

	General Plan	Zoning	Land Use
Property	Traditional Community – Mixed Use	Residential Traditional Community (RTC-20)	Church Facility
North	Agriculture	Exclusive Agriculture A-40	Vacant then row crop
South	Traditional Community – Mixed Use	Residential Traditional Community (RTC-20)	Single family residence
East	Traditional Community Mixed Use	Residential Traditional Community (RTC-20)	Southern Pacific Railroad tracks
West	Traditional Community Mixed Use	Residential Traditional Community (RTC-20)	Single family residence

1.3 CONSISTENCY WITH EXISTING GENERAL PLAN, ZONING, AND OTHER APPLICABLE LAND USE CONTROLS:

1.3.1 General Plan

The proposed project would occur on land designated Traditional Community Mixed Use. Per the Solano County General Plan, the designation of Traditional Community Mixed use recognizes the current residential and mixed-use communities where previous development has occurred and specific to certain areas of the unincorporated county such as the Elmira area.

1.3.2 Zoning

The site is located on land zoned Residential Traditional Community which allows public assembly uses such as churches with an approved conditional use permit. The church was established in 1957 and has been in continuous operation since that time. In 2007, the Zoning Administrator approved a Use Permit to add a modular building to be used as classrooms as a part of the church campus. Although the existing church facility did not meet the current minimum site development standards, enumerated in Section 28.73.30A & B and added to the Zoning Regulations in 1997, the Zoning Administrator approved the use permit for the addition of the modular building and waived the strict adherence to the modern day development standards. The Zoning Administrator reasoned that the church facilities were lawfully established prior to the additional development standards now in place and it would be unreasonable to expect that they could comply with each and every one of the new standards.

The church is now requesting a revision to the use permit to add a sanctuary building within the existing church facility site. The proposed sanctuary will meet many of the current minimum site development standards; however, as recognized by the approved 2007 use permit and waiver, the church facility will not meet all of the minimum development standards as defined in the Zoning Regulations. As noted above, churches are allowed with an approved conditional use permit, the use permit and waiver for this church facility was established in 2007, therefore, the project can be found consistent with the intent of the County's Zoning Regulations.

1.4 Permits and Approvals Required from Other Agencies (Responsible, Trustee and Agencies with Jurisdiction):

Solano County Department of Resource Management:
-Building Division
-Public Works Engineering
-Environmental Health

1.41 Agencies that May Have Jurisdiction over the Project

Solano Irrigation District - water
City of Vacaville - septic

AFFECTED ENVIRONMENT, ENVIRONMENTAL CONSEQUENCES AND AVOIDANCE, MINIMIZATION AND/OR PROTECTION MEASURES

This chapter discusses the potential for adverse impacts on the environment. Where the potential for adverse impacts exist, the report discusses the affected environment, the level of potential impact on the affected environment and methods to avoid, minimize or mitigate for potential impacts to the affected environment.

Findings of SIGNIFICANT IMPACT

Based on the Initial Study, Part I as well as other information reviewed by the Department of Resource Management, the project does not have the potential for significant impacts to any environmental resources.

Findings of LESS THAN SIGNIFICANT IMPACT Due to Mitigation Measures Incorporated Into the Project

Based on the Initial Study, Part I as well as other information reviewed by the Department of Resource Management, the following environmental resources were considered and the potential for significant impacts were reduced to less than significant due to mitigation measures incorporated into the project. A detailed discussion of the potential adverse effects on environmental resources is provided below:

Findings of LESS THAN SIGNIFICANT IMPACT

Based on the Initial Study, Part I as well as the review of the proposed project by the Department of Resource Management, the following environmental resources were considered and the potential for impact is considered to be less than significant. A detailed discussion of the potential adverse effects on environmental resources is provided below:

- | | |
|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Geology and Soils | <input type="checkbox"/> Transportation & Traffic |
| <input type="checkbox"/> Greenhouse Gas Emissions | |

Findings of NO IMPACT

Based on the Initial Study, Part I as well as the review of the proposed project by the Department of Resource Management, the following environmental resources were considered but no potential for adverse impacts to these resources were identified. A discussion of the no impact finding on environmental resources is provided below:

- | | |
|--|--|
| <input type="checkbox"/> Agricultural Resources | <input type="checkbox"/> Population & Housing |
| <input type="checkbox"/> Air Quality | |
| <input type="checkbox"/> Biological Resources | |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Hydrology and Water | |
| <input type="checkbox"/> Land Use Planning | |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities & Service Systems |

2.1 Aesthetics

Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock out-croppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Increase the amount of shading on public open space (e.g. parks, plazas, and/or school yards)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

a-c. The project site is not located within ¼ mile of a scenic highway (Interstate 505 or Interstate 80) as designated by the Resources Chapter of the Solano County General Plan. There are no historic buildings or rock out-croppings that would be substantially damaged by the project. The property has historically been used as church and the addition of a new sanctuary should not substantially degrade the existing visual character of the site and its surroundings; therefore, a **less than significant impact** is expected.

d. The proposed parking lot located on the south end of the parcel will have up to four 25' light poles with LED lighting for security purposes. These lights are directed downward and away from neighboring properties. There will be bollards with LED lights to mark the travel lanes in the parking lot. These lights are not expected to cause substantial glare. The proposed sanctuary building will have security lights on the outside of the building. These light will be hooded and tilted downward and away from neighboring properties; therefore, a **less than significant impact** is expected.

e. The project would not increase shading on public open space. **No impact.**

2.2 Agricultural Resources

Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

b.	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a-c. The proposed project not located in an agricultural area of Solano County and will not convert farmland to a non-agricultural use. The property is not under a Williamson Act contract. **No impact.**

2.3 Air Quality

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is classified as non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a-d. The project site is in the unincorporated area of Elmira in Solano County and is managed by the Yolo Solano Air Quality Management District (YSAQMD). The proposed sanctuary will have no impacts on implementation of the applicable air quality plans established by the YSAQMD. The applicant's proposal will not create objectionable odors and does not emit hazardous or toxic gas into the environment.

The applicant estimates that the number of employees during a 24-hour day will not be increased with this project. Currently there are four employees and no additional employees are proposed. This equates to approximately eight daily vehicle trips associated with employees coming to and from work.

The applicant states that there are currently between 20-25 vehicles on the property during the smaller services held on Wednesday and Sunday nights and between 40-50 vehicles during the main services on Sunday morning. With the addition of the new sanctuary, there will be an increase in the number of parking spaces to 69. The applicant anticipates the maximum number of vehicles at the site at one time is 65 which is an additional 15 vehicles; this is not a significant increase in the number of vehicles on-site and would not pose a substantial increase in pollutant concentrations. **No impacts** are anticipated.

e. The applicant's proposal will not create objectionable odors and does not emit hazardous or toxic gas into the environment. **No Impact.**

2.4 Biological Resources

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have a substantial adverse effect on any aquatic, wetland, or riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act including, but not limited to, marsh, vernal pool, coastal, etc., through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a. The project site has been previously disturbed by the property owner. The property has been used for a church facility for almost 60 years. The property is located in an area designated as Traditional Community Mixed use by the Solano County General Plan which recognizes the residential and commercial uses in the area. The Solano County General Plan did not designate this area as a priority habitat area per Figure RS-1. These Priority Habitat Areas are located throughout the County but not within this area of unincorporated Elmira. **No impacts** expected.

b-f. The proposed project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, impede the use of native wildlife nursery sites, conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, or conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. **No impact.**

2.5 Cultural Resources

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of an historical resource as defined in CEQA Guidelines §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-d. There are no structures proposed for removal, historical or otherwise. The proposed 5400 sq. ft. sanctuary building will be located on grounds that have been disturbed by the property owner for many years. No changes in archaeological, paleontological or geologic resources are anticipated. State law (Section 7050.5 of the California Health and Safety Code) dictates that any human remains found during construction activities shall be reported to the proper official(s). Therefore, **no impacts** are anticipated.

2.6 Geology and Soils

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. 1) Rupture of a known earthquake fault, as described on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)

2)	Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3)	Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4)	Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, differential settlement, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d.	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e.	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a-i,ii. The Public Health and Safety Chapter of the General Plan (Page HS-31) indicates that the area is not in an earthquake fault zone and does not have unique geologic or physical features. The closest known fault, Vaca-Kirby Hills Fault, is approximately five miles to the southeast of the project. Rupture of this fault or any fault, could expose people or structures to potential substantial adverse effects and strong ground shaking. However, properly designed structures, using the current Uniform Building Code requirements, should reduce any damage from ground shaking impacts to be **less than significant**.

a.iii & c. Figure HS-9 (Liquefaction Potential) of the Health and Safety chapter in the General Plan, shows the subject property to be located within an area of medium liquefaction potential. A geotechnical study will be required for any building permit approval to ensure the building and structural foundations meet the required standards for the soil conditions on site. Thus impacts are anticipated to be **less than significant**.

a.iv. The project site is not located in an area known for landslides, per Solano County General Plan Figure HS-8 – Landslide Stability. **No impact**.

b. The new sanctuary will be constructed over a portion of the site that was previously paved. The south parking lot expansion may result in topsoil loss due to paving; the applicant has indicated that additional soil may have to be brought in to raise the pads for the parking lot and new sanctuary. The proposed project would be subject to approval of a grading and drainage plan from the Solano County Public Works Engineering Division which would ensure that the building pad and parking lot design is engineered to minimize erosion problems. Therefore, impact would be **less than significant**.

d. As noted above, the site specific geotechnical studies would be required at the time of building permit application. This would verify the absence or presence of potentially expansive soils and any mitigation necessary. Therefore, impacts are expected to be **less than significant**.

e. The church facility is in the process of connecting to the City of Vacaville sewer system. No impacts to soils with regard to septic systems are anticipated. **No impact**.

2.7 Greenhouse Gas Emissions

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a. No one single project can have a significant impact on greenhouse gas emissions (GhG) as the impact of GhG emissions is considered to be global in nature. **No impact**.

b. As proposed, the project should not conflict with goals and policies of the Solano County Plan which are intended to reduce or indirectly reduce GhG emissions. Nor would the project conflict with the County's recently adopted Climate Action Plan (June 2011). **Less than significant impact**.

2.8 Hazards and Hazardous Materials

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f.	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g.	Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h.	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a-d. The propose project will not create a significant hazard to the public or the environment through the release of hazardous materials nor emit hazardous emissions. The project site is not known to be a hazardous materials site and the applicant has indicated that no hazardous materials will be stored on the property. **No impacts** are anticipated.

e-f. The project is located within Zone D of the Travis Air Force Base Land Use Compatibility Plan. The site is not required to be reviewed by the Solano Airport Land Use Commission as the proposed project does include any structures greater than 200' in height. **No impact** should occur.

g-h The project would not impair the implementation or physically interfere with an emergency response or evacuation plan. Per the Solano County General Plan Figure HS-12, the project site is not located in an area at risk for wildland fires. The project site is located in an area of low fire risk, the proposed sanctuary will be required to be constructed with a fire sprinkler system per the 2016 California Building Code, which should further prevent exposure to people or structures to a significant risk of loss. **No impact.**

2.9 Hydrology and Water

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

which permits have been granted)?					
c.	Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on-or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on-or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e.	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f.	Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g.	Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h.	Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i.	Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j.	Be subject to inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a-i. The proposed project would not violate any water quality standards or waste discharge requirements. Potable water is provided by the Solano Irrigation District. The church recently completed a project connecting the existing facilities to the City of Vacaville's sanitary sewer system. The applicant has submitted grading and drainage plans to the Public Works & Engineering Division which concluded that the project will not result in impacts to storm water drainage or excessive runoff. According to FEMA maps, the proposed new sanctuary is not located within a 100-year flood zone (Panel #06095C0271E – dated 5/4/2009). **No impact** to water quality or waste discharge is expected.

j. Per the Health and Safety Chapter of the Solano County General Plan, the proposed project is not located in an area prone to inundation due to dam or levee failure, seiche, tsunami, or mudflow. Therefore, the project will have **no impacts**.

2.10 Land Use and Planning

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The site is located on land zoned Residential Traditional Community which allows public assembly uses such as churches with an approved conditional use permit. The church was established in 1957 and has been in continuous operation since that time. In 2007, the Zoning Administrator approved a Use Permit to add a modular building to be used as classrooms as a part of the church campus. Although the existing church facility did not meet the current minimum site development standards, enumerated in Section 28.73.30A & B and added to the Zoning Regulations in 1997, the Zoning Administrator approved the use permit for the addition of the modular building and waived the strict adherence to the modern day development standards. The Zoning Administrator reasoned that the church facilities were lawfully established prior to the additional development standards now in place and it would be unreasonable to expect that they could comply with each and every one of the new standards.

The church is now requesting a revision to the use permit to add a sanctuary building within the existing church facility site. The proposed sanctuary will meet many of the current minimum site development standards; however, as recognized by the approved 2007 use permit and waiver, the church facility will not meet all of the minimum development standards as defined in the Zoning Regulations. As noted above, churches are allowed with an approved conditional use permit, the use permit and waiver for this church facility was established in 2007, therefore, the project can be found consistent with the intent of the County's Zoning Regulations.

The project will not conflict with any Habitat Conservation Plan or natural Community Conservation Plan as there is no conservation plan in the area. **No impacts** are expected.

2.11 Mineral Resources

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

Discussion:

a-b. There are no known mineral resources of value to the region in the project area and no locally important mineral resource recovery sites delineated in the Solano County General Plan. Therefore, no mineral resources will be lost and **no impacts** will occur.

2.12 Noise

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Exposure of persons to or generation of, excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a-d. The property has been historically used as a church facility for more 60 years. The addition of a new sanctuary should not substantially increase the noise associated with the operations of the church as there no proposed changes to the operating schedule. Services will continue to be on Sunday morning, Sunday evening and Wednesday evening. The short-term noise level will experience an incremental increase due to the construction activities involved with the construction of the new sanctuary and parking lot. The equipment used for site preparation and grading will create the maximum noise levels. Heavy construction should only occur between the hours of 8:00 a.m. and

5:00 p.m., Monday through Friday. No work should be conducted on Sundays or Federal holidays. **Impacts would be less than significant.**

e-f. The project is located in Zone D of the Travis Air Force Base Land Use Compatibility Plan. There are no maximum density limits to projects located in Zone D. The proposed project does not expose people to excessive noise levels associated with air traffic. **No impact.**

2.13 Population and Housing

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a-c,. The proposed project will not induce population growth directly or indirectly or construct infrastructure that could induce population growth. The project does not involve the displacement of homes or people or necessitate construction of more housing elsewhere. **No impact.**

2.14 Public Services

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
1) Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

4) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5) Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The project itself will have a minimal effect on public services.

(a 1-5) The Fire District has adequate facilities and this project does not require the need for new fire station facilities. The Sheriff’s Department has adequate facilities and staff to serve the area. The project would not require the need for new schools or parks. Approval of this proposed project would have **no impact** on public services.

2.15 Recreation

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Physically degrade existing recreational resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a-c. The proposed project would not increase the number of use of existing parks or other recreational facilities, nor require the construction or expansion of new recreational facilities nor physically degrade existing recreational resources. **No impact.**

2.16 Transportation and Traffic

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

b.	Conflict with an applicable congestion management program, including, but not limited to level of service standard and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d.	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible land uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e.	Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f.	Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g.	Conflict with adopted policies, plans, or programs regarding public transit, bicycle or pedestrian facilities or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a,b,e,f. California Pacific Road is a Solano County maintained road. Per the Solano County Public Works Engineering Division, there are no recent traffic counts for that portion of California Pacific Road. The applicant is proposing 69 parking spaces which meets the parking requirements for a 230-person sanctuary per the Solano County Zoning Regulations (1 space per 4 seats). Currently, there are 40-50 cars at the site on Sunday mornings. The addition of 19 parking spaces would not represent a small increase in traffic and would not have significant impacts on the existing traffic load and capacity of the street systems. There would be no impact to level of service standard, change in air traffic patterns, or impact to emergency access or parking capacity. **Less than significant impacts are expected.**

c. The closest airport is the Nut Tree Airport but the height of the proposed church sanctuary is less than 200' and does not require Airport Land Use Commission approval or lighting per the Federal Aviation Administration. **No impact.**

g. The proposed project does not conflict with adopted policies, plans, or programs supporting alternative transportation. **No impact.**

2.16 Utilities and Service Systems

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Require or result in the construction of new water or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				
c.	Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e.	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f.	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g.	Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a-g. The proposed project would not exceed wastewater treatment requirement of the Regional Water Quality Control Board for the disposal of wastewater. Wastewater will be disposed of through the sewer connection with the City of Vacaville. The City of Vacaville has indicated that there will be no impact to their system. The project will not require the construction of new stormwater drainage facilities. The Solano Irrigation District has indicated that the project will not impact their potable water supply. Power and telephone service are existing. **No impacts** are anticipated.

2.17 Mandatory Findings of Significance

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Does the project have the potential to (1) degrade the quality of the environment, (2) substantially reduce the habitat of a fish or wildlife species, (3) cause a fish or wildlife population to drop below self-sustaining levels, (4) threaten to eliminate a plant or animal community, (5) reduce the number or restrict the range of a rare or endangered plant or animal, or (6) eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Does the project have impacts that are individually limited, but cumulatively considerable? "Cumulatively	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.

- c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Discussion:

- a. The project will not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of an endangered, rare, or threatened species, or eliminate important examples of the major periods of California history or prehistory.
- b. The project will not have impacts that are individually limited, but cumulatively considerable.
- c. The project will not have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly.

3.0 Agency Coordination and Public Involvement

3.1 Consultation and Coordination with Public Agencies

The Initial Study is being circulated for public comment.

3.2 Public Participation Methods

The Initial Study is available at the Solano County Department of Resource Management and online at the Department’s Planning Services Division website at:

<http://www.solanocounty.com/depts/rm/documents/eir/default.asp>

Interested parties may contact the planner assigned to this project at the contact points provided below:

Karen Avery
Senior Planner
Planning Services Division
Resource Management Department
675 Texas Street Suite 5500
Fairfield, CA 94533

PHONE: (707) 784-6765
FAX: (707) 784-4805
EMAIL: kmavery@solanocounty.com

4.0 List of Preparers

This Initial Study was prepared by the Solano County Department of Resource Management. The following staff and consultants contributed to the preparation of this Initial Study:

Solano County Department of Resource Management Staff

5.0 Distribution List

State Agencies

Regional Agencies

Other

City of Vacaville

6.0 Appendices

6.1 Initial Study, Part I – Use Permit application

6.2 Assessor's Parcel Map

6.3 Project Plans

6.0 Appendices

6.1



**DEPARTMENT OF RESOURCE MANAGEMENT
PLANNING SERVICES APPLICATION FORM**

675 Texas Street Suite 5500, Fairfield, CA 94533

(707) 784-6765 Phone

(707) 784-4805 Fax

www.solanocounty.com

- Application Type: New Extension (maps) Minor Revision Map Modification
- | | | |
|--|---|---|
| <input type="checkbox"/> Administrative Permit (AD) | <input checked="" type="checkbox"/> Minor Use Permit (MU) | <input type="checkbox"/> Sign Permit (SGN) |
| <input type="checkbox"/> Architectural Review (AR) | <input type="checkbox"/> Mobilehome Storage Permit (MH) | <input type="checkbox"/> Use Permit (U) |
| <input type="checkbox"/> General Plan Amendment (G) | <input type="checkbox"/> Mutual Agreement (MA) | <input type="checkbox"/> Variance (V) |
| <input type="checkbox"/> Major Subdivision (S) | <input type="checkbox"/> Performance Standards (PS) | <input type="checkbox"/> Waiver (WA) |
| <input type="checkbox"/> Marsh Development Permit (MD) | <input type="checkbox"/> Policy Plan Overlay (PP) | <input type="checkbox"/> Zone Text Amendment (ZT) |
| <input type="checkbox"/> Minor Subdivision (MS) | <input type="checkbox"/> Rezone (Z) | |

ELMIRA BAPTIST CHURCH: (EBC)

FOR OFFICE USE ONLY

Application No: W-06-23 MR# 1 Hrg: AD PC BOS Date Filed: 3/29/17 PInr: Walsh

Project Name: NEW SANCTUARY & RENOVATION OF EXISTING FACILITIES FOR EBC

Subject Site Information

Site Address: 6111 CALIFORNIA PACIFIC RD. City: ELMIRA State: CA Zip: 95625

Assessor's Parcel Number (s): 0142-033-050; 0142 041-020 & -010 Size (sq. ft/acre): 54,790 / 1.26

Preferred Property Access by Staff: OK to access Call applicant before access Call owner before access (707) 447-8989

Contact Information

Property Owner Name: ELMIRA BAPTIST CHURCH (EBC)

Contact Name: GERALD HARDER Phone: (707) 447-8989 Email: gharder316@gmail.com

Mailing Address: 6111 CALIFORNIA PACIFIC RD. City: ELMIRA State: CA Zip: 95625

Architect/Engineer/Land Surveyor Company Name: FRED DENES, ARCHITECT

Contact Name: FRED DENES Phone: (707) 372-8457 Email: fredior@volcano.net

Mailing Address: 4298 STANDFILL LN. City: VACAVILLE State: CA Zip: 95688

Applicant/Company Name: EBC

Contact Name: JESSE HARDER Phone: (916) 915-2842 Email: harderj@ppworld.com

Mailing Address: 913 MUSTANG TRAIL City: VACAVILLE State: CA Zip: 95687

Other Contacts:

Name: GERALD HARDER Phone: (707) 447-8989 Email: gharder316@gmail.com

Mailing Address: 6111 CALIFORNIA PACIFIC RD. City: ELMIRA State: CA Zip: 95625

1 Project Narrative

Describe the type of development, proposed uses/business, phases, changes or alterations to the property or building and intent or purpose of your proposal clearly. Attach additional sheets as necessary.

PLEASE REFER TO ATTACHMENT 1 @ REAR OF APP.

2 General Plan, Zoning and Utilities:

General Plan, Zoning or Williamson Act Contract information is available at our offices or can be obtained by visiting www.solanocounty.com. Click on the "Interactive Map" icon, then search by address or assessor parcel number.

Current General Plan Designation: TRADITIONAL COMMUNITY MIXED USE (TC-MU) Current Zoning: RTC-20

Proposed General Plan Designation: TC-MU Proposed Zoning: RTC-20

Current Water Provider: S.I.D.

Current Sewage Disposal: SEPTIC

Proposed Water Provider: S.I.D.

Proposed Sewage Disposal: CITY OF VACAVILLE

Williamson Act Contract

A. Is any portion of the property under Williamson Act Contract? Yes No

If yes, Contract No. _____ please provide a copy.

If yes, has a Notice of Non-Renewal been filed? Yes No

If yes, please provide a copy.

B. Are there any agricultural conservation, open space or similar easements affecting the use of the project site? (such easements do not include Williamson Act contracts)

Yes No if yes, please list and provide a copy.

4 Additional Background Information

A. Does the proposal propose the demolition or alteration of any existing structures on the subject site?

Yes No If yes, please describe in the project narrative.

B. List any permits that are required from Solano County and/or other local, state, federal agencies (i.e. building permit, Department of Fish and Game permits, etc.)

LAND USE PERMIT; GRADING PERMIT; BUILDING PERMIT; ENCROACHMENT PERMIT

C. List any known previously approved projects located on the property (i.e. Use Permit, Parcel Maps, etc). Identify the project name, type of project and date of approval.

THERE IS AN EXISTING USE PERMIT ISSUED IN 2007 FOR A MODULAR UNIT HOUSING (2) CLASSROOMS WITH AN ADA ACCESS RAMP, AND FIRE SPRINKLERS

D. List any known professionally prepared reports for the project (i.e. biological survey, traffic study, geologic, hazardous materials, etc.)

CURRENTLY BEING PREPARED ARE: 1) SITE SURVEY FOR GRADING AND 2) SEWER CONNECTION TO CITY OF VACAVILLE

E. Does the project involve Housing and Urban Development (HUD) federal funding? Yes No
Is HUD funding anticipated? Yes No

If yes, indicate the type of funding (i.e. CDBG grant, HOME, Investment Partnership Program, etc), funding amount, whether awarded or application pending and fiscal year of award or application request.

H. Is this part of a larger project? If yes, please explain. Yes

No

5 Existing Conditions

Describe in general the project site and surrounding properties as they presently exist; including but not limited to, information on existing land uses, unique physical and topographic features, soil stability, plants and animals, cultural, historical, or scenic aspects, and any other information which would assist the Department in understanding the project's environmental setting. Clear, representative color photographs may be submitted to show the project area. Draw in property boundaries on the photographs. **SEE ATTACHMENT 4 FOR GEOTECHNICAL REPORT**

A. Project site:

THE SITE CONSISTS OF A MAIN CHURCH SANCTUARY BUILDING WITH ATTACHED OFFICES AND RESTROOMS. A CONNECTED BUILDING WITH CLASSROOMS EXTENDS TO SOUTH OF THE SANCTUARY WITH A SEPARATE MODULAR BUILDING BEHIND. THE SITE ALSO CONTAINS A PARKING AREA TO THE SOUTH AND NORTH SEPARATED BY A SMALL LAWN.

B. Surrounding properties:

RESIDENCES BOUND THE PROPERTY ON THE SOUTH & WEST SIDES. OPEN FIELD TO THE NORTH AND CA. PACIFIC RD. BOUNDS THE ENTIRE EAST BOUNDARY.

C. Existing use of land:

THE SITE IS USED FOR CHURCH FUNCTIONS EXCLUSIVELY INCLUDING ALL PARTS OF THE PROPERTY.

D. Describe number and type of existing structures:

	Type/Number	Square Feet
Residential		
Agricultural		
Commercial		
Industrial		
Other	CHURCH BUILDING	2500 SQFT
	MODULAR BUILDING/1	960 SQFT

E. Describe existing vegetation on site, including number and type of existing trees.

GRASS LAWN AREA WITH LANDSCAPE ALONG A PORTION OF THE CA PACIFIC RD. FRONTAGE CONTAINING (7) TREES.

F. If in agricultural use, describe type of use or crop (cattle, sheep, hay, vegetables, fruit, etc).

N/A

G. Slope of property:

Flat or sloping (0 - 6% slope) 1.27 acres
 Rolling (7 - 15% slope) _____ acres
 Hilly (16 - 24% slope) _____ acres
 Steep (> 24% slope) _____ acres

H. Describe existing drainage conditions on site. Indicate direction of surface flows, adjacent parcels affected.

GRADING PLANS PROVIDED. GENERALLY SLOPES TOWARD CA. PACIFIC RD INTO DITCH WHICH FLOWS NORTH TOWARD HAWKINS RD.

I. Describe land uses on adjacent parcels (specify types of crops if agricultural).

North	VACANT LAND	South	RESIDENCE
East	STREET / RAILROAD	West	RESIDENCE

J. Distance to nearest residence(s) or other adjacent use(s): ~ 50 ft (ft/mi)

K. Describe and indicate location of any power lines, water mains, pipelines or other transmission lines which are located on or adjacent to the property.

POWER LINES (AERIAL) ALONG EAST SIDE, WATER MAIN IN STREET (CA. PACIFIC RD.)

L. Describe number and location of natural creeks or water courses through or adjacent to the property. Specify names (if any). Indicate whether ephemeral (brief flows following rains), intermittent (seasonal flows during wet season), or perennial (year-round flows).

N/A

M. Describe number and location of man-made drainage channels through or adjacent to the property. Specify names, if any.

DRAINAGE DITCH ALONG FRONT OF PROPERTY ADJACENT TO CA. PACIFIC RD. & SMALL DITCH ALONG NORTH SIDE OF PROPERTY.

N. Identify and describe any on-site or adjacent marshes, wetlands, vernal pools, wet meadows, riparian (i.e. dependant on water bodies) vegetation, etc.:

N/A

O. Are there any unique, sensitive, rare, threatened, or endangered animals, plants, or habitats on the project site or located in close proximity which may be affected by the project?

Yes _____ No X Don't Know _____ If yes, please list:

P. Describe existing vehicle access(s) to property:

ALL ACCESS IS VIA (3) DRIVEWAYS FROM CA. PACIFIC RD. ALONG FRONT OF PROPERTY.

Q. List and describe the nature and location of all existing easements serving or affecting the property, including access, utility, and other public or private easements (see deed or recent preliminary title report).

N/A

R. List and describe any freestanding and attached signage on the property. Describe the dimensions, area and height. Include the location on the site plan.

FREE STANDING SIGN WITH CHURCH NAME/INFO ~4 FT. X 6 FT
2-SIDED POST MOUNTED WITH LIGHTS.

6 Proposed Changes to the Site

A. Topography and grading (attach copy of grading plan showing existing and proposed topography and drainage patterns.)

i. Percent of site previously graded: 50 %.

ii. Project area (area to be graded or otherwise disturbed): 1 sq.-ft./acres.

iii. Estimate amount of soil to be moved (cut and/or fill):

 Less than 50 cubic yds³ More than 50 cubic yds³ More than 1000 cubic yds³

iv. Estimate amount of soil to be:

Imported 0 yd³ Exported 0 yd³ Used on site 550 yd³.

B. Number, size and type of trees, and type and quantity of vegetation to be removed. (size of trees = diameter at 4ft. above grade)

(7) TREES SHALL BE REMOVED; HOWEVER, A SMALL PORTION OF LAWN (APPROX 1,000 SQ FT) WILL BE REMOVED TO ALLOW FOR PARKING (NORTH LOT)

C. Number, type and use of existing structures to be removed, and removal schedule:

NO REMOVAL OF EXISTING STRUCTURES IN SCOPE

D. Describe proposed fencing and/or visual screening (landscaping):

PROJECT SCOPE INCLUDES LANDSCAPE SCREENING IN FRONT OF THE NEW SANCTUARY ALONG FRONTAGE ROAD. AN EXIST'G. 6'H W/D FENCE IS LOCATED ALONG SOUTH P.L. NO ADDITIONAL FENCING IS PROPOSED

E. Proposed access to project site (road name, driveway location, etc.):

(1) EGRESS & ENTRANCE FROM ADJ. ALLEY (1) EGRESS & ENTRANCE FROM CALIF. PAC. RD. TO NORTH PARKING LOT, (3) ENTRANCE ONLY & EGRESS ONLY TO CALIF. PAC. RD TO SOUTH PARKING LOT

F. Proposed source and method of water supply:

S. I. D.

G. Proposed method of sewage disposal (specify agency if public sewer):

CITY OF VACAVILLE (ALSO, SEE ITEM 4-D, PREVIOUSLY) SEE ATTACHMENT 3 FOR LETTER FROM CITY

H. Provisions for solid/hazardous waste disposal (specify company or agency if applicable):

N/A

I. List hazardous materials or wastes handled on-site:

N/A

J. Duration of construction and/or anticipated phasing: SEE ATTACHMENT 1 PROJECT NARRATIVE

PHASE 1: SITE GRADING, UTILITIES, NEW SANCTUARY FOUNDATION, - 6 MO.

PHASE 2: BUILD OUT NEW SANCTUARY - 6 MO.

PHASE 3: INSTALL PARKING LOT, OBTAIN C of O. - 3mos; PHASE IV REMODEL (E) SANCTUARY - 6mo

K. Will the proposed use be affected by or sensitive to existing noise in the vicinity? If so, describe source (e.g. freeway, industrial) and distance to noise source.

THE EXISTING FACILITY AND PROPOSED PROJECT IS ADJACENT TO THE UNION PACIFIC RAILROAD (AN ACTIVE RAILWAY) THE PROJECT WILL INCLUDE MITIGATING MEASURES TO MINIMIZE SOUND IMPACTS VIA SOUND ATTENUATION CONST. & LANDSCAPE FEATURES

7 Proposed Site Utilization

A. RESIDENTIAL PROJECTS (N/A)

1. Number of structures: Single Family: _____ Multi-family: _____ Accessory: _____

If multi-family, number of units: _____ Maximum height: _____

2. Signage: Freestanding: _____ Dimension(s): _____ Area: _____ (sq.ft)
Attached/Wall: _____ Dimensions(s): _____ Area: _____ (sq.ft)

B. NON-RESIDENTIAL PROJECTS (Commercial, Industrial, Agricultural, Other)

1. Lot coverage:

Building coverage: 9,240 (sq.ft) Surfaced area: 54,790 (sq.ft)

Landscaped or open space: 45,550 (sq.ft)

2. Total floor area: 9,240 (sq.ft)

3. Number of stories: 1 Maximum height: 23' (BLDG) (ft.)

34' (CROSS)

4. Proposed hours of operation:

Days: SUNDAYS 9:45 - NOON, THEN 6PM-7PM AND WEDNESDAYS 7PM-8PM

From: _____ a.m./p.m to _____ a.m./p.m

Year round: Yes No

Months of operation: from _____ through _____

5. Proposed construction schedule:
 Daily construction schedule: from 7 a.m./p.m. to 6 a.m./p.m.
 Days of construction: 5 DAYS PER WEEK
6. Will this project be constructed in phases? Describe:
YES - PLEASE REFER TO PREVIOUS ITEM (2-) FOR CLARIFICATION OF THIS (4)-PHASED PROJECT
7. Maximum number of people using facilities:
 At any one time: 220 Throughout day: 3
8. Total number of employees: 3-4
 Expected maximum number of employees on site: 4
 During a shift: 3-4 During day: 3-4
9. Number of parking spaces proposed: 71
10. Maximum number of vehicles expected to arrive at site:
 At any one time: 65 day: 4
11. Radius of service area: 15 MILES
12. Type of loading/unloading facilities:
N/A
13. Type of exterior lighting proposed:
(2) POLE LIGHTS @ SOUTH PARK'S LOT (1) POLE LT. @ NORTH PARK'S LOT PLUS PATHWAY LIGHTING AND SURFACE MTD. LIGHTS ON BLDGS.
14. Describe all anticipated noise-generating operations, vehicles or equipment on-site.
ONLY DURING CONSTRUCTION
15. Describe all proposed uses which may emit odors detectable on or off-site.
NONE
16. Describe all proposed freestanding and wall signage. Include the dimensions, area and height.
2 SIGNS ARE PROPOSED: 1- FREE STANDING, 4'X8' PBL SIDED IN LANDSCAPED AREA VISIBLE ON CALIF. PAC. RD. AND 1- BLDG SIGN ALSO FACING CALIF. PAC. RD. SEE EXTERIOR ELEVATIONS & SITE PLAN

8 Environmental Checklist

Indicate the following items applicable to the project or its effects. Discuss in Section 9 all items checked "Yes" or "Maybe". **Attach additional sheets as necessary.** - PLEASE SEE ATTACHMENT 2 @ REAR OF APP.

	YES	MAYBE	NO
A. Change in existing natural features including any bays, tidelands, lakes, streams, beaches, natural landforms or vegetation.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B. Change in scenic views or vistas from existing residential areas, public lands or roads.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C. Change in scale, pattern or character of general area of project.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D. Increased amounts of solid waste or litter.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E. Dust, ash, smoke, fumes or odors on site or in vicinity.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F. Change in ground water quality or quantity.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
G. Alteration of existing drainage patterns, or change in surface water quantity or quality.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
H. Change in existing noise or vibration levels.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I. Construction on filled land or construction or grading on slopes of 25% or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
J. Storage, use or disposal of materials potentially hazardous to man or wildlife, including gasoline and diesel fuel. (See Environmental Health Division for assistance or information).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
K. Increase in demand for public services (police, fire, water, sewer, etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
L. Increase in fossil fuel consumption (electricity, natural gas, oil, etc.).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
M. Change in use of or access to an existing recreational area or navigable stream.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
N. Change in traffic or vehicular noise on road system in immediate vicinity.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
O. Increased hazards for vehicles, bicycles or pedestrians.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P. Removal of agricultural or grazing lands from production.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Q. Relocation of people.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

9 Additional Information by Applicant

In order to make this application COMPLETE, please submit any additional data, information or special study reports that may be necessary to determine whether the project may have significant effect on the environment or to evaluate any adverse impacts, and to determine how they may be mitigated. Add additional pages as necessary.

10 Information Verification - Signed by Owner and Applicant

Owner and Applicant must sign below certifying that all information is to the best of his/her knowledge true and correct.

If the applicant is not the owner of record of all property included in this application, the signature given below is certification that the owners of record have knowledge of and consent to the filing of this application and supporting information. Additionally, the undersigned does hereby authorize representatives of the County to enter upon the above mentioned property for inspection purposes. This certification acknowledges that if the project exceeds double that of the application fee, applicants are subject to the hourly billing rate of staff time. You will be notified if the project is approaching this threshold.

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Owner signature: *Gerald Harder* Date: 3-28-2017

PRINTED NAME: GERALD HARDER

Applicant signature: *Jesse Harder* Date: 3-17-2017

PRINTED NAME: JESSE HARDER

For Office Use Only

Planning Permit Fee(s)		Environmental Review Fees	
<u>U_06_23</u>	<u>\$ 783 MR</u>	Initial Study	<u>\$ 1017</u>
-	\$	Archaeological Study (Sonoma State NWIC)	\$
-	\$	Negative Declaration	<u>\$ 2113</u>
-	\$	CA Fish and Games (ND or EIR)	<u>\$ 2216.25</u>
-	\$	Initiate EIR	\$
-	\$	Mitigation Monitoring Plan	\$
Total	<u>\$ 6129.25</u>	Total	\$
Total Fees Paid (P + E)	<u>\$ 6129.25</u>	Receipt No.:	<u>1044194</u>
		DATE:	<u>3/29/17</u>

Staff verify: Zoning: _____ GP Land Use & Consistency: _____

Comments: _____ Staff/Date: _____

T:\PLANNING\Planning Templates\Front Counter Application and Instruction Forms\COUNTER FORMS - (O-R-I-G-I-N-A-L-S)\Land Use Permit\Permit Application & Instructions\Land Use Permit - Application.doc(June 23, 2011)

Project Narrative

*The property zoning designation is RTC-20,
General Plan designation is Traditional Community Mixed Use.*

Currently, attendance at Elmira Baptist Church (EBC) range from 90 to 125 attendees with parking needs for approximately 40 to 50 vehicles (inclusive of parishioners *and* staff). As attendance has steadily been increasing, the EBC's governing body has identified a need to expand their accommodations for worship to approximately 200 guests. As such, EBC proposes a 5,400 square feet (60' X 90') structure be erected adjacent to their two current structures to accommodate a 230 non-fixed seat auditorium, as well as offices, book store (for church attendees), food warming area, and spaces for supporting functions. Additionally, the church proposes to modify the existing sanctuary building to accommodate the need for increased classrooms, and accessible rest rooms to support ministry services. Construction is planned to be phased and no buildings will be demolished.

Services are held one day a week (Sunday) with two main services; first service, at 9:45 am and the second at 11:00 am. A smaller service is also conducted at 6:00 pm on Sunday. In addition, another small service is held Wednesday evenings at 7:00 pm. Note that all services are conducted at "non-peak hours" of normal business operations. Currently, attendance at the smaller services (Sunday evening and Wednesday evening) range from 40 to 60 parishioners and is anticipated to increase up to 100 attendees per service. Service frequency and schedules will remain as they are now. EBC does not currently sub-let any portion of their current facility and will continue to accommodate only church related functions.

EBC has requested maximizing on-site parking capability to best assure parking availability for their services; as such, the proposed parking will exceed the minimum required (1 space to 4 seats) and will be *closer* to 1 space to 3 seats including accessible parking. There are currently two separate on-site parking areas *north lot* and *south lot*. The project will expand the south lot and connect it the north parking area. Vehicular access is provided from the adjacent alley as well as from California Pacific Road to the south and the north parking areas.

In order to avoid displacing the congregation, the project will be "Phased" as described below:

- Phase 1 - site grading, utilities and new sanctuary foundation (6 mo. duration)
- Phase 2 - new sanctuary building (6 mo. duration)
- Phase 3 - paving of the parking lot areas (3 mo. duration)
- Phase 4 - remodel of the existing facility (6 mo. duration)

The existing facility will remain in use throughout construction and as such accessible parking and access to the facility will be provided. The new sanctuary building will be occupied prior to starting phase 3 of the project.

Project:

*New Sanctuary and Renovation of Existing Facilities for
Elmira Baptist Church (EBC)*

Land Use Permit Application

Section 8

Environmental Checklist Attachment

Item No. C (checked Maybe): Since there will be a new 5,400 square foot building with additional parking and landscaping located on site, the scale and character may be changed relative to existing conditions. However, it is EBC's intent to unify all the buildings to congruent campus via similar use colors and landscape features.

Item No. D (checked Yes): Solid waste will increase relative to the increase in attendance (from about 100 to a maximum of 220 attendees). Note however, the use of the facility is limited to 2 services on Sundays and an evening service on Wednesday. Litter has not been an issue in the past and in case litter is found, EBC's policy is to keep the grounds clean and trim at all times.

Item No. E (checked Maybe): There maybe some (controlled) dust limited to construction. Also, there is a sewer treatment plant located about .5 mile south-east of this site which may emit odors.

Item No. G (checked as Yes): Two parking lots are proposed for this project (south parking lot and north parking lot) which will likely generate some additional drainage. Note however, that EBC would prefer to install pervious surfaces in parking areas not associated with ADA access. All ADA parking and building access will be constructed with approved hard surface materials. To mitigate any additional run-off, site design has appropriated landscaping areas for on-site water retention.

Item No. I (checked as Maybe): EBC may chose to elevate the new sanctuary building to align with existing buildings and to promote positive site drainage. As such, fill dirt may be required.

Item No. K (checked as Yes): EBC intends on connecting to the City of Vacaville sewer services, install additional additional rest rooms, and install fire sprinklers as required by local ordinances. As such, there will be an increase in sewer and water demands. Note however, the use of the facility is limited to 2 services on Sundays and an evening service on Wednesday.

Item No. L (checked as Yes): Electrical demand will increase proportionally with the increase in building square footage and occupancy. However, EBC will continue the use of liquid propane gas and not tax natural gas resources.

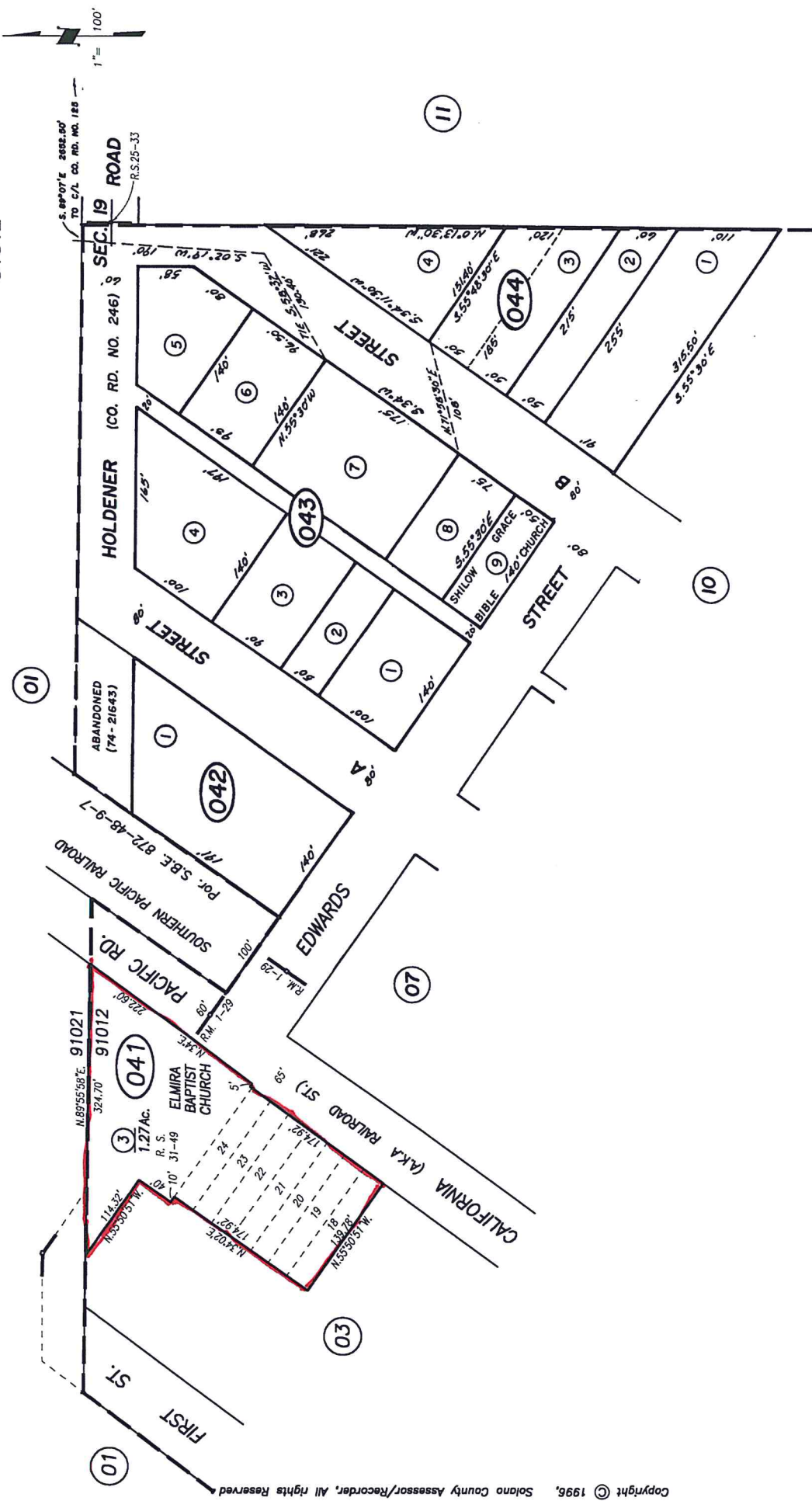
Item No. N (checked as Maybe): With the increase of parishioners, it is likely that there will be some increase in traffic and vehicular sounds. However, since the use of the EBC facilities are limited, as noted above, and since the surrounding community is strong supporters of EBC, the impact from additional vehicular traffic to the surrounding vicinity is anticipated to be minimal. Also, California Pacific Road (the frontage street to the EBC) is not a primary street and has very limited traffic being located this rural area. The Union Pacific Rail Road is located directly to the east, and beyond the RR tracks are industrial uses.

6.2

POR. SW. 1/4 SEC. 19, T. 6 N., R. 1 E., M.D.B. & M.

Tax Area Code
91012

142-04



Assessor's Map Bk. 142 Pg. 04
County of Solano, Calif.

NOTE: This map is for assessment purposes only. It is not intended to define legal boundary rights or imply compliance with land division laws.

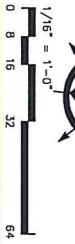
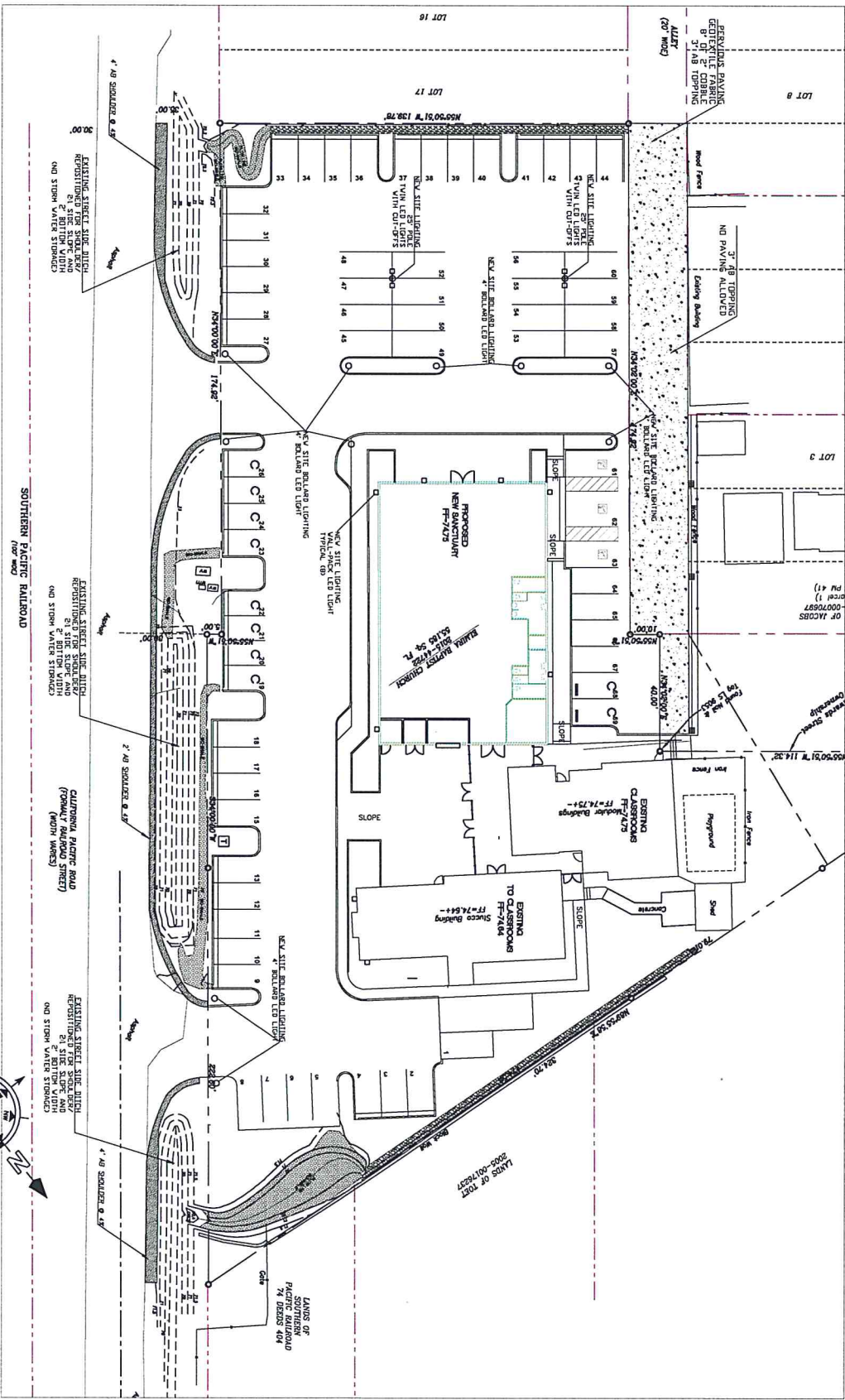
REVISION	DATE	BY
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041-01&02 (fs)	4-25-14	DV
R.S.25-33	5-17-02	JS

Vaca Station , R.M. Bk. 1 Pg. 29

Assessor's Block Numbers Shown in Ellipses, Assessor's Parcel Numbers Shown in Circles

16-17

6.3

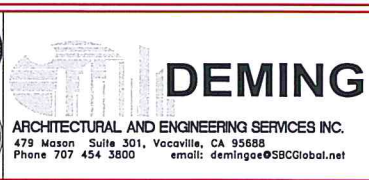


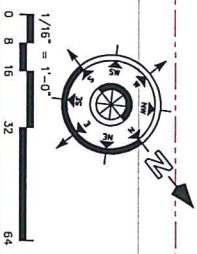
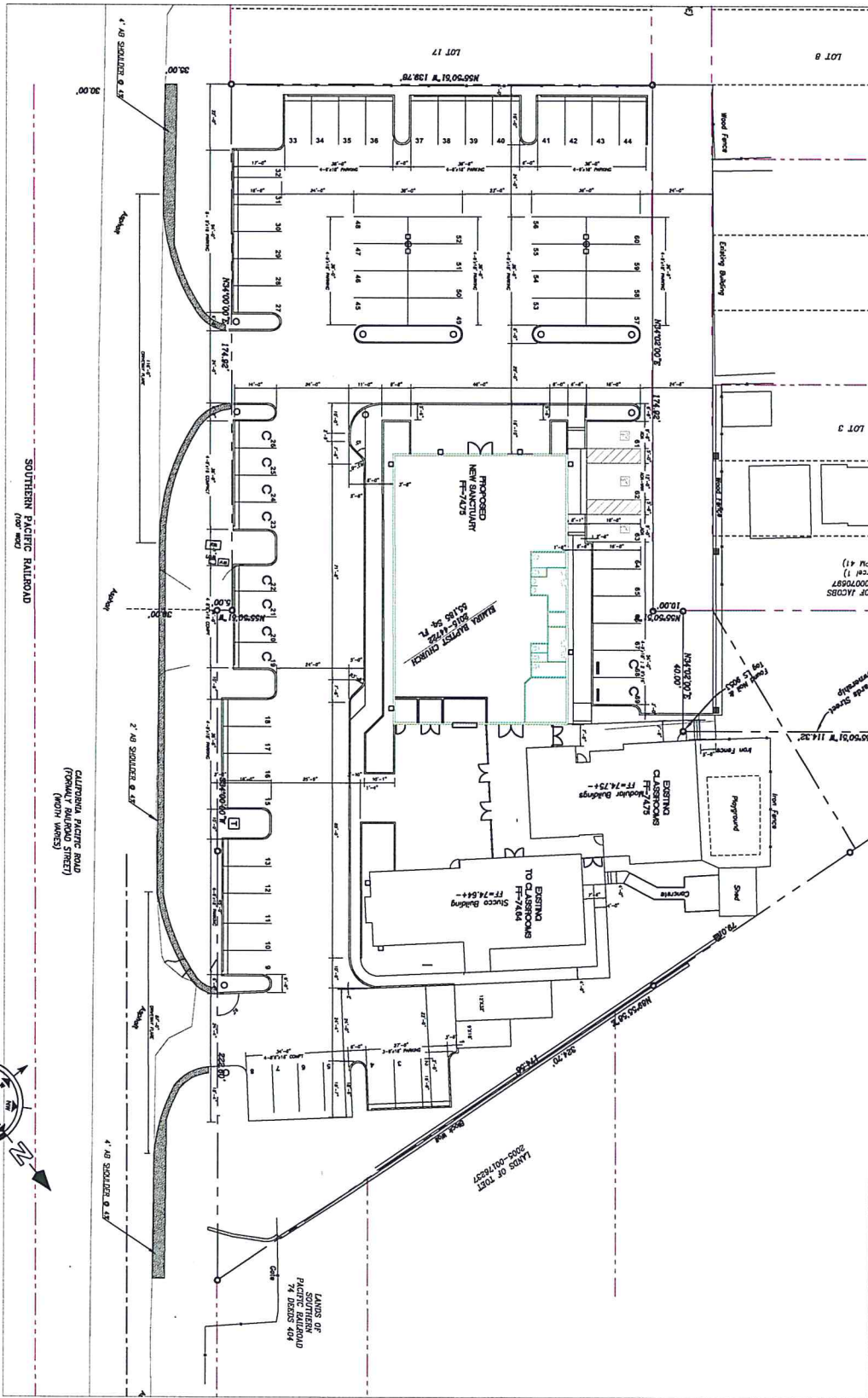
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 OF 1

PROJECT TITLE
 CONDITIONAL USE PERMIT APPLICATION
 ELMIRA BAPTIST CHURCH
 6111 PACIFIC RAILROAD BLVD
 ELMIRA, CALIFORNIA

DATE	DESCRIPTION
2/5/2017	PLANNING COMMENTS

ARCHITECTURAL AND ENGINEERING SERVICES INC.
 479 Mason Suite 301, Vacaville, CA 95688
 Phone 707 454 3800 email: demingae@SBCCGlobal.net





PROJECT TITLE
 CONDITIONAL USE PERMIT APPLICATION

ELMIRA BAPTIST CHURCH
 6111 PACIFIC RAILROAD BLVD
 ELMIRA, CALIFORNIA

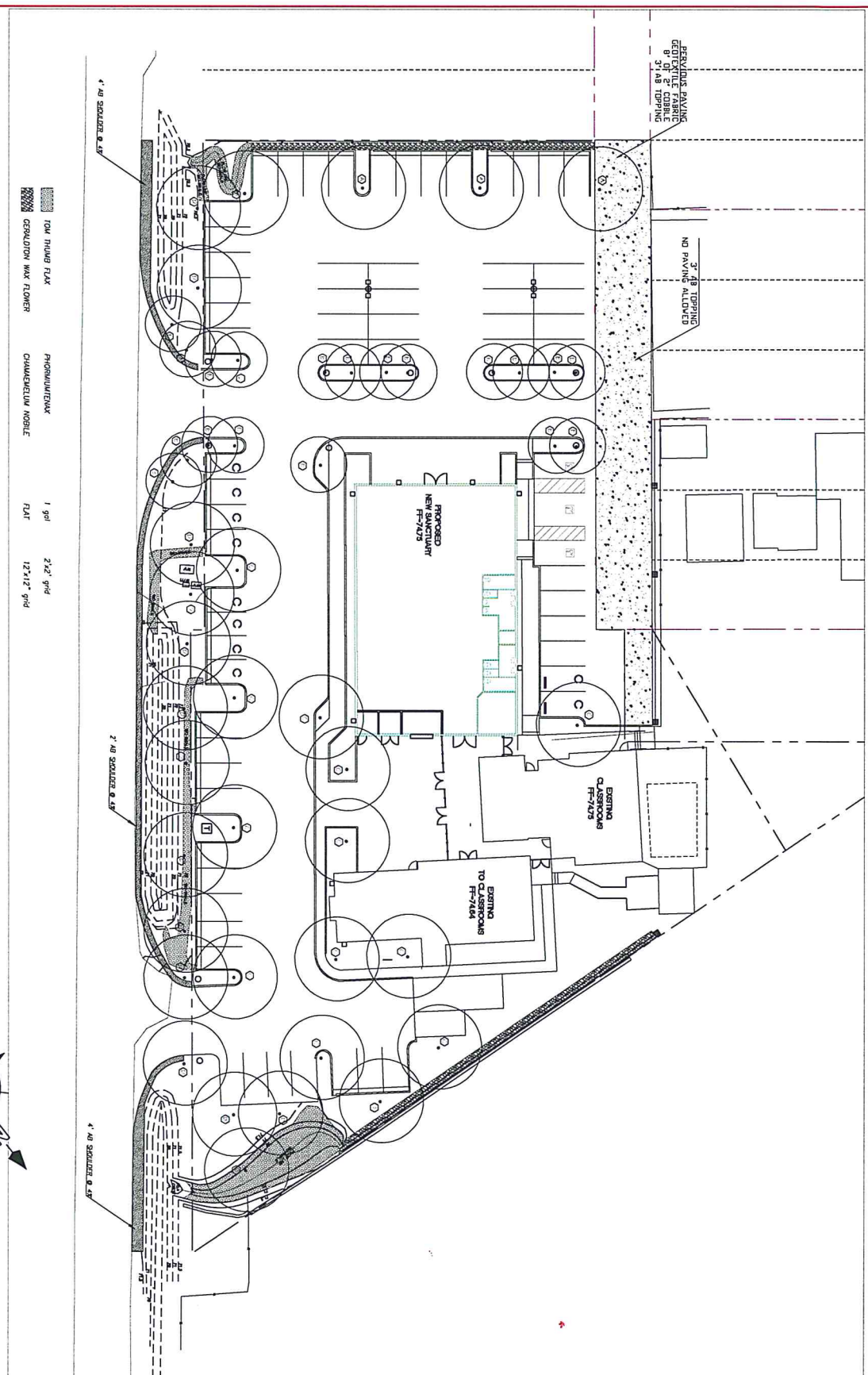
SITE
 LAYOUT

Sheet No. **A2**
 of 6

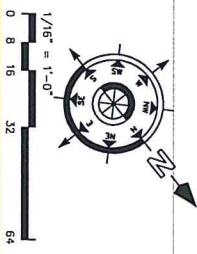
NO.	DATE	REVISION
1	2/16/2017	PLANNING COMMENTS



DEMING
 ARCHITECTURAL AND ENGINEERING SERVICES INC.
 479 Mason Suite 301, Vacaville, CA 95688
 Phone 707 454 3800 email: demingae@sbcglobal.net



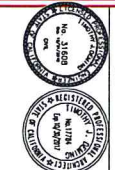
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2	LOBLOLLY PINE	FRAXINUS (WHITE BIRCH)	24" BOX	11	30.9'
3	DAHO LOCUST	ROBINIA AMERICANA	15 gal	11	30.9'
4	CHINESE FRINICE TREE	CHONANTHUS RETUSUS	24" BOX	19	20.9'



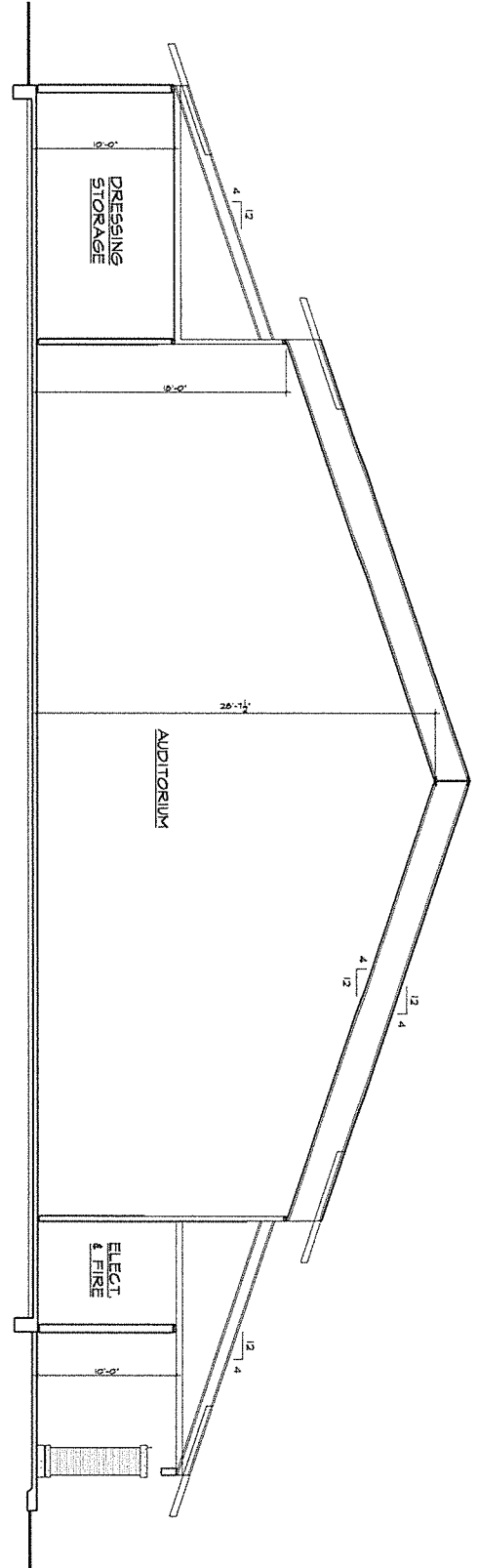
PROJECT TITLE
 CONDITIONAL USE PERMIT APPLICATION
 ELMIRA BAPTIST CHURCH
 6111 PACIFIC RAILROAD BLVD
 ELMIRA, CALIFORNIA

LANDSCAPE PLAN
 L-9-1
 of 1

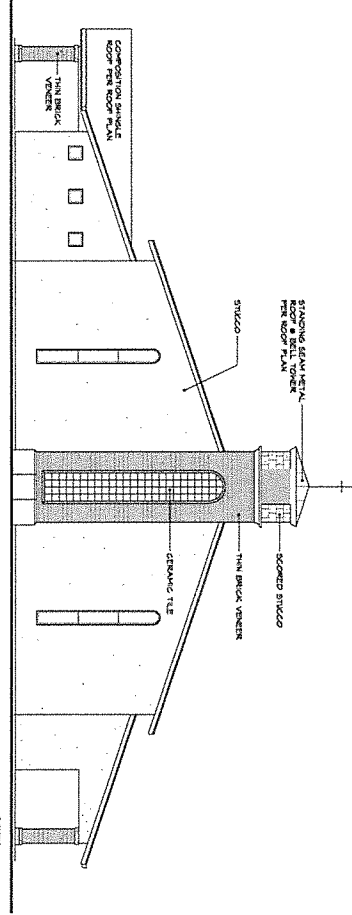
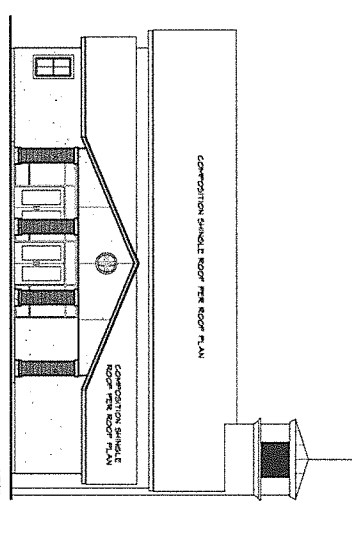
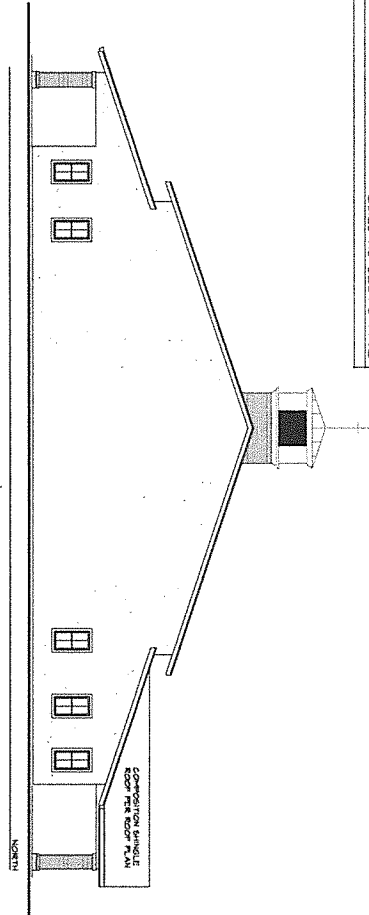
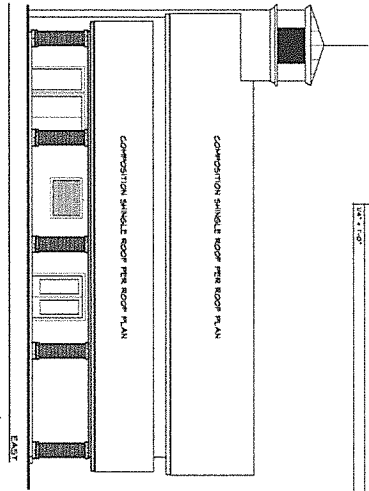
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1/1/2017	PRELIMINARY
1/20/2017	BO SMALL
2/8/2017	PLANNING COMMENTS



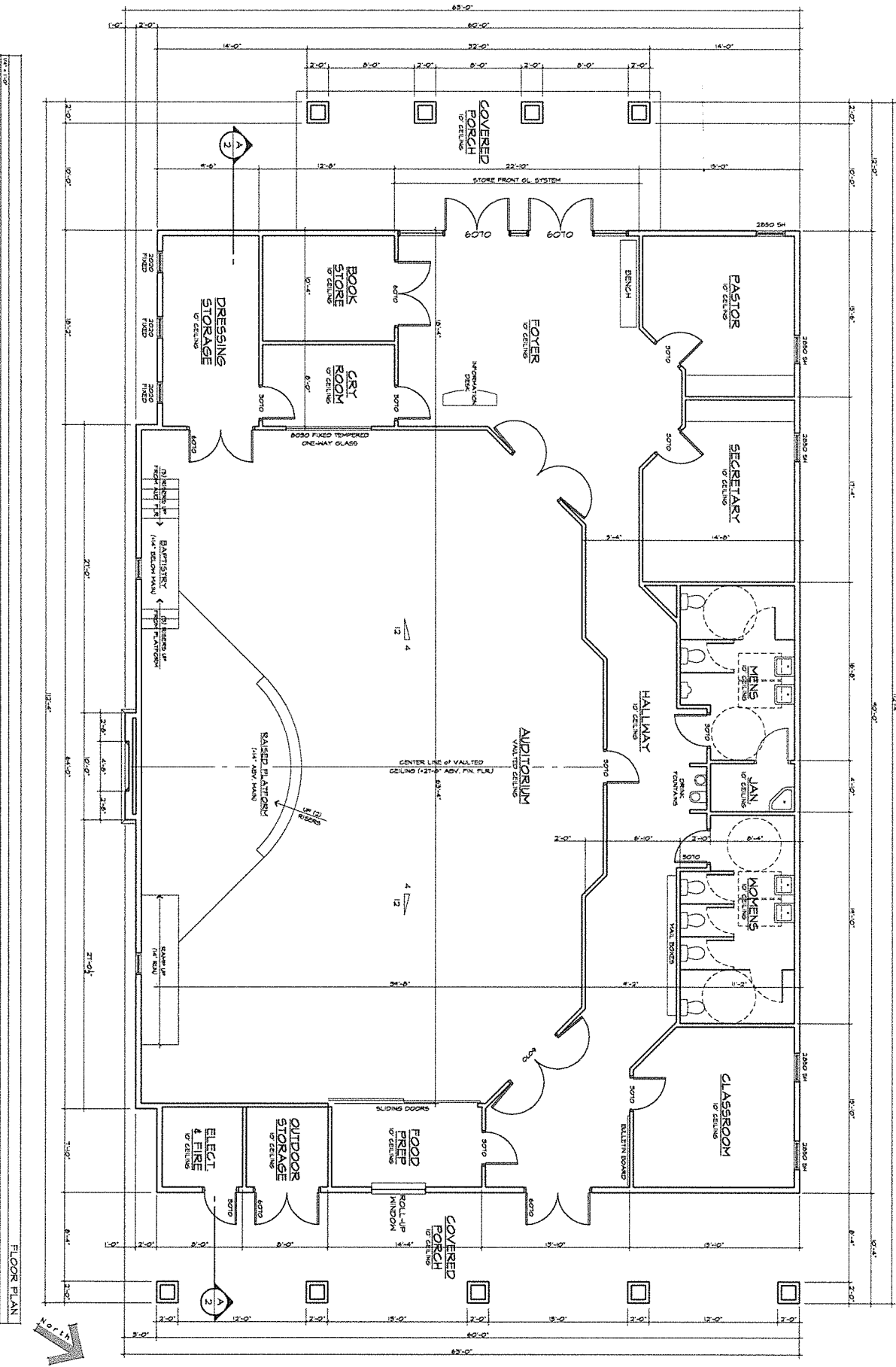
DEMING
 ARCHITECTURAL AND ENGINEERING SERVICES INC.
 479 Mason Suite 301, Vacaville, CA 95688
 Phone 707 454 3800 email: demingee@SBCGlobal.net



BUILDING SECTION A/2



EXTERIOR ELEVATIONS



FLOOR PLAN

Sheet 1 of 3	Date 6-15-17	NEW SANCTUARY for ELMIRA BAPTIST CHURCH 6111 PACIFIC RAILROAD BLVD. Elmira, California
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