

SOLANO COUNTY PLANNING COMMISSION

RESOLUTION NO. XX

WHEREAS, the Solano County Planning Commission has considered Minor Revision No. 1 to Use Permit No. U-06-23 of **Elmira Baptist Church** for the construction of a new 5400 square foot sanctuary, re-model of existing church facilities and parking lot improvements located at 6111 California Pacific Road, in the unincorporated community of Elmira, in an “RTC-20” Residential Traditional Community Zoning District, APN 0142-041-030, and;

WHEREAS, the Commission has reviewed the report of the Department of Resource Management and heard testimony relative to the subject application at the duly noticed public hearing held on August 3, 2017, and;

WHEREAS, after due consideration, the Planning Commission has made the following findings in regard to said proposal:

- 1. The establishment, maintenance, or operation of the proposed use is in conformity with the County General Plan with regard to traffic circulations, population densities and distribution, and other aspects of the General Plan.**

The church facility has been established on the property since the 1950's and churches are a conditionally permitted land use within the Traditional Community Mixed Use designation as well as the Residential Traditional Community Zoning District. Traffic circulation and population density and distribution would not be changed by this project

- 2. Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.**

Vehicular access to the site will continue to be from two driveways off California Pacific Road. The site has existing electrical power and the building plans will be reviewed and approved by the Solano County Building and Safety Division before a permit is issued. Grading and drainage plans will be reviewed and approved by the Public Works Engineering Division. The Solano Irrigation District supplies potable water to the site and the City of Vacaville will provide septic service.

- 3. The subject use will not, under the circumstances of the particular case, constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in or passing through the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.**

A Draft Initial Study and Negative Declaration was prepared and circulated by the Department of Resource Management. No potentially significant adverse environmental impacts are likely to occur with this project. Implementation of conditions of approval would prevent the project from creating significant effects to the persons residing or working in, or passing through the neighborhood; nor would the conditioned project be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

BE IT, THEREFORE, RESOLVED, that the Planning Commission of the County of Solano does hereby approve Minor Revision No. 1 to Use Permit No. U-06-23 subject to the following recommended conditions of approval:

General

1. Approval is hereby granted to the Elmira Baptist Church for the continued use of the church and the addition of a 5400 square foot sanctuary, the re-modeling of the existing sanctuary and modular classroom buildings and the improvements to the parking lot in accord with the application materials and development plans submitted with Minor Revision No. 1 of Use Permit U-06-23 and as approved by the Solano County Planning Commission.
2. The permittee shall take such measures as may be necessary or as may be required by the County to prevent offensive noise, lighting, dust or other impacts, which constitute a hazard or nuisance to motorists, persons or property in the surrounding areas.
3. No additional uses or new or expanded buildings shall be established or constructed beyond those identified on the approved development plans without prior approval of a new, revised, or amended use permit.
4. The premises shall be maintained in a neat and orderly manner and kept free of accumulated debris and junk.
5. The permittee shall take such measures as may be necessary or as may be required by the County to prevent offensive noise, lighting, dust or other impacts which constitute a hazard or nuisance to surrounding properties.
6. The premises shall be maintained in a neat and orderly manner and kept free of accumulated debris and junk.
7. The Minimum Development Standards enumerated in Section 28.73.30A & B of the Zoning Regulations are waived and shall not be applied to the new church sanctuary and existing improvements.
8. A permittee shall apply for and obtain a sign permit from the Department of Resource Management prior to installation of new signage.
9. Failure to comply with any of the conditions or limitations set forth in the subject conditions of approval shall be cause for the revocation of this permit.
10. This use permit is approved for an indefinite term and shall be subject to periodic compliance review every five years beginning on August 3, 2022. Cost for the compliance review will be subject to the Board of Supervisor's approved fees at that time.

Building & Safety Division

11. Prior to any construction or improvements taking place, a Building Permit Application shall be submitted as per Section 105 of the 2010 California Building Code, or the latest edition enforced at the time of building permit application. "Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit."
12. The building and any site improvements shall be designed using the 2016 California Building Standards Codes including the mandatory measures found in the 2016 California Building Code Chapter(s) 1,2,3,5,6,7,8, and A5 for Voluntary Measures. The building shall meet all the

requirements for commissioning a Green Building due to the size exceeding 10,000 square feet. The commissioning information is found in Section 5.410.2 of the 2016 California Green Building Code (CalGreen). The building shall be designed by a licenses and/or registered architect/engineer who is knowledgeable in Green Building Codes.

13. No building shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the Solano County Building Official has issued a certificate of occupancy.
14. Permittee shall obtain a separate permit for any grading.
15. A geotechnical/soils report shall be required for any expansions to existing buildings or for the construction of new buildings.
16. The building permit plans shall include a code analysis as listed below and the design shall be under the 2016 California Codes an all current rules, regulations, laws and ordinances of the local, state, and federal requirements. Upon building permit submittal, the licensed architect shall provide a code analysis for each building or structure such as:
 - A) Occupancy Classification
 - B) Type of Construction
 - C) Seismic Zone
 - D) Location of Property
 - E) Height of all buildings and structures
 - F) Square footage
 - G) Occupant Load
 - H) Allowable Floor Area
 - I) Height and Number of Stories
17. Plans and Specifications shall meet the requirements as per Section 107 of the 2016 California Building Code. "Construction documents, statement of special inspections and other data shall be submitted in one or more sets with each permit application. The construction documents shall be prepared by a registered design professional where required by the statues of the jurisdiction in which the project is to be constructed. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional." Electronic media documents are permitted when approved by the building official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provision of this code and relevant laws, ordinances, rules and regulations, as determined by the building official.
18. The site and all facilities shall meet all accessibility requirements found in Chapter 11B of the 2016 California Building Code. The designer is required to design for the most restrictive requirements between ADA Federal Law and the 2016 California Building Code. The Solano County Building Division will be reviewing the plans for the most restrictive requirements of the two. There shall be a complete site plan, drawn to scale and designed by a licensed architect reflecting all site accessibility.
19. All accessible paths of travel and parking areas shall be a hard-scaped surface and shall meet all of the worst case requirements between Chapter 11B of the 2016 California Building Code and the ADA Federal Law.
20. The Fire District will reassess the site for fire, life and safety requirements.

Environmental Health Division

21. Environmental Health is not requiring a food permit at this time as the permittee has indicated that the kitchen facilities inside the church are for employee/breakroom use only. Should the permittee decide to change the function to a use that allows members, guests or others to prepare food for service either on or off-site, a food permit shall be required. Prior to utilizing any kitchen facilities for food service, the applicant shall submit plans to Environmental Health for review and approval. The permittee may apply for a food permit once the facilities have been constructed to meet California Retail Food Code requirements and received a final inspection by the Environmental Health Division.

Public Works Engineering

22. The permittee shall apply for, secure and abide by the terms and conditions of grading permit prior to any onsite grading. The permittee shall submit improvement plans to Public Works Engineering for review and approval by the appropriate official. The review of plans and inspection of the construction is subject to fees to cover the cost to Public Works Engineering.
23. The permittee shall apply for, secure and abide by the conditions of an encroachment permit for any work that is proposed within the County right-of-way including any planned driveway connections to California Pacific Road. All private driveway connections to public roads shall meet Solano County Road Improvement Standards and Land Development Requirements.

Solano Irrigation District

24. The Elmira Improvement District currently provides the parcel with a 1" potable water service and 2" fire service. Raw irrigation water is currently unavailable to the site.
25. The improvement plans shall include a District signature block, latest revision, on the title sheet for District approval of the plan set.
26. The relocated fire hydrant and the new proposed irrigation service need to reference the appropriate Standard Details, latest revision, and the Standard Details must be included in the improvement plan set.
27. Prior to SID approval:
 - a. The developer shall be required to sign and pay for a work order. The work order is the mechanism to which all fees and charges associated with District staff time/or materials will be charged for reimbursement from the landowner.
 - b. The developer shall pay the current Elmira Improvement District fee, as outlined in Resolution 91-36, for the new landscape irrigation service. The connection fee is \$5,040.00.
28. All costs related to the installation of the new landscape irrigation service and the relocation of the existing fire hydrant shall be borne by the developer.
29. Prior to construction, the developer's contractor shall be required to apply for and obtain a standard District Encroachment Permit. The encroachment filing fee is \$125.00 and the deposit is \$1,200.00.
30. Electronic AutoCAD files are required upon the completion of the project showing "as-builts" for electronic archiving.

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Planning Commission on August 3, 2017 by the following vote:

AYES:	Commissioners	_____

NOES:	Commissioners	_____

EXCUSED:	Commissioners	_____

By: _____
Bill Emlen, Secretary