



# County of Yolo

## PLANNING AND PUBLIC WORKS DEPARTMENT

John Bencomo  
DIRECTOR

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### PLANNING COMMISSION STAFF REPORT

SEPTEMBER 9, 2010

**FILE #2010-023:** Request for a Use Permit Amendment for changes proposed at the Unitarian Universalist Church of Davis. The project proposes demolition of the existing 1,920-square foot "Great Hall" and construction of a new 4,400-square foot social hall in the same location; installation of new relocatable 1,920-square foot meeting/classroom buildings; and other site improvements (**Attachment A**).

**APPLICANT:** Jeff Gold  
Jeff Gold & Associates  
Post Office 1226  
Nevada City, CA 95959

**OWNER:** Unitarian Universalist Church of  
Davis  
Post Office Box 73710  
Davis, CA 95616

**LOCATION:** 27074 Patwin Road, west of the  
City of Davis, off Russell Boulevard (APN: 036-  
160-35) (**Attachment B**).

**FLOOD ZONE:** A (area within the 100-year  
flood plain) and X (area outside the 100-year  
and 500-year flood plains)

**GENERAL PLAN:** Public and Quasi Public  
(PQ)

**SOILS:** Myers clay (Class II); Yolo silt loam  
(Class I); Rincon silty clay loam (Class II);  
and Reiff very fine sandy loam (Class I)

**ZONING:** Residential Suburban (R-S)

**FIRE SEVERITY ZONE:** None

**SUPERVISORIAL DISTRICT:** 2  
(Supervisor Thomson)

**ENVIRONMENTAL DETERMINATION:** Negative Declaration

**REPORT PREPARED BY:**

Stephanie Cormier, Associate Planner

**REVIEWED BY:**

David Morrison, Assistant Director

### RECOMMENDED ACTIONS

That the Planning Commission:

1. **HOLD** a public hearing and receive comments;
2. **ADOPT** the Initial Study/Negative Declaration prepared for the project in accordance with the California Environmental Quality Act (CEQA) and Guidelines (**Attachment C**);
3. **ADOPT** the proposed Findings (**Attachment D**); and
4. **APPROVE** the Use Permit Amendment subject to the Conditions of Approval (**Attachment E**).

**AGENDA ITEM 6.3**

## **REASONS FOR RECOMMENDED ACTIONS**

The proposed project will allow the Unitarian Universalist Church of Davis (UUCD) to better accommodate its current and emerging membership needs. Specific design considerations include accessibility features, utility system upgrades for increased energy efficiency, use of permeable surfacing materials, additional bicycle parking, expanded landscaping, and improved site amenities. Dining capacity will increase from accommodating less than 75 people to serving up to 125 people. The project site was established with a Use Permit in 1965 (ZF #2060) and has been developed with a "Meeting House" and associated facilities since 1968.

## **BACKGROUND**

The applicant requests an amendment to an existing Use Permit for changes proposed at the UUCD campus to support its current membership of 326 members and various programs. The project proposes demolition of the existing 1,920-square foot "Great Hall" (social hall and kitchen structure) and construction of a new 4,400-square foot social hall/kitchen building in the same location. The new social hall will adjoin the existing Meeting House, and will include a kitchen, accessible bathrooms, storage, a small meeting room, and an open assembly area for social gathering, with dining functions for up to 125 people. The project also includes installation of two 24-foot x 40-foot relocatable meeting/classroom buildings (for a total of 1,920 square feet) for upper grade and adult education programs. Proposed site improvements include utility system upgrades; preserving and/or upgrading to provide accessibility and improved lighting to outdoor patios, activity areas, gardens, and pathways that provide linkage between buildings; new patios and walkways; driveway and parking improvements; and new landscaping.

Initial development of the 6.6-acre site for UUCD was established with a Use Permit in 1965 (ZF #2060), which allowed for the church's use of the site and overflow parking in the northwesterly portion of the property. Initial construction began with the Meeting House in 1968, followed by the "Bridgehouse" and "Cottage," which were constructed for education programs in 1969. The site has evolved with numerous site improvements, including utility systems, parking areas, pathways, outdoor patios, extensive tree plantings, berms, drainage swales, and ornamental gardens. The Use Permit has been amended several times over the last 45 years, which has allowed the campus to grow. The last significant amendments occurred in 1984, to allow weekday use of a nursery school/day care program (Redbud Montessori School) in the Bridgehouse (ZF #3459), and in 1986, which allowed for the expansion of facilities, including additional classrooms in the Bridgehouse (ZF #3725). The library and office building were constructed in 1990. More recent improvements include new roofing and accessibility features.

In addition to the construction of a new social hall and classroom facilities, proposed site development includes expanding and reconfiguring existing parking to provide a total of 118 parking stalls, including an enlarged flatwork area for 20 bicycles, with minimal addition to impervious surfaces by using permeable materials (see **Attachment A**). The existing Meeting House will be remodeled with tenant improvements to include a new HVAC system, new lighting, accessibility features, a fire protection system, and new roofing that will be compatible with the new roof for the proposed social hall. The existing 720-square foot Cottage building will be converted to a building and grounds' storage/maintenance equipment building with no proposed expansion.

There are no proposed changes to the existing 2,700-square foot office and library structure, which will be maintained for administrative/staff offices and the resource library. The 3,008-square foot Meeting House will continue to be used as a multi-purpose space for meetings, recitals, and weekly Sunday services. The 2,360-square foot Bridgehouse will continue to be co-shared by UUCD, for their Sunday education programs, and Redbud Montessori School, which accommodates an enrollment of approximately 36 children in a Monday-Friday program.

## **STAFF ANALYSIS**

As indicated in the Initial Study/Negative Declaration prepared for the project, no significant environmental impacts are expected to occur from construction or operation of the proposed project. The site is surrounded by large-lot home sites to the north and east, churches (First Baptist Church of Davis and Grace Valley Christian Center) to the west, and a recently approved, but undeveloped, subdivision of nine one-acre home sites lies to the south. In order to reduce any construction-related impacts to nearby sensitive receptors, the proposed project will be subject to Conditions of Approval (**Attachment E**) to ensure that:

- Dust will be managed during construction-related activities by complying with Yolo-Solano Air Quality Management District Rules;
- Any nearby nesting raptors will not be disturbed during construction of the project;
- The release of hazardous materials, such as asbestos or lead, during demolition of the Great Hall, will be handled in accordance with state and federal hazardous waste laws;
- Noise from construction-related activity will not exceed 88dBA as measured 50 feet from the construction site, with construction operation activities limited to 7:00 AM to 7:00 PM Monday through Friday, and 8:00 AM to 8:00 PM Saturday and Sunday;
- Building pads are elevated one foot above the determined base flood elevation; and
- The proposed new wastewater design system is given final approval by Yolo County Environmental Health before construction of the project.

### **Parking**

Current Sunday service attendance is an average of 120 people with approximately 40 to 50 cars parked at peak periods. Maximum seating capacity in the Meeting House is 125 people; maximum dining capacity in the proposed new social hall will also be 125 people. The new social hall will be designed to augment UUCD functions, not increase capacity, i.e., Sunday weekly services will not occur simultaneously with a dining event.

UUCD has an active "green sanctuary program" that includes an emphasis on carpooling. The church's handbook organizes its members in neighborhood groups in order to encourage a reduction in the number of vehicles used for weekly services and events. Additionally, many of the members living nearby bicycle to the campus, which is accessed off a Class I bike lane adjacent to Russell Boulevard.

Parking for the project will continue in the existing paved lot, which currently accommodates 32 cars plus five handicap spaces. Additional parking on the adjoining gravel lot currently provides 30 parking spaces. Parking in the overflow turf area provides 48 spaces, for a combined total of 115 spaces. The proposed improvements include expanding the parking area to accommodate a total of 65 cars plus five handicap spaces, as well as increasing bicycle parking from 10 bikes to 20. The expanded parking area is proposed to be surfaced with permeable materials (**Attachment A**). The turf overflow lot will continue to accommodate 48 cars for a combined total of 118 spaces, which more than satisfies parking requirements for the UUCD campus facilities.

### **Landscaping**

Existing vegetation consists of a variety of mature conifer and deciduous trees, some of which are part of the original plantings from 1969, when the property was sculpted for landscaping and flood control. The project will require the removal of four trees located in the proposed building areas, i.e., social hall and relocatable classrooms. However, the proposed landscape plan includes planting 20 additional trees and supplemental landscape materials, all of which will be native and drought tolerant, for a total of 4.5 acres (68 percent of the site) in landscaping and open space areas. Total

area of renovated landscaping is approximately 20,135 square feet, and includes new patios, gardens, and walkways adjacent to the new social hall and relocatable buildings. New landscaping will adjoin the proposed new patio and building areas (**Attachment A**). The project's proposed landscape plan meets both the state's water efficiency landscape regulations, as well as the County's Draft Water Efficiency Landscape Ordinance. Over 25 percent of the additional plantings will be native species (**Attachment A**).

### Aesthetics

In addition to enhancing the new building areas, walkways, and patios with new landscaping, the project also proposes to finish the new single-story social hall structure in modest earth tones to harmonize with existing structures, as well as the overall residential neighborhood setting.

### Wastewater Disposal System

The applicant is currently working with Yolo County Environmental Health to finalize an approved plan for a new wastewater disposal system designed for the proposed new social hall/kitchen structure. Currently, the property has three separate disposal fields serving the UUCD campus, with each structure utilizing an independent septic tank. A Wastewater Disposal Field Design Report was prepared for the proposed project (Holdrege & Kull, 2010) to facilitate review of the proposed wastewater disposal system improvements. The results of the soil evaluation and design recommendations for onsite disposal at the UUCD campus conclude that the soil conditions are suitable for continuing onsite disposal, with a recommendation that the northwestern portion of the property be considered. The report also concluded that additional capacity exists in the southeastern portion of the property for any future expansion of the campus. The new system is currently proposed to be sited in the northwestern portion of the property, adjacent to and south of the existing turf overflow parking area (**Attachment A**). The existing disposal field and septic tank serving the Great Hall will be abandoned upon demolition of the building.

### Drainage

Project related runoff associated with changes proposed at the UUCD campus is planned to drain into an existing retention pond that currently serves the campus, which is located in the south-central portion of the site, south of the existing Meeting Room and Great Hall. According to a Retention Pond Drainage Analysis prepared for the proposed improvements to the UUCD campus (Cunningham Engineering, 2010), the existing retention pond is adequately sized to contain the 100-year, 24-hour storm and the 100-year annual rainfall after implementation of the project, which has been confirmed by Public Works staff. Storm water from roof surfaces will be collected in closed piping and discharged to dissipater areas within the retention basin. Most of the proposed new surface areas for parking and circulation will be permeable materials that will minimize localized erosion and encourage groundwater recharge.

### Fire Suppression

The existing 436-foot deep well currently provides 50 gallons per minute (gpm) to the project site. The project proposes the addition of an above-ground water storage tank in order to provide adequate gpm flow rates for the new social hall's fire-protection system (building sprinkler system) and landscaping irrigation needs. Two proposed onsite fire hydrants will be connected to the water storage tank, and a stand-by generator will provide power to the booster pump for pressurizing the water protection lines. The new water storage tank, pump house, and stand-by generator are proposed to locate east of the existing library and office structures (**Attachment A**), and will require approval from the City of Davis Fire Department.

System Upgrades

New electrical service will be installed to support the proposed new social hall and relocatable buildings, while continuing to support the existing buildings. UUCD is currently evaluating the feasibility of developing a future photovoltaic panel array on the south facing roof on the new social hall, which could potentially provide power for as much as 50 percent of the overall facility needs. Additionally, some of the design features of the overall proposed project may include installation of high efficiency HVAC equipment (i.e., beyond state standards) and insulation system, as well as the use of recycled content in finish materials. UUCD is also considering LEED certification for the proposed project, but has not yet made an application to the U.S. Green Building Council.

The project also includes conversion of the existing Cottage structure, built in 1969 (historically used for educational purposes and a caretaker's quarters), to a grounds and maintenance storage facility. Although the structure sits within the 40-foot rear yard setback requirement (approximately 30 feet from the rear property line), the project proposal requires no expansion of the building further into the setback, placement of which is considered legal non-conforming. However, accessory structures, such as structures used for storage, can be placed five feet from the rear and side property lines, upon the Director's approval.

As indicated in the Findings (**Attachment D**), the proposed project is consistent with the Use Permit criteria set forth in the Yolo County Code. Additionally, the project supports objectives in the 2030 Countywide General Plan that provide for a strong sense of community, including places where the community can gather for celebrations, events, and social contact.

**SUMMARY OF AGENCY COMMENTS**

A Request for Comments was prepared and circulated for the proposed project from July 12, 2010, to August 6, 2010. The Initial Study/Negative Declaration was circulated for public review from August 20, 2010, to September 9, 2010. The project was also reviewed by the Development Review Committee on July 28, 2010, and August 25, 2010. The project lies within the boundary of the "pass through agreement" between the City of Davis and Yolo County, but is exempted by the agreement as an existing urban area, which conforms to the County's General Plan and zoning ordinance. Comments received during the review periods from interested agencies are provided below and have been incorporated into the project as appropriate.

<b>Date</b>	<b>Agency</b>	<b>Comment</b>	<b>Response</b>
July 13, 2010	City of Davis Planning Department	Determined use was not subject to Pass-Thru Agreement.	County agrees.
July 14, 2010	Yolo County Planning and Public Works, Building Division	Permits are required for demolition and construction work.	Included in Conditions of Approval.
July 26, 2010	Yolo County Health, Environmental Health Division	Any hazardous waste (for example, asbestos or lead paint) discovered or generated during demolition activities shall be managed in accordance with State and Federal hazardous waste laws and regulations.	Included in Conditions of Approval.

July 29, 2010	Yolo County Planning and Public Works, Engineering Division	Public Works required a drainage study containing a cover sheet with responsible engineer's dated stamp and signature, table of contents, report, and appendices (supporting calculations and information, attached septic study containing referenced data, scale site plan, etc.) Include a table showing retention basin water elevations over the duration of the 100-year storm.	Applicant submitted required materials on August 11, 2010.
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**APPEALS**

Any person who is dissatisfied with the decisions of this Planning Commission may appeal to the Board of Supervisors by filing with the Clerk of the Board of Supervisors within **fifteen (15) days** from the date of the action. A written notice of appeal specifying the grounds for appeal and an appeal fee immediately payable to the Clerk of the Board must be submitted at the time of filing. The Board of Supervisors may sustain, modify, or overrule this decision.

**ATTACHMENTS**

- A: Site Plan**
- B: Location Map**
- C: Negative Declaration**
- D: Findings**
- E: Conditions of Approval**

**UNITARIAN UNIVERSALIST CHURCH OF DAVIS**  
 27074 PATWIN ROAD  
 DAVIS, CALIFORNIA

**UNITARIAN UNIVERSALIST CHURCH OF DAVIS**  
 EXISTING SITE PLAN

DATE: JUNE 21, 2010  
 SCALE: 1" = 30'  
 REVISIONS:

JEFF GOLD & ASSOCIATES A.I.A.  
 ARCHITECTURE / PLANNING  
 6309 28th Street  
 San Diego, CA 92122  
 (619) 584-0023

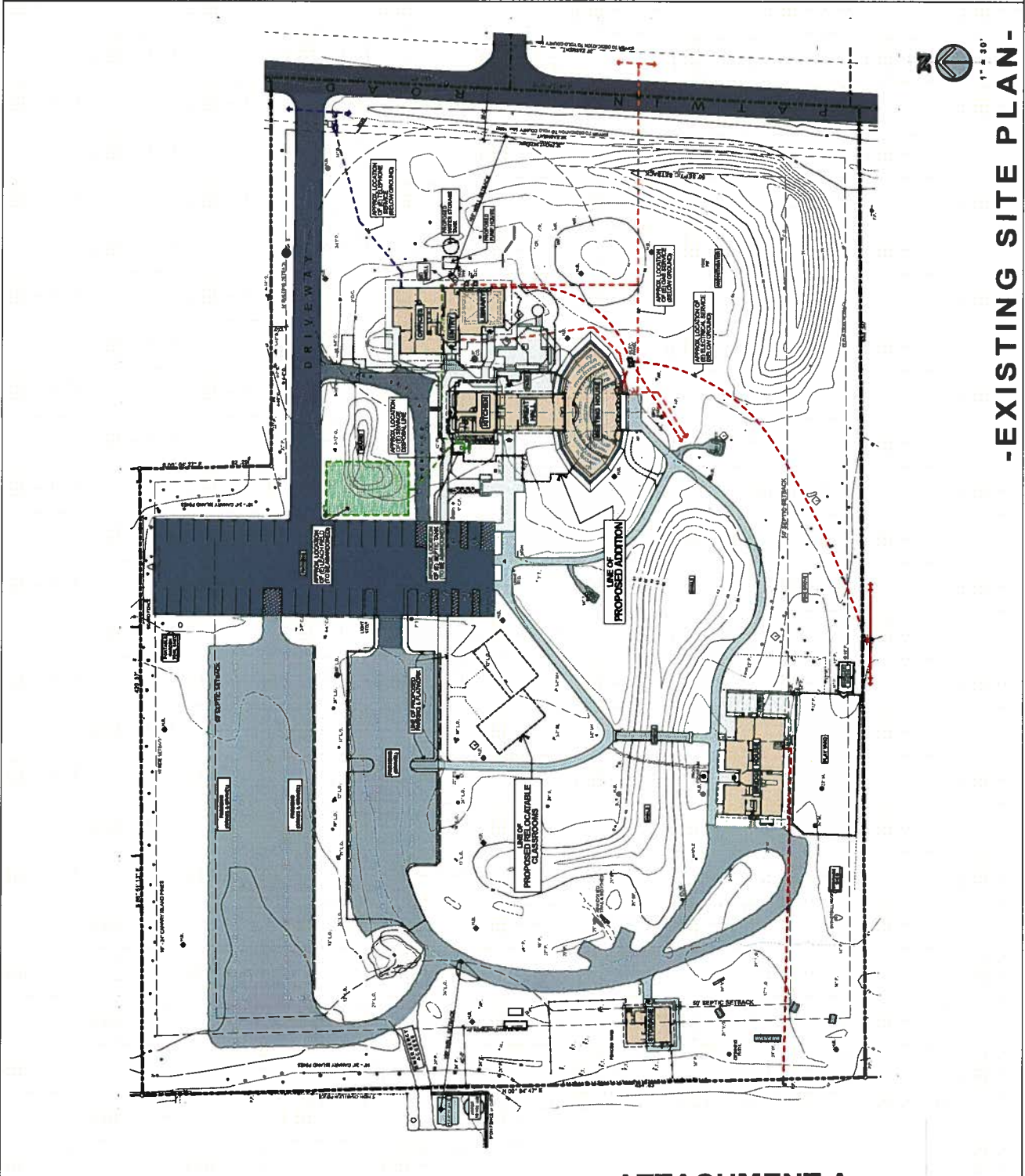
**LEGEND**

- SERVICE DISPOSAL LINE (AS NOTED)
- SEWER MAIN (AS NOTED)
- LEACH FIELD (AS NOTED)
- GAS SERVICE (AS NOTED) (BELOW GROUND)
- ELECTRICAL SERVICE (BELOW GROUND)
- ELECTRICAL SERVICE (ABOVE GROUND)
- POWER POLE
- WATER SYSTEM (BELOW GROUND)
- TELEPHONE SERVICE (BELOW GROUND)

**BUILDING SQUARE FOOTAGE TABULATION**

GREAT HALL & MEETING HOUSE	
OFFICE	97
MEGALITH / CIRCULATION	277
REST ROOMS	118
GREAT HALL	1,046
MEGALITH	1,344
MECHANICAL / STORAGE	34
STORAGE	34
SUB-TOTAL	4,031 SQ. FT.
LIBRARY / ADMINISTRATION BUILDING	
OFFICE / MEETINGS AREA	461
ADMINISTRATION	444
MEGALITH / CIRCULATION	246
REST ROOMS	74
MECHANICAL / STORAGE	26
STORAGE	26
SUB-TOTAL	2,178 SQ. FT.
BRIDGE HOUSE	
CLASS ROOMS	1,492
REST ROOMS	151
Mechanical	29
SUB-TOTAL	2,138 SQ. FT.
STORAGE BUILDING	
MAIN ROOM	418
RESTROOMS	154
SMALL STORAGE RM.	178
TOTAL	750 SQ. FT.

**TOTAL SQUARE FOOTAGE** 10,792 SQ. FT.











**EXTERIOR MATERIALS & BUILDING SYSTEMS:**

**ROOFING:**

- SLOPED ROOF AREAS: CLASS 'A' COMPOSITION SHINGLES, 40 YEAR GAF/ELK TIMBERLINE ARCHITECTURAL STYLE. COLOR: SHAKENWOOD (LIGHT BROWN)
- FLAT ROOF AREAS: SINGLE PLY MEMBRANE, TPO ADHERED SYSTEM. COLOR: COOL ROOF (WHITE)
- STEEP SLOPE (MEETINGHOUSE): STANDING SEAM METAL CONCEALED FASTENER, STANDING SEAM, METAL SALES "IMAGE II". COLOR: WEATHERED COPPER (WB8)

**FLASHINGS & GUTTERS:**

- GALVALUME METAL, NATURAL FINISH

**EXTERIOR JOISTS:**

- COMPOSITE PANELS: HARDIE PANEL AND TRIM SYSTEM, 5/8" GYPSUM SURFACE, PAINT FINISH

**WALLS:**

- FIBER CEMENT COMPOSITE SHINGLES (SELECTED AREAS) AND FIBER CEMENT COMPOSITE ARTISAN PANELS WITH FRY REGLET METAL JOINTS (SELECTED AREAS); COLOR: NATURAL CEDAR FINISH (DART BROWN)
- CEMENT BASED STUCCO (STUCCO-FLEX) WITH ELASTOMERIC ACRYLIC FINISH; COLOR: SANDSTONE (S15)
- LATTICE PANELS: GALVANIZED METAL PANELS BY GREENSCREEN; COLOR: POWDER COAT MATT GREEN

**EXTERIOR WINDOWS:**

- WOOD WINDOWS BY LORHEN, LOW-E HIGH PERFORMANCE GLAZING, COLOR EXTERIOR FINISH: BRONZE

**EXTERIOR DOORS:**

- WIDE METAL FRAME ENTRY DOOR SYSTEMS BY VISTAWALL, HIGH PERFORMANCE DUAL GLAZING, COLOR EXTERIOR FINISH: BRONZE ANODIZED
- ENTRY DOOR: CUSTOM HARDWOOD WITH GLAZED PANEL

**WALKWAYS & LANDSCAPE RETAINING WALLS:**

- CONCRETE WITH INTEGRAL COLOR, ETCHED FINISH, BRICK EDGING IN SELECT AREAS

**ROOFING:**

- CLASS 'A' COMPOSITION SHINGLES
- STUCCO & FIBER CEMENT COMPOSITE PANELS (WHERE OCCURS)
- "GREENSCREEN" GALV. METAL LATTICE PANELS

**ROOFING:**

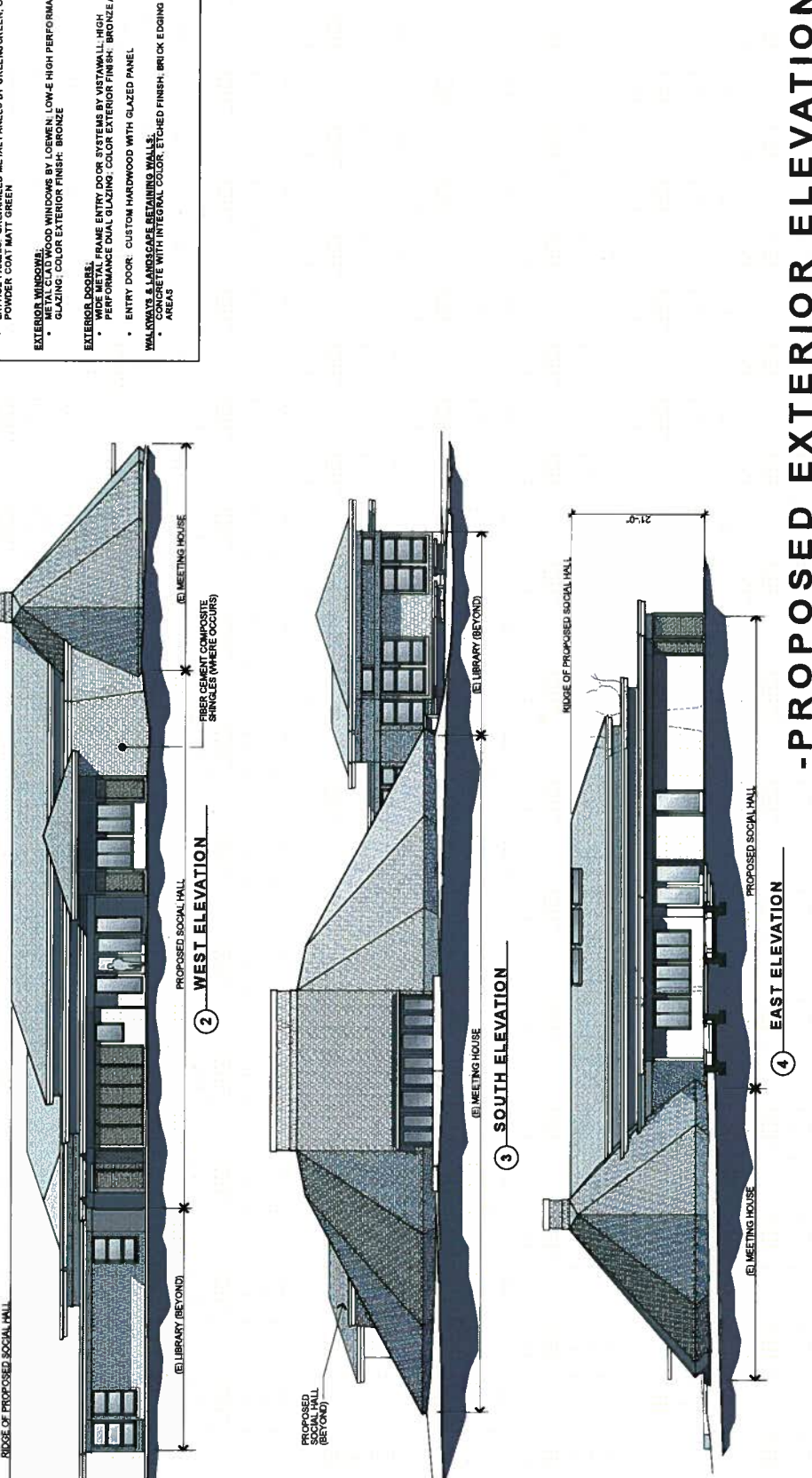
- FIBER CEMENT COMPOSITE SHINGLES (WHERE OCCURS)

**ROOFING:**

- FIBER CEMENT COMPOSITE SHINGLES (WHERE OCCURS)

**ROOFING:**

- FIBER CEMENT COMPOSITE SHINGLES (WHERE OCCURS)

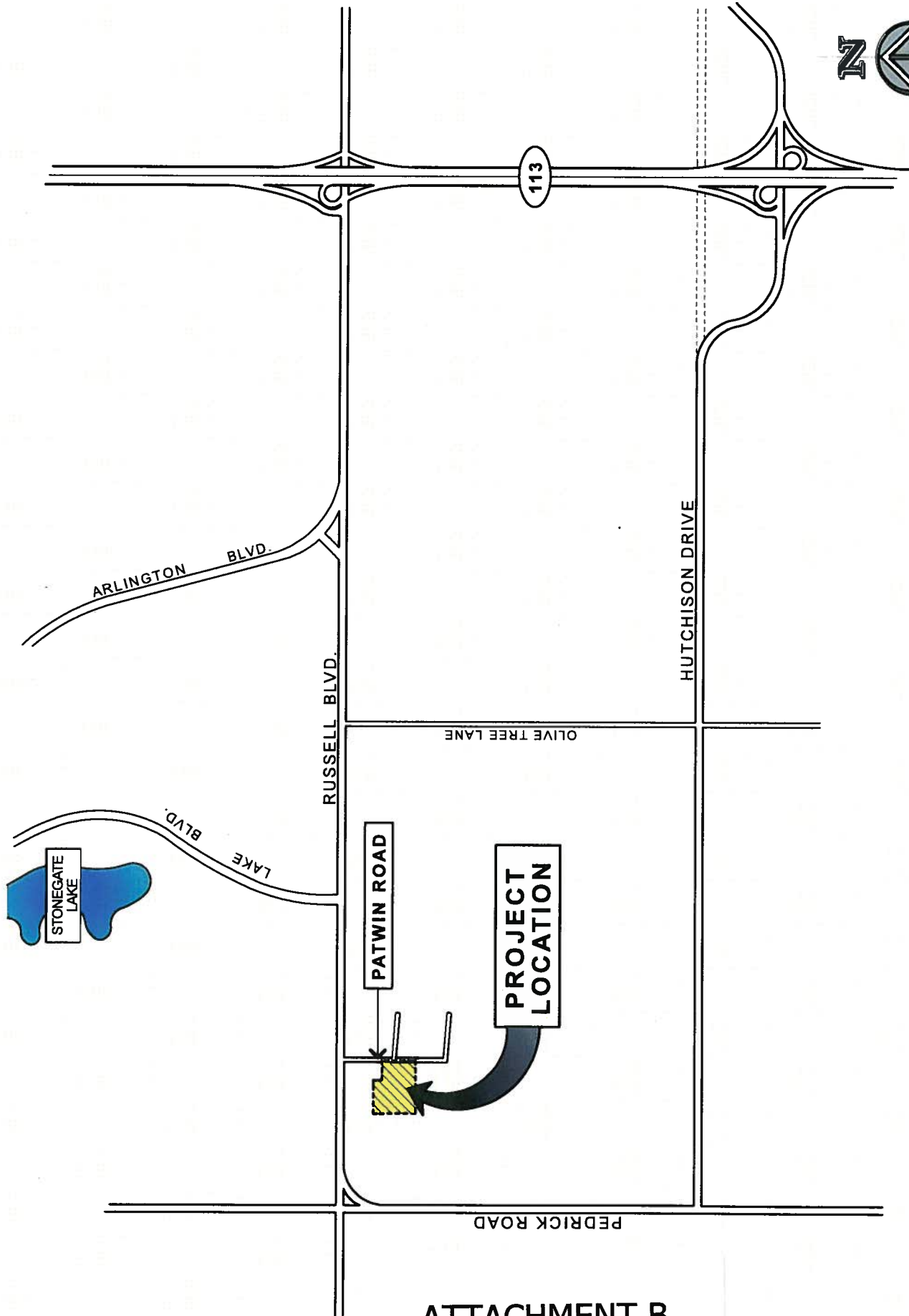


**- PROPOSED EXTERIOR ELEVATIONS -**









ATTACHMENT B

**-PROJECT LOCATION MAP-**







**YOLO COUNTY  
PLANNING AND PUBLIC WORKS DEPARTMENT**

**INITIAL STUDY / NEGATIVE DECLARATION**

**ZONE FILE # 2007-077**

**UNITARIAN UNIVERSALIST CHURCH OF DAVIS  
USE PERMIT AMENDMENT**

**AUGUST 20, 2010**

**ATTACHMENT C**

## Initial Environmental Study

1. **Project Title:** Zone File No. 2007-077, Unitarian Universalist Church of Davis Use Permit
2. **Lead Agency Name and Address:**  
Yolo County Planning and Public Works Department  
292 West Beamer Street  
Woodland, CA 95695
3. **Contact Person, Phone Number, E-Mail:**  
Stephanie Cormier, Associate Planner  
(530) 666-8850  
[stephanie.cormier@yolocounty.org](mailto:stephanie.cormier@yolocounty.org)
4. **Project Location:** 27074 Patwin Road, just west of the City of Davis, off Russell Boulevard (APN: 036-160-35), see Figure 1 (Vicinity Map) and Figure 2 (Aerial Map).
5. **Project Sponsor's Name and Address:**  
Jeff Gold (Jeff Gold & Associates)  
Post Office 1226  
Nevada City, CA 95959
6. **Land Owner's Name and Address:**  
Unitarian Universalist Church of Davis  
Post Office Box 73710  
Davis, CA 95616
7. **General Plan Designation(s):** Public and Quasi Public (PQ)
8. **Zoning:** Residential Suburban (R-S)
9. **Description of the Project:** See attached "Project Description" on the following pages for details
10. **Surrounding Land Uses and Setting:**

Relation to Project	Land Use	Zoning	General Plan Designation
Project Site	Quasi Public/Religious (church)	Residential Suburban (R-S)	Public and Quasi-Public (PQ)
North	Rural Residential (home sites)	Agricultural General (A-1) and Residential Suburban (R-S)	Residential Low (RL)
South	Currently undeveloped (Final Map approved for a 9-lot residential subdivision)	Residential Suburban (R-S)	Residential Low (RL)
East	Residential subdivision	Residential Suburban (R-S)	Residential Low (RL)
West	Quasi Public/Religious (churches)	Agricultural General (A-1)	Public and Quasi-Public (PQ)

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**11. Other public agencies whose approval is required:** Yolo County Building Division; Yolo County Public Works Division; Yolo County Health Department, Environmental Health Division; City of Davis Fire Department

**12. Other Project Assumptions:** The Initial Study assumes compliance with all applicable State, Federal, and local codes and regulations including, but not limited to, County of Yolo Improvement Standards, the California Building Code, the State Health and Safety Code, and the State Public Resources Code.

## **Project Description**

This Environmental Initial Study is prepared in accordance with the California Environmental Quality Act (CEQA). The term "project" is defined by CEQA as the whole of an action that has the potential, directly or ultimately, to result in a physical change to the environment (CEQA Guidelines Section 15378). This includes all phases of a project that are reasonably foreseeable, and all related projects that are directly linked to the project. The "project," which is the subject of this Environmental Initial Study, involves a Use Permit Amendment for changes proposed to the campus of the Unitarian Universalist Church of Davis (UUCD) to support its current membership of 326 members and various programs.

### **Use Permit Amendment**

The proposed project is a request to amend an existing Use Permit to demolish the existing "Great Hall" (1,920-square foot social hall and kitchen structure); construct a new 4,400-square foot social hall/kitchen building in the same location; and install new 1,920-square foot meeting/classroom relocatable buildings, for a total of 4,400 square feet of additional building area. The project also includes associated site improvements, such as utility system upgrades, new patios and walkways, driveway and parking improvements, new landscaping, and additional outdoor lighting.

Initial development of the 6.6-acre site for UUCD was established with a Use Permit in 1965 (ZF #2060), which allowed for the church's use of the site, including overflow turf parking in the northwesterly section of the property. Initial construction began with the "Meeting House" in 1968; the "Bridgehouse" and "Cottage," used for religious education programs, were constructed in 1969. The site has evolved with numerous site improvements, including utility systems, parking areas, pathways, outdoor patios, extensive tree plantings, berms, drainage swales, and ornamental gardens. The original Use Permit has been amended several times over the past 45 years, which has allowed the campus to grow, including weekday use of a nursery school/day care program (Redbud Montessori School) in the Bridgehouse, which is also used for UUCD's Sunday educational programs.

Current Sunday service attendance is an average of 120 people with approximately 40 to 50 cars parked at peak periods. UUCD has an active "green sanctuary program" that includes an emphasis on carpooling. The church's handbook organizes its members in neighborhood groups in order to encourage a reduction in the number of vehicles used for weekly services and events. Bicycle parking will also be expanded with the project proposal, as described below.

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## Project Proposal

Proposed site development includes:

- Expanding and reconfiguring the existing parking to provide 118 parking stalls, with minimal addition to impervious surfaces by using permeable materials;
- An enlarged flatwork area with bicycle racks for 20 bikes;
- Conversion of the existing 720-square foot Cottage building to a building and grounds' storage/maintenance equipment building (no enlargement proposed);
- Replacement of the existing Great Hall with a new social hall that will adjoin the existing Meeting House, and will include a kitchen, accessible bathrooms, storage, a small meeting room, and an open assembly area for social gathering, with dining functions for up to 125 people (current dining capacity is less than 75 people); and
- Installation of two relocatable 24-foot x 40-foot classrooms for upper grade and adult education programs.

There are no proposed changes to the existing 2,700-square foot office and library structure, which will be maintained for administrative/staff offices and the resource library; the 3,008-square foot Meeting House, which will continue to be used as a multi-purpose space for meetings, recitals, and weekly Sunday services; or the 2,369-square foot Bridgehouse. Recent improvements to the interior of the Meeting House include accessibility ramps within the tiered floor area. The proposed project is not expected to increase membership, but will facilitate current needs and address emerging needs of the congregation. Any additional and/or future long range changes proposed at UUCD will require further environmental review under a separate application process.

The proposed site improvements include preserving and/or upgrading to provide accessibility and improved lighting to outdoor patios, activity areas, gardens, and pathways that provide linkage between buildings. The existing landscaping consists of a variety of mature conifer and deciduous trees; the proposed project will require removal of four trees. The Landscape Plan associated with the project proposal includes planting 20 additional trees and supplemental landscape materials, all of which will be native and drought tolerant, for a total of 4.5 acres (68 percent of the site) in landscaping and open space areas.

## System Upgrades

New electrical service will be installed to support the proposed new social hall and relocatable buildings, while continuing to support the existing buildings that will be retained. UUCD is currently evaluating the feasibility of developing a future photovoltaic panel array on the south facing roof of the new social hall, which could potentially provide power for as much as 50 percent of the overall facility needs.

The existing 436-foot deep well currently provides 50 gallons per minute (gpm) to the project site. The proposed project includes the addition of an above-ground water storage tank to provide adequate gpm flow rates for the fire-protection system (building sprinkler system) and irrigation. Two proposed onsite fire hydrants will be connected to the water storage tank. A

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stand-by generator will provide power to the booster pump for pressurizing the water protection lines.

A new sewage disposal septic system is proposed for the new social hall/kitchen structure, and has been submitted to Yolo County Environmental Health for separate review and approval.

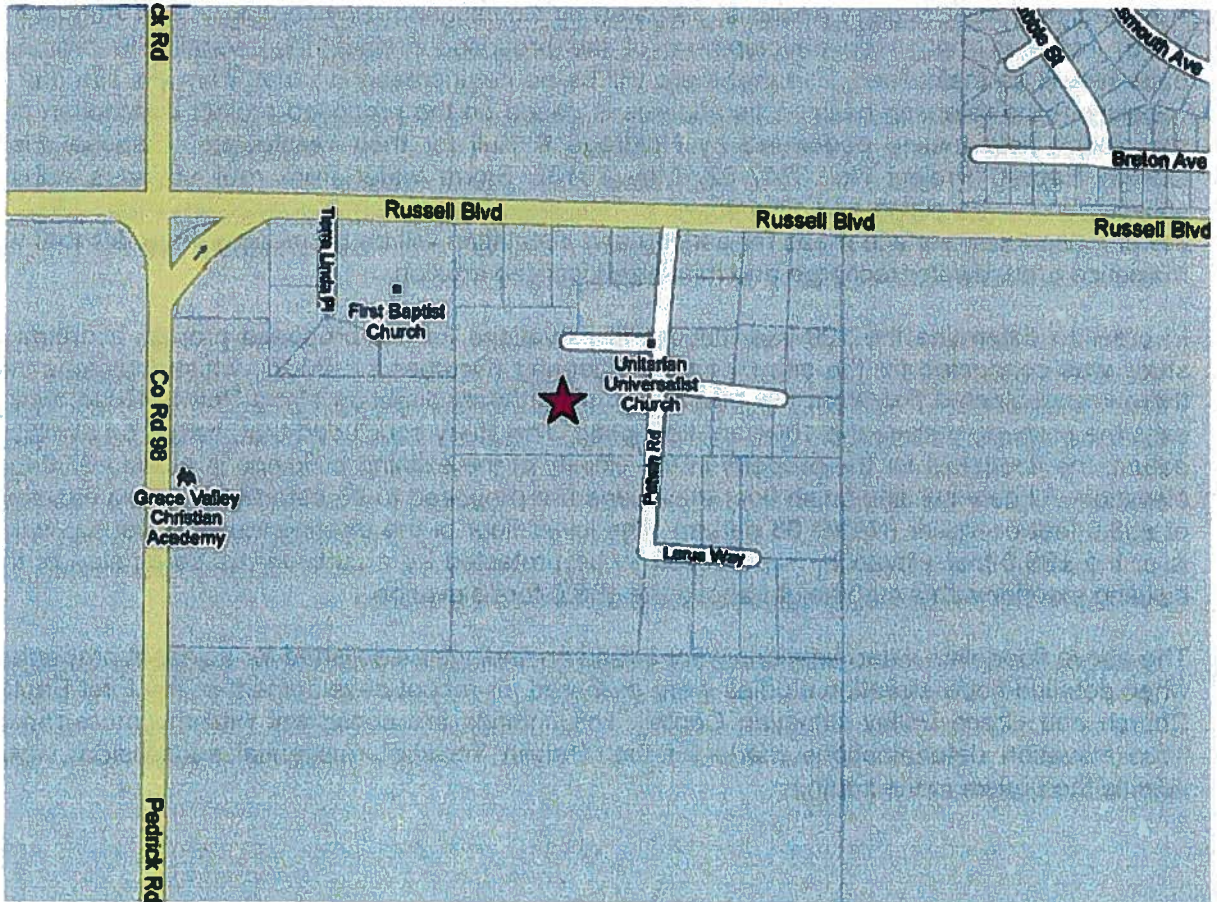
### Drainage

A Retention Pond Drainage Analysis, prepared by Cunningham Engineering, dated August 11, 2010, indicates that, upon development of the proposed project, the overall site drainage patterns will be maintained, and that there will be no net increase in runoff from the site due to capacity of the retention basin. This analysis is based on the proposed project description and percolation field testing performed by Holdrege & Kull for their Wastewater Disposal Field Design Report (Project No. 3747-02, May 2010). Storm water from roof surfaces will be collected in closed piping and discharged to dissipater areas within the retention basin. Most of the proposed new surface areas for parking and circulation will be permeable materials that will maximize groundwater recharge and minimize localized erosion.

In order to determine the 100-year floodplain elevations for the proposed project, a drainage study was conducted for the site by NK Engineering (October 11, 2007), which indicates that there is unrestricted flow from the property in a northeast direction along Patwin Road, which exits the property outside the 100-year floodplain. The study concluded that, based on available datum, the floodplain for the property in the vicinity of the existing buildings is at the ±67.0-foot elevation. All new building finish floor elevations are proposed to be established at an elevation of ±68.0 feet or higher (NAVD 88 datum). The lower floor of the existing Meeting House, which is at the ±66.0-foot elevation, is proposed to be protected by a curb on the south side of the building exterior with a curb height above the ±68.0-foot elevation.

The above floodplain determinations were based on findings established for adjacent properties, when detailed flood elevation studies were prepared for recent development at the First Baptist Church and Grace Valley Christian Center. The findings are consistent with the more recent flood elevation determinations made for the "Patwin Terrace" residential subdivision, which adjoins the project to the south.

**FIGURE 1**  
**VICINITY MAP**



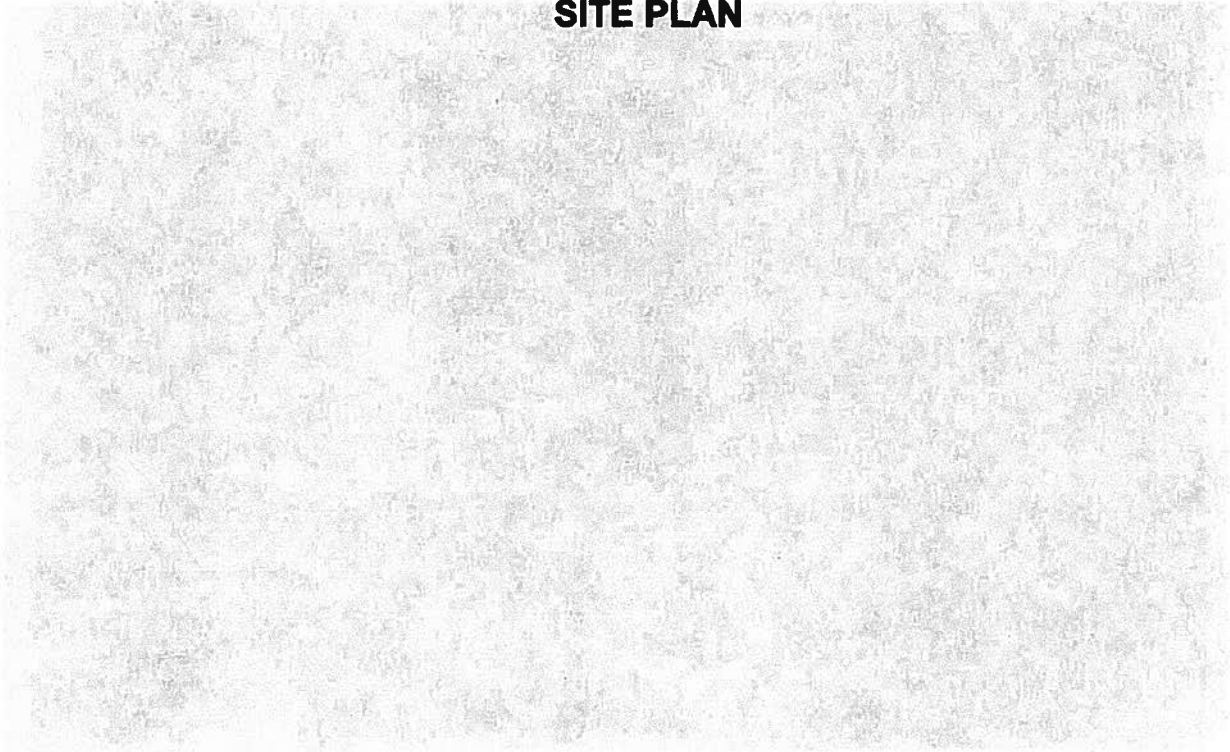
**FIGURE 2**  
**AERIAL MAP OF PROJECT SITE**



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**FIGURE 3**

**SITE PLAN**









## Environmental Factors Potentially Affected

The environmental factors checked below could potentially be affected by this project, involving at least one impact that is still a "Potentially Significant Impact" (before any proposed mitigation measures have been adopted or before any measures have been made or agreed to by the project proponent) as indicated by the checklist on the following pages.

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Aesthetics               | <input type="checkbox"/> Agricultural and Forest Resources | <input type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources     | <input type="checkbox"/> Cultural Resources                | <input type="checkbox"/> Geology / Soils                    |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials     | <input type="checkbox"/> Hydrology / Water Quality          |
| <input type="checkbox"/> Land Use / Planning      | <input type="checkbox"/> Mineral Resources                 | <input type="checkbox"/> Noise                              |
| <input type="checkbox"/> Population / Housing     | <input type="checkbox"/> Public Services                   | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Transportation / Traffic | <input type="checkbox"/> Utilities / Service Systems       | <input type="checkbox"/> Mandatory Findings of Significance |

### Determination

On the basis of this initial evaluation:

- I find that 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 revisions to the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have an impact on the environment that is "potentially significant" or "potentially significant unless mitigated" but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards and (2) has been addressed by mitigation measures based on the earlier analysis, as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because the project is consistent with an adopted general plan and all potentially significant effects have been analyzed adequately in an earlier ENVIRONMENTAL IMPACT REPORT, the project is exempt from further review under the California Environmental Quality Act under the requirements of Public Resources Code section 21083.3(b) and CEQA Guidelines Section 15183.

  
Planner's Signature

Aug. 20, 2010  
Date

Stephanie Cormier  
Planner's Printed name

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## **Purpose of this Initial Study**

This Initial Study has been prepared consistent with CEQA Guideline Section 15063, to determine if the project as described herein may have a significant effect upon the environment.

## **Evaluation of Environmental Impacts**

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained if it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. A "Less than Significant with Mitigation Incorporated" applies when the incorporation of mitigation measures has reduced an effect from a "Potentially Significant Impact" to a "Less than significant Impact". The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less-than-significant level. (Mitigation measures from Section XVIII, "Earlier Analyses", may be cross-referenced.)
5. A determination that a "Less Than Significant Impact" would occur is appropriate when the project could create some identifiable impact, but the impact would be less than the threshold set by a performance standard or adopted policy. The initial study should describe the impact and state why it is found to be "less than significant."
6. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration [Section 15063(c)(3)(D) of the California Government Code. Earlier analyses are discussed in Section XVIII at the end of the checklist.
7. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, when appropriate, include a reference to the page or pages where the statement is substantiated.
8. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

I.	AESTHETICS.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
Would the project:					
a.	Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings along a scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 daytime or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## Discussion of Impacts

a) *No Impact.* The proposed changes to the campus of the Unitarian Universalist Church of Davis (UUCD) would not have a substantial adverse effect on a scenic vista.

b) *No Impact.* The proposal would not damage any scenic resources. Residential suburban and quasi public uses surround the project site, i.e., large lot homes and churches; however, they would not be impacted by the construction of a larger social hall/kitchen structure that will replace the existing "Great Hall," the installment of two relocatable meeting/classroom buildings, or any associated site work, including additional landscaping. The project site cannot be seen from Russell Boulevard, the nearest well traveled public right-of-way. There are presently no highways within Yolo County that have been officially designated within the California Scenic Highway System. The 2030 Countywide General Plan designates several routes in Yolo County as local scenic roadways; however, there are no locally designated routes within the vicinity of the project site.

c) *Less Than Significant Impact.* The proposed project is an amendment to an existing Use Permit for changes to the UUCD campus, including a total of 4,400 square feet of additional building area. The existing 1,920-square foot social hall and kitchen structure ("Great Hall") is proposed to be demolished, and a new 4,400-square foot social hall/kitchen building will be constructed in its place. The new social hall will be a single-story structure with a modest profile and finished in earth tones to harmonize with the existing structures and the overall residential neighborhood setting. Installation of the two 24-foot by 40-foot relocatable classrooms (1,920 total square footage) will be located in an area out of public view from Patwin Road with access from the main parking area. Site improvements proposed for the project include upgrading outdoor patio and activity areas, gardens, and pathways, as well as planting 20 additional trees and other native, drought-tolerant species for a total of 4.5 acres of landscaping and open space (approximately 68 percent of the site). The proposed changes to the UUCD campus would not substantially degrade the existing visual character or quality of the site and its surroundings.

d) *Less than Significant Impact.* The proposal would introduce new sources of improved lighting to the project area, particularly the dedicated pathways from the parking areas to the buildings (designed to separate pedestrian and vehicle movement). However, any new additional lighting

would be designed with non-glare, energy-efficient fixtures which would not adversely affect daytime and/or nighttime views in the area.

II. AGRICULTURAL AND FOREST RESOURCES.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
<p>In determining whether impacts on agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and the forest carbon measurement methodology provided in the Forest Protocols adopted by the California Air Resources Board. Would the project:</p>				
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>b. Conflict with existing zoning for agricultural use or conflict with a Williamson Act contract?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)) or timberland (as defined in Public Resources Code section 4526)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>d. Result in the loss of forest land or conversion of forest land to non-forest use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>e. Involve other changes in the existing environment that, due to their location or nature, could result in conversion of farmland to non-agricultural use or conversion of forest land to non-forest use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion of Impacts

a) *No Impact.* The project site is designated as "Urban and Built-Up Land" on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. The proposed changes will be located on an already developed site. Thus, the proposed changes will not require the conversion of agricultural land to a non-agricultural use. The property is currently developed with a church and associated facilities. None of the property is farmed.

b) *No Impact.* The subject property is zoned Residential Suburban (R-S) and is designated as Public and Quasi-Public in the 2030 Countywide General Plan.

c) and d) *No Impact*. The project does not conflict with existing zoning for, or cause rezoning of, forest land and would not result in the loss of forest land or conversion of forest land to non-forest use.

e) *No Impact*. The project does not involve any changes that could result in the conversion of farmland to non-agricultural uses. The proposed project is for changes made to the UUCD campus to better serve its 326 members and programs.

III. AIR QUALITY.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
Where applicable, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
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 checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is a nonattainment area for 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>

## Environmental Setting

The project site is within the Yolo-Solano Air Quality Management District (YSAQMD), and the Sacramento Valley Air Basin regulates air quality conditions within Yolo County. Yolo County is classified as a non-attainment area for several air pollutants, including ozone (O<sub>3</sub>) and particulate matter 10 microns or less in diameter (PM<sub>10</sub>) for both federal and state standards, and is classified as a moderate maintenance area for carbon monoxide (CO) by the state.

Development projects are most likely to violate an air quality plan or standard, or contribute substantially to an existing or project air quality violation, through generation of vehicle trips.

The YSAQMD sets threshold levels for use in evaluating the significance of criteria air pollutant emissions from project-related mobile and area sources in the Handbook for Assessing and Mitigating Air Quality Impacts (YSAQMD, 2007). The handbook identifies quantitative and qualitative long-term significance thresholds for use in evaluating the significance of criteria air pollutant emissions from project-related mobile and area sources. These thresholds include:

- Reactive Organic Gases (ROG): 10 tons per year (approx. 54 pounds per day)
- Oxides of Nitrogen (NOx): 10 tons per year (approx. 54 pounds per day)
- Particulate Matter (PM<sub>10</sub>): 80 pounds per day
- Carbon Monoxide (CO): Violation of State ambient air quality standard

## Discussion of Impacts

a) *No Impact.* The project would not substantially conflict with or obstruct implementation of the Yolo Solano Air Quality Management District Air Quality Attainment Plan (1992), the Sacramento Area Regional Ozone Attainment Plan (1994), or the goals and objectives of the County's General Plan.

b) *Less Than Significant Impact.* The Yolo-Solano Region is a non-attainment area for state particulate matter (PM<sub>10</sub>) and ozone standards, and the Federal ozone standard. The proposed project could potentially contribute to air quality impacts, including PM<sub>10</sub>, with demolition and construction activities. The project will require excavation work to accommodate building foundation, removal of an existing building, and trenching for utility lines and systems. Construction activities, including vehicular traffic, would generate a temporary or short-term increase in PM<sub>10</sub> for approximately seven months. Construction equipment would include a backhoe, excavator, small dozer, front-loader, dump-truck, pickup trucks, and others. Dust generated by grading and construction activities would be considered less than significant because any potentially sensitive receptors would be exposed to minor amounts of construction dust and equipment emissions for short periods of time with no long-term exposure to potentially affective groups.

The project proposal includes a dust mitigation plan to assure that dust control measures are implemented during construction periods [see (d) below]. The project applicant would also be required to comply with all standards as applied by the YSAQMD to minimize dust and other construction related pollutants. In addition, prior to any building permit issuance the applicant is required to obtain any permits as required by the YSAQMD to ensure the project complies with District regulations. To ensure that thresholds for project-related air pollutant emission would not exceed significance levels as set forth in the 2007 YSAQMD Handbook, the following District Rules and regulations shall be included as conditions of project approval:

- Visible emissions from stationary diesel-powered equipment are not allowed to exceed 40 percent opacity for more than three minutes in any one hour, as regulated under District rule 2.3, Ringelmann Chart.
- Dust emissions must be prevented from creating a nuisance to surrounding properties as regulated under District Rule 2.5, Nuisance.
- Portable diesel fueled equipment greater than 50 horsepower (HP), such as generators or pumps, must be registered with either the Air Resources Board's (ARB's) Portable Equipment Registration Program (PERP) or with the District.
- Architectural coatings and solvents used at the project shall be compliant with District Rule 2.14, Architectural Coatings.
- Cutback and emulsified asphalt application shall be conducted in accordance with District Rule 2.28, Cutback and Emulsified Asphalt Paving materials.
- In the event that demolition, renovation or removal of asbestos-containing materials is involved, District Rule 9.9 requires District consultation and permit prior to commencing demolition or renovation work.
- All stationary equipment, other than internal combustion engines less than 50 horsepower, emitting air pollutants controlled under District rules and regulations require an Authority to Construct (ATC) and Permit to Operate (PTO) from the District.



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c) *Less Than Significant Impact.* The proposed project would not result in a cumulatively considerable net increase of any criteria pollutant. Effects on air quality can be divided into short-term construction-related effects and those associated with long-term aspects of the project. Short-term construction impacts are addressed in (b), above. Long-term mobile source emissions from an expanded social hall/kitchen building and the addition of educational buildings would be negligible and would not exceed thresholds established by the Yolo-Solano Air Quality Management District Handbook for Assessing and Mitigating Air Quality Impacts (2007), and would not be cumulatively considerable for any non-attainment pollutant from the project. Additionally, the project proposes increasing bike parking facilities for up to 20 bicycles, and will retain its carpooling efforts through the "green sanctuary program" already in effect. The proposed project will not increase membership at the campus, as the proposed changes are necessary to accommodate current and emerging membership needs and programs; however, a slight increase in use may result from an expanded social hall/kitchen facility. Any additional use of the UUCD campus as a result of the project would not create a substantial air quality impact.

d) *Less Than Significant Impact.* The project site is located in a residential suburban area, just outside and adjacent to the City of Davis, with the potential for sensitive receptors in the vicinity. ("Sensitive receptors" refer to those segments of the population most susceptible to poor air quality, i.e. children, elderly and the sick, and to certain at-risk sensitive land uses such as schools, hospitals, parks, or residential communities.) There are several large lot home sites, and one recently approved but undeveloped nine-lot one-acre residential suburban subdivision located in the vicinity of the project.

As discussed above, operation of the project is not expected to increase membership and, thus, will not significantly increase any criteria pollutant in excess of standards. Any short-term exposure to construction related pollutants, such as dust, would be temporary. Dust control measures incorporated into the project proposal include: watering, treating, or covering stockpiled materials; suspending excavation activities if excessive wind conditions occur; covering, seeding, or watering inactive portions of the construction site until a suitable cover is established; sufficiently watering or covering material transported off-site; sweeping or washing paved streets adjacent to the project if affected by construction activities; and no on-site burning of waste material or vegetation.

As a condition of project approval, dust will be required to be controlled through the above effective management practices, as defined in the following list of best management practices:

- All construction areas shall be watered as needed.
- All trucks hauling soil, sand, or other loose materials shall be covered or required to maintain at least two feet of free board.
- Unpaved access roads, parking areas, and staging areas shall be paved, watered, or treated with a non-toxic soil stabilizer, as needed.
- Exposed stockpiles shall be covered, watered or treated with a non-toxic soil stabilizer, as needed.
- Traffic speeds on unpaved access roads shall be limited to 15 miles per hour.
- Any visible soil materials that is carried onto adjacent public streets shall be swept with water sweepers, as needed.

e) *No Impact.* The proposed project and associated uses would not create objectionable odors.

IV. BIOLOGICAL RESOURCES.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
Would the project:				
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 checked="" type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified 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"/>
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, marshes, vernal pools, coastal wetlands, 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 of Impacts

a) *Less Than Significant Impact.* The subject property is approximately seven acres and includes an existing 1,920-square foot social hall and kitchen structure; a 2,700-square foot office and library structure; a 3,008-square foot sanctuary; a 2,369-square foot religious education and weekday school building; and a 720-square foot grounds' storage maintenance building. The remainder of the property includes associated site improvements such as a paved parking lot, a service access road, walkways, and activity, garden, and patio areas. The proposed changes, which include demolition of the existing social hall and construction of a new social hall and kitchen building, would be constructed in the same location. Installation of the relocatable classrooms and a new parking area with permeable surfacing would be placed in a previously disturbed area adjacent to an existing pathway and paved parking lot. There would be a total of 4,400 square feet additional building area on the 6.6-acre property, which includes approximately 4.5 acres of landscaping and open space areas. Residential and quasi-public land uses surround the property in all directions. Large-lot homes surround the subject property to the north and east;

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a church lies to the west; and a nine-lot residential subdivision was recently approved for development to the south. As with most flat areas in the County, and as indicated by the California Natural Diversity Data Base (May 2010), there is the potential for Swainson's hawk and burrowing owl to occur near the project site. However, the proposed changes to the UUCD campus would be located in an area that has already been disturbed.

According to the results of a 2010 pre-construction survey performed by Miriam Green Associates (MGA) for the recently approved Patwin Terrace Residential Subdivision (adjoining the southern boundary of the project site), the surrounding area was found to be suitable habitat for nesting raptors, such as the burrowing owl, Swainson's hawk, red-tailed hawk, northern harrier, white-tailed kite, and American kestrel. Although burrowing owls were determined not to reside in the vicinity, mature trees bordering the perimeter of the UUCD campus and recently approved Patwin Terrace project site were found to provide potential nesting habitat for Swainson's hawks. According to the survey, one historical Swainson's hawk nest is located within 0.5 mile of the project site (north side of Russell Blvd. 0.4 mile east of County Road 98); however, it has not been active since 1991. No Swainson's hawk nests were observed in the immediate area during the 2010 field surveys, although Swainson's hawks were observed flying overhead. The survey results concluded that it was likely an active nest was located somewhere in the general area, but the nest tree could not be located. The survey did identify an active red-tailed hawk nest located in a cluster of pine trees at the south end of the UUCD campus. A pair of white-tailed kites and two pairs of American kestrels were observed along Russell Boulevard, northeast and northwest of the project site.

As a condition of project approval, and in order to ensure that no adverse impacts occur to active raptor nest sites during project implementation, the applicant will be required to hire a qualified biologist to conduct preconstruction surveys to locate all active raptor nest sites within 100 feet of demolition and construction activities. All surveys shall be submitted to the appropriate state and/or federal wildlife agencies and Yolo County Planning and Public Works Department for review. Direct disturbance, including removal of nest trees and activities in the immediate vicinity of active nests, will be avoided during the breeding season (March through September). No-disturbance buffers will be established around any identified active nest to avoid disturbing nesting birds. The size and configuration of buffers shall be based on the proximity of active nests to construction, existing disturbance levels, topography, the sensitivity of the species, and other factors, and will be established through coordination with California Department of Fish and Game representatives on a case-by-case basis.

b) and c) *No Impact*. The project would not have a substantial adverse effect on any wetlands, riparian habitat or any other sensitive natural community identified in local or regional plans, policies, or regulations. The proposed project is not located near a wetland, and all proposed construction will occur on previously disturbed land within the building footprint of the existing church facilities.

d) *No Impact*. The proposed project, which includes changes at the UUCD campus, would not interfere 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.

e) *No Impact*. The proposed project does not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Although four trees will be removed for implementation of the project, 20 new trees will be planted to increase overall total landscaped area.

f) *No Impact*. The proposed project would not conflict with any local policies or ordinances protecting biological resources. The Yolo County Habitat Conservation Plan (HCP)/Natural Communities Conservation Plan (NCCP) is in preparation by the Natural Heritage Program, with

an anticipated adoption sometime in 2010. Thus, the project would not conflict with the provisions of any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

V. CULTURAL RESOURCES.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 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 Section 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 checked="" type="checkbox"/>	<input type="checkbox"/>

## Discussion of Impacts

a) through c) *No Impact*. The project site is not known to have any significant historical, archaeological, or paleontological resources as defined by the criteria within the CEQA Guidelines.

d) *Less Than Significant Impact*. No human remains are known or predicted to exist in the project area. However, the potential exists during construction to uncover previously unidentified resources. Section 7050.5 of the California Health and Safety Code states that when human remains are discovered, no further site disturbance shall occur until the County coroner has determined that the remains are not subject to the provisions of Section 27491 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, in the manner provided in Section 5097.98 of the Public Resources Code. If the coroner determines that the remains are not subject to his or her authority and the remains are recognized to be those of a Native American, the coroner shall contact the Native American Heritage Commission within 24 hours.

VI. GEOLOGY AND SOILS.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
Would the project:				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

VI.	GEOLOGY AND SOILS.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
	1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				
	2. Strong seismic groundshaking?				
	3. Seismic-related ground failure, including liquefaction?				
	4. Landslides?				
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 an onsite or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 in areas where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## Discussion of Impacts

### a) Less Than Significant Impact:

1. The project site can be expected to experience moderate to strong ground shaking during future seismic events along active faults throughout Northern California or on smaller active faults located in the project vicinity. On April 27, 2010, the California Geological Survey released a new Fault Activity Map of California, which included two faults (West Valley Fault and East Valley Fault) in the vicinity of the proposed project that were not on previous maps. These faults are pre-Quaternary, which means they are older than 1.6 million years old, and are not located within an Alquist-Priolo active fault zone. The East Valley Fault is located approximately four miles east of the project site. Any proposed construction would be required to comply with all applicable Uniform Building Code requirements.

2. Any major earthquake damage on the project site is likely to occur from ground shaking, and seismically related ground and structural failures. Local soil conditions, such as soil strength, thickness, density, water content, and firmness of underlying bedrock affect seismic response. Seismically induced shaking and some damage should be expected to occur during a major event but damage should be no more severe in the project area than elsewhere in the region. Any proposed construction would be required to be built in accordance with Uniform Building Code requirements, and will be generally flexible enough to sustain only minor structural damage from

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ground shaking. Therefore, people and structures would not be exposed to potential substantial adverse effects involving strong seismic ground shaking.

3. The proposed project is located in a relatively level area. The erosion hazard is none to slight. Effects of liquefaction or cyclic strength degradation beneath the project vicinity during seismic events are unlikely.

4. The project site is relatively level and approval of the project would not expose people or structures to potential landslides.

b) *Less than Significant Impact.* Although demolition and construction activities are proposed for a total of 4,400 square feet of additional building area, changes to the UUCD campus would be located in existing disturbed areas already in use by the church. Substantial soil erosion or loss of topsoil is unlikely to occur, and the project will be subject to a grading permit that requires implementation of best management practices to minimize any adverse effects; a Storm Water Pollution Prevention Plan is required for disturbance of one acre or more. Impacts are expected to be less than significant.

c) *No Impact.* The project is not located on unstable geologic materials and would not have any affect on the stability of the underlying materials or on the underlying materials to potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse. The project site is relatively level ground underlain by silty clay soils with good drainage. Onsite or off-site potential landslides, liquefaction or other cyclic strength degradation during seismic events are unlikely.

d) *Less than Significant Impact.* According to a Geotechnical Engineering Report performed for the proposed project by Holdrege & Kull (September 30, 2009), soils collected for an expansion index test exhibited very low expansion potential. Additionally, samples tested for resistivity showed soils in the project area to be non-corrosive. The report did conclude, however, the presence of existing untested fill and disturbed soil in the area proposed for improvements. As a condition of project approval, and in order to minimize risk to life and property, the project will be required to comply with recommendations set forth in Section 5.1.2 of the Holdrege & Kull report dated September 30, 2009. Implementation of the proposed project is expected to have a less than significant impact.

e) *Less than Significant Impact.* A Wastewater Disposal Field Design Report was prepared for the proposed project (Holdrege & Kull, 2010) to facilitate the review of the proposed wastewater disposal system improvements. The results of the soil evaluation and design recommendations for onsite wastewater disposal at the UUCD campus conclude that the soil conditions are suitable for continuing onsite wastewater disposal, with a recommendation that the northwestern portion of the property be considered. The report also concluded that additional capacity exists in the southeastern portion of the property for any future expansion of the facility. Currently, existing structures utilize independent septic tanks and three separate disposal fields. The project proposes to replace the existing disposal field serving the "Great Hall" with a new system to service the new social hall and kitchen facility. Based on the measured percolation rates and the subsurface conditions revealed during the Holdrege & Kull soil evaluation, soil conditions appear suitable for onsite subsurface disposal of septic tank effluent through the use of shallow, gravity-dose absorption trenches.

VII. GREENHOUSE GAS EMISSIONS/CLIMATE CHANGE.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
Would the project:				
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 checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be affected by climate change impacts, e.g., sea level rise, increased wildfire dangers, diminishing snow pack and water supplies, etc.?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Environmental Setting

The issue of combating climate change and reducing greenhouse gas emissions (GHG) has been the subject of recent state legislation (AB 32 and SB 375). The Governor's Office of Planning and Research has recommended changes to the California Environmental Quality Act (CEQA) Guidelines, and the environmental checklist which is used for Initial Studies such as this one. The recommended changes to the checklist, which have not yet been approved by the state, are incorporated above in the two questions related to a project's GHG impacts. A third question has been added by Yolo County to consider potential impacts related to climate change's effect on individual projects, such as sea level rise and increased wildfire dangers. To date, specific thresholds of significance to evaluate impacts pertaining to GHG emissions have not been established by local decision-making agencies, the Yolo Solano Air Quality Management District, the state, or the federal government. However, this absence of thresholds does not negate CEQA's mandate to evaluate all potentially significant impacts associated with the proposed project.

## Discussion of Impacts

a) *Less Than Significant Impact.* The project proposes changes to the UUCD campus, including demolition of the existing 1,920-square foot "Great Hall" and construction of a new 4,400-square foot social hall and kitchen facility in the same location, as well as associated site improvements. Although demolition and construction activities have the potential to generate greenhouse gas emissions, these activities are temporary, as described in Section III, Air Quality, above. The proposed changes will not increase overall capacity at the UUCD campus, but will better serve the existing membership and various programs. The proposed design scheme, as well as continuation of the "green sanctuary program" already incorporated into the church's functionality, will serve to offset any additional greenhouse gas emissions resulting from the project. The emphasis on the use of alternative transportation, including carpooling and bicycling, is currently employed by members. Bicycle parking will be expanded to provide bicycle racks for 20 bikes located at the center of the site. Permeable surface materials will be used for new parking and circulation areas, with an emphasis on preserving all existing mature canopy trees for shading parking areas. Additionally, 20 new trees will be planted along with other native and drought tolerant species, for a total of 4.5 acres of landscaping and open space areas (68 percent of the site). Demolition of the existing Great Hall and construction of the new social hall and kitchen facility will be required to comply with Yolo County's Construction and Demolition Debris Recycling program.

Some features of the proposed project may include: high efficiency HVAC equipment (beyond state standards); higher standards for the building envelope and insulation system; and use of recycled content in finish materials. Additionally, a feasibility study is currently underway to develop a future photovoltaic panel array on the south facing roof of the new social hall that could provide power for as much as 50 percent of the overall facility needs. UUCD is also considering LEED certification for the proposed project, but has not yet made an application to the U.S. Green Building Council. Thus, with the above features incorporated into the project design, the project would not generate greenhouse gas emissions that will have a significant impact on the environment.

b) *No Impact.* The proposed project would not conflict with any applicable plan, policy or regulation adopted to reduce GHG emissions, including the numerous policies of the newly adopted Yolo County 2030 Countywide General Plan.

c) *No Impact.* The project is not at significant risk of wildfire dangers or diminishing snow pack or water supplies.

VII. HAZARDS AND HAZARDOUS MATERIALS.		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
Would the project:					
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c.	Emit hazardous emissions or involve handling 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d.	Be located on a site that 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.	Be located within an airport land use plan area or, where such a plan has not been adopted, be within two miles of a public airport or public use airport, and result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f.	Be located within the vicinity of a private airstrip and 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"/>



VII.	HAZARDS AND HAZARDOUS MATERIALS.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
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 of Impacts

a) and b) *Less Than Significant Impact.* Demolition and construction activities involved in implementation of the project proposal may include the transport, use, and disposal of hazardous materials or substances, which would be required to be stored and handled in accordance with all applicable federal, state, and local requirements, including Yolo County Environmental Health Division regulations. The applicant would be required to provide a Hazardous Materials Business Plan and inventory to the satisfaction of the Yolo County Environmental Health Division if hazardous materials and/or hazardous wastes are present in reportable quantities on-site. Additionally, as a condition of project approval, any hazardous waste, such as asbestos or lead paint, discovered or generated during demolition activities shall be managed in accordance with state and federal hazardous waste laws and regulations. Therefore, hazardous impacts to the public or environment are unlikely and would be considered less than significant.

c) *Less Than Significant Impact.* See (a) and (b), above. Although the project site is located on the same site as an existing pre-school and religious education programs, precautions taken to ensure no hazardous materials are emitted during demolition and construction activities will reduce impacts to a less than significant level.

d) *No Impact.* The project site is not located on a site that is included on a list of hazardous materials sites compiled by the Yolo County Environmental Health Division-Hazardous Waste Site Files pursuant to Government Code 65962.5.

e) *Less than Significant Impact.* The project site is not located within an airport land use plan, but is within one mile of the University of California at Davis airport. However, it is not within the runway clearance zones established to protect the adjoining land uses in the vicinity from noise and safety hazards associated with aviation accidents. The Yolo County Airport is approximately three miles northwest of the project site, but is outside of the overflight zone and would not result in a safety hazard for people residing or working in the project area.

f) *No Impact.* See (e), above. The project site is not located within the vicinity of any other known private airstrip. There are several other agricultural and private landing strips for airplanes located throughout the county; however, there are none on record within 2 miles of the project site.

g) *No Impact.* The project would not interfere with any adopted emergency response or evacuation plans.

h) *No Impact.* The project site is not located in a wildland area and, therefore, would not be at risk from wildland fires.

VIII. HYDROLOGY AND WATER QUALITY.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
Would the project:				
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge, resulting in 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 that would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation onsite or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 onsite or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Create or contribute runoff water that 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 checked="" type="checkbox"/>	<input type="checkbox"/>
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
h. Place within a 100-year flood hazard area structures that would impede or redirect floodflows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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. Contribute to inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Discussion of Impacts

a) *Less than Significant Impact.* Project related runoff associated with changes proposed at the UUCD campus is planned to drain into an existing retention pond currently serving the campus. A Retention Pond Drainage Analysis prepared for the proposed project (Cunningham Engineering, 2010) indicates that the existing retention pond is adequately sized to contain the 100-year, 24-hour storm and the 100-year annual rainfall after implementation of the project. Construction of the proposed project would be required to comply with the County of Yolo Improvement Standards that require best management practices to reduce water quality impacts. Additionally, a Storm Water Pollution Prevention Plan (SWPPP) would also be required for the disturbance of one acre or more.

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A new wastewater disposal field has been designed for the proposed new social hall/kitchen facility in accordance with the Wastewater Disposal Field Design Report prepared by Holdrege & Kull, May 10, 2010, and will require approval from Yolo County Environmental Health. The project is not expected to create any significant impact on water quality, or result in any violation of water quality standards or waste discharge requirements. Impacts will be less than significant.

b) *Less than Significant Impact.* The project proposes the continued use of the existing 436-foot deep well, which currently provides 50 gallons per minute (gpm). Prior to implementation of the project, the well will be tested for sustained maintenance of the water demands for both domestic use and fire protection. The project also proposes an above-ground water storage tank to provide adequate gpm flow rates for the new building's sprinkler system, as well as the irrigation system. Two fire hydrants proposed for the site will be connected to the water storage tank, and a standby generator will provide power to the booster pump for pressurizing the water protection lines. Therefore, the proposed project would not affect any nearby wells and would not deplete groundwater supplies or interfere with groundwater recharge.

c) through d) *Less than Significant Impact.* See (a) above. Implementation of the proposed project will result in modified drainage patterns to accommodate an additional 4,400-square feet of building area. Absorption rates would likely decrease slightly and runoff would increase incrementally onsite, but would be retained so as not to impact adjoining areas. Additionally, most of the new surfaced areas for vehicle parking and circulation are proposed with permeable surfacing to minimize localized erosion and to provide groundwater recharge. The analysis prepared by Cunningham Engineering indicates that the overall site drainage patterns will be maintained with implementation of the project, and that there will be no net increase in runoff from the site due to the capacity of the retention basin. A drainage study (NK Engineering, 2007) that evaluated the 100-year flood elevation, indicates that there is adequate and unrestricted flow from the property in a northeast direction along Patwin Road. According to the study, this flow exits the property outside the floodplain with minimal on and offsite flooding. The overall effects of the proposed project would not substantially modify any drainage patterns or change absorption rates, or the rate and amount of surface runoff.

e) through f) *Less than Significant Impact.* The project site is currently served by an existing storm water retention basin with a reported capacity to accommodate the proposed changes to the UUCD campus (Retention Pond Drainage Analysis, Cunningham Engineering, 2010). The project proposes a minimal addition of impervious surfaces, with a total of 4,400 square feet of new building area. Storm water from all roof surfaces will be collected in closed piping and discharged to dissipater areas within the existing retention basin. As stated above, most of the new parking and circulation areas will be surfaced with permeable materials to reduce erosion and encourage groundwater recharge. The applicant would be required to submit a SWPPP to the Central Valley Regional Water Quality Control Board for the disturbance of one acre or more. In addition, grading plans would be required for any proposed construction to address erosion control and drainage. No significant impacts to water quality are anticipated.

g) and h) *Less than Significant Impact.* The project site is located within the 100-year floodplain as designated by the Federal Emergency Management Agency (FEMA). The proposed project includes additional structures to accommodate changes proposed at the UUCD campus. The drainage study conducted by NK Engineering places the base flood elevation in the vicinity of the existing and proposed buildings at the 67.0-foot elevation. The project proposes establishing all new building finish floor elevations at an elevation of 68.0 feet or higher (NAVD 88 datum). As a condition of project approval, and prior to building permit issuance for any structure, all proposed structures shall be required to incorporate elevated foundations one foot above the determined base flood elevation. The Drainage Analysis prepared by Cunningham Engineering concluded that

the retention pond capacity is adequate to accommodate the proposed changes for a single 100-Year, 24-hour storm event and for the 100-year annual rainfall.

i) *No Impact.* The project site is not located immediately down stream of a dam or adjacent to a levee that would expose individuals to risk from flooding.

j) *No Impact.* The project area is not located near any large bodies of water that would pose a seiche or tsunami hazard. In addition, the project site is relatively flat and is not located near any physical or geologic features that would produce a mudflow hazard.

IX.	LAND USE AND PLANNING.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
Would the project:					
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, a 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 of Impacts

a) *No Impact.* The project proposes changes to the UUCD campus and does not have the potential to physically divide an established community. The project site is located in a residential suburban area, and adjacent to the City of Davis. The proposed project would not physically divide any components of the established city and/or surrounding outlying unincorporated residential areas. There will be no impacts to an established community.

b) *No Impact.* The proposed project would not conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. The project site is designated Public and Quasi Public (PQ) in the Yolo County 2030 Countywide General Plan, which supports places of worship and related activities. This designation also supports land uses that are typically compatible within urban settings. The project lies within the sphere of the existing Pass through Agreement between the City of Davis and Yolo County, but is exempted by the agreement as an existing urban area, which conforms to the County's General Plan and zoning ordinance. Policy CC-2.6 of the Yolo County 2030 Countywide General Plan specifically encourages infill development of underutilized properties.

The subject property is zoned Residential Suburban (R-S). As provided for in the R-S zoning classification [Yolo County Code Section 8-2.704(a)], buildings and structures used for religious and/or public services may be authorized with a Use Permit. Initial development of the site for the Unitarian Universalist Church of Davis was established with a Use Permit in 1965, which has been amended several times over the last 45 years.

c) *No Impact*. The project would not conflict with the provisions of any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. The Yolo County Habitat Conservation Plan (HCP)/Natural Communities Conservation Plan (NCCP) is in preparation by the Natural Heritage Program, with an anticipated adoption sometime in 2010.

X. MINERAL RESOURCES.		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
Would the project:					
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Discussion of Impacts

a) and b) *No impact*. The project area has not been identified as an area of significant aggregate deposits, as classified by the State Department of Mines and Geology.

XI. NOISE.		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:					
a.	Expose persons to or generate noise levels in excess of standards established in a 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.	Expose persons to or generate excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	Result in 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.	Result in 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.	Be located within an airport land use plan area, or, where such a plan has not been adopted, within two miles of a public airport or public use airport and expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

XI.	NOISE.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
f.	Be located in the vicinity of a private airstrip and 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 of Impacts

a) through d) *Less Than Significant Impact*. Yolo County has not adopted a noise ordinance which sets specific noise levels for different zoning districts or for different land uses in the unincorporated area. However, the State of California Department of Health Services developed recommended Community Noise Exposure standards, which are set forth in the State's General Plan Guidelines (2003). These standards are also included in the Yolo County 2030 Countywide General Plan and used to provide guidance for new development projects. The recommended standards provide acceptable ranges of decibel (dB) levels. The noise levels are in the context of Community Noise Equivalent Level (CNEL) measurements, which reflect an averaged noise level over a 24-hour or annual period.

The project site is surrounded by quasi public and residential suburban uses, and is adjacent to the City of Davis. The noise guidelines define up to 70 dB CNEL for outdoor noise levels in public/quasi-public areas and up to 60 dB CNEL for low density residential areas as "normally acceptable." Implementation of the proposed project will not exceed noise levels that currently exist at the project site. However, construction of the proposed project would temporarily increase existing noise levels in the area surrounding the project site. Construction crew commutes and the transport of construction equipment and materials to construction sites could incrementally increase noise levels on Russell Boulevard and Patwin Road. However, this would be considered an intermittent noise nuisance, and the effect on long term ambient noise levels would be minimal. Noise would also be generated during excavation, grading, and erection of buildings, which could potentially change the character of the noise generated at the project site as well as the surrounding areas.

An existing pre-school is located in an onsite building that is approximately 100 feet away from the proposed demolition and construction activities, and the closest residence is approximately 180 feet away. Current noise levels on Russell Boulevard are roughly 59 dB measured at 100 feet from the centerline of roadway. Typical construction equipment noise levels measured at 50 feet from the construction site vary from 81 dBA to 94 dBA. As a condition of project approval, implementation of the proposed project would be required to comply with the recommended maximum sound level for construction equipment not to exceed 88 dBA 50 feet from the construction site (Yolo County 2030 Countywide General Plan Draft Environmental Impact Report). Additionally, construction activities shall be limited to operate from 7:00 AM to 7:00 PM Monday through Friday, and 8:00 AM to 8:00 PM on Saturdays and Sundays, which is consistent with the City of Davis' noise restriction on construction activity. Project-related construction noise impacts on sensitive receptors throughout the County were determined to be significant and unavoidable in the Draft Environmental Impact Report prepared for the 2030 Countywide General Plan. Additionally, pursuant to Action HS-A63, which supports Policy HS-7.1 in the 2030 Countywide General Plan, the Noise Compatibility Guidelines shall not be used to prohibit or preclude otherwise allowed density and intensity of development.

e) *Less Than Significant Impact*. The project site is not located within an airport land use plan, but is within one mile of the UCD airport. The Yolo County Airport is approximately three miles

northwest of the proposed project. The project site is outside of both the UCD airport and Yolo County Airport noise contours and would not expose people residing or working in the project area to excessive noise levels.

f) *No Impact*. The project is not located within the vicinity of a private airport.

XII. POPULATION AND HOUSING.		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
Would the project:					
a.	Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Displace a substantial number of existing housing units, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c.	Displace a substantial number of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Discussion of Impacts

a) through c) *No Impact*. The project proposes changes to the UUCD campus to better accommodate its existing membership and various programs, and would not induce any population growth or displace any existing housing units or people.

XIII. PUBLIC SERVICES.		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or a 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 following public services:					
a.	Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c.	Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d.	Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e.	Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Discussion of Impacts

a) *Less than Significant Impact.* The project proposes the addition of an above-ground water storage tank to provide adequate fire flow rates for the fire-protection (building sprinkler) system in the new social hall/kitchen structure. Two fire hydrants proposed for the site will be connected to the water storage tank, and a stand-by generator will provide power to the booster pump for pressurizing the water protection lines. The City of Davis Fire District provides primary service to the project site. Implementation of the project will require approval from the local Fire District, which may include development fees collected to maintain protection equipment and facilities needed to provide adequate service.

b) through e) *No Impact.* The proposed project would not be expected to increase the demand for police protection services, schools, parks, or other public facilities and services. Onsite religious education facilities are proposed to accommodate a greater proportion of the existing congregation.

XIV. RECREATION.		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
Would the project:					
a.	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.	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"/>

## Discussion of Impacts

a) and b) *No Impact.* The proposed project would not affect any existing or future recreational facilities. The project proposes an upgrade to existing site improvements, such as outdoor patios, activity areas, gardens, and pathways for the benefit of the UUCD membership and their guests.

XV. TRANSPORTATION/TRAFFIC.		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
Would the project:					
a.	Exceed the capacity of the existing circulation system, based on an applicable measure of effectiveness (as designated in a general plan policy, ordinance, etc.), taking into account all 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"/>



XV.	TRANSPORTATION/TRAFFIC.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant impact	No Impact
b.	Conflict with an applicable congestion management program, including, but not limited to level of service standards 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d.	Substantially increase hazards because of a design feature (e.g., sharp curves or dangerous intersections) or incompatible 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 type="checkbox"/>	<input checked="" type="checkbox"/>
f.	Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Environmental Setting

The roadway network within the unincorporated parts of the county is primarily rural in character, serving small communities and agricultural uses through a system of State freeways and highways, county roads (including arterials, collectors and local streets) and private roads. Interstate 80, Interstate 5 and Interstate 505 are the primary transportation corridors extending through the county and serve all of the county's major population centers including Davis, West Sacramento, Winters and Woodland.

## Discussion of Impacts

a) and b) *Less than Significant Impact*. The proposed changes to the UUCD campus would not exceed the capacity of the existing circulation system nor exceed a level of service standard for any road, including Russell Boulevard. Operation of the completed project would not increase existing membership, but may increase use of the site due to expanded dining capacity by approximately 50 persons (from 75 to 125). However, this would not cause additional strain on the existing circulation system. The proposed expansion of bicycle parking facilities and the continued implementation of the church's "green sanctuary program," which encourages carpooling, will reduce any significant traffic impacts that may result from a dining event.

Weekly use of the site due to the proposed changes, which currently consists of four part-time staff members and three to five small meeting groups per week, is not expected to change. Peak use of the site is anticipated to occur during weekend services. Current Sunday service attendance is an average of 120 people with approximately 40 to 50 parked cars at peak periods. Proposed improvements to the parking area include parking for up to 118 cars, with the continuation of overflow parking in the northwesterly section of the property. Any incremental increase in vehicle traffic generated by the project would not affect level of service standards on the local roadways and nearby highways.

c) *No Impact.* The proposed project would not increase air traffic levels or result in a change of air traffic patterns.

d) *No Impact.* The proposed project does not incorporate design features that would substantially increase hazards or introduce incompatible uses.

e) *No Impact.* The proposed project would not result in inadequate emergency access. Access to the subject site is from Patwin Road and a private driveway. An existing shared easement is used by an adjoining church for emergency services.

f) *No Impact.* The proposed project would not conflict with any adopted policies, plans, or programs supporting alternative transportation. The project proposes an expansion of bicycle parking for up to 20 bikes.

XVI. UTILITIES AND SERVICE SYSTEMS.		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
Would the project:					
a.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Require or result in the construction of new water or wastewater treatment 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"/>
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 would new or expanded entitlements be needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e.	Result in a determination by the wastewater treatment provider that 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 of Impacts

a) *Less than Significant Impact.* The proposed project includes a new wastewater disposal field for the new social hall/kitchen structure, which is under a separate review and approval process

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through Yolo County Environmental Health, the regulating agency for the design and monitoring of private septic systems. As a condition of project approval, the project will be required to obtain final approval for any new sewage disposal system from Yolo County Environmental Health prior to implementation of the project. Thus, the project is not expected to create any health or safety concerns and impacts will be less than significant.

**b) No Impact.** There are currently no public water or wastewater treatment facilities serving the project area. The project proposes to continue the use of an onsite 436-foot deep well, which currently provides 50 gallons per minute (gpm). According to the applicant, the well will be tested for sustained maintenance of the water demands for both domestic and fire protection uses. An above-ground water storage tank is also proposed to provide adequate gpm flow rates for the fire protection (building sprinkler) and irrigation systems. The project does not include the construction of any new water or wastewater treatment facilities.

**c) No Impact.** The project proposes to continue the use of an onsite storm water retention basin currently serving the site. According to the Retention Pond Drainage Analysis prepared by Cunningham Engineering (August 11, 2010), who evaluated the retention pond's capacity for a single 100-year, 24-hour storm event and 100-year annual rainfall, the proposed changes to the UUCD campus do not change the overall site drainage patterns, and there will be no net increase in runoff from the site due to the capacity of the retention basin. The proposed project does not require or result in the construction of new storm water drainage facilities.

**d) through e) No Impact.** See response to (b) above.

**f) No Impact.** The existing Yolo County Central Landfill can adequately accommodate the proposed changes to the UUCD campus. The project would not significantly impact the disposal capacity of the landfill

**g) No Impact.** The project would be required to comply with all solid waste regulations as implemented and enforced by Yolo County.

XVII.	MANDATORY FINDINGS OF SIGNIFICANCE.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
a.	Does the project 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, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Does the project have impacts that are individually limited but cumulatively considerable? ("Cumulatively 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.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## Discussion of Impacts

- a) *Less than Significant Impact.* Based on the information provided in this Initial Study, the project would not degrade the quality of the environment. The project site has already been disturbed and developed. No important examples of major periods of California history or prehistory in California were identified; and the habitat and/or range of any special status plants, habitat, or plants would not be substantially reduced or eliminated. Additionally, the project will be required to comply with conditions of approval that regulate construction activity during raptor nesting season. Impacts to biological resources will be less than significant.
- b) *Less Than Significant Impact.* Based on the analysis provided in this Initial Study, the project would have less than significant cumulative impacts. The project is surrounded by quasi public and residential suburban uses. A recently approved residential subdivision adjoining the project to the south has already been evaluated for environmental impacts with a determination that any future construction of the project would have a less than significant impact with the implementation of mitigation measures to reduce potential impacts to biological resources, agricultural resources, hydrology and water resources, and geology and soils (Zone File #2004-080).
- c) *Less Than Significant Impact.* Based on the analysis provided in this Initial Study, impacts to human beings resulting from the proposed project would be less than significant. The project as proposed would not have substantial adverse effects on human beings, either directly or indirectly, and would be required to comply with conditions of approval to manage: dust control from construction-related activities; building on expansive soils; the release of hazardous materials; building in the flood plain; construction-related noise; and the approval of a wastewater design system. Impacts to air quality, geology and soils, hazards, noise, and utilities will be less than significant.

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## REFERENCES

- Application materials
- Yolo County, 2009, *2030 Yolo Countywide General Plan*, Nov., as amended
- Yolo County, 2009, *2030 Yolo Countywide General Plan Draft Environmental Impact Report*, April
- Holdrege & Kull, 2009, *Geotechnical Engineering Report for Unitarian Universalist Church of Davis*, September
- Holdrege & Kull, 2010, *Wastewater Disposal Field Design Report for Unitarian Universalist Church of Davis*, May
- Cunningham Engineering, 2010, *Unitarian Universalist Church of Davis Retention Pond Drainage Analysis*, August
- NK Engineering and Surveying Co. Inc., 2007, *Drainage Study Evaluation of 100-Year Flood Elevation for Unitarian Universalist Church of Davis*, October
- Miriam Green Associates, 2010, *Results of 2010 Pre-Construction Surveys for Patwin Road Subdivision*, May
- Yolo County Planning and Public Works, 2007, *Initial Study/Mitigated Negative Declaration for "Knox Tentative Subdivision Map,"* February
- Yolo County, 2004, *Zoning Ordinance, Title 8, Chapter 2 of the County Code*, as amended
- Yolo Solano Air Quality Management District, 2007, *Handbook for Assessing and Mitigating Air Quality Impacts*
- Staff experience and knowledge



**FINDINGS**  
**ZONE FILE #2007-077**  
**UNITARIAN UNIVERSALIST CHURCH OF DAVIS**  
**USE PERMIT AMENDMENT**

Upon due consideration of the facts presented in the staff report and at the public hearing for Zone File #2007-077, the Yolo County Planning Commission approves the proposed Use Permit Amendment. In support of this decision, the Planning Commission makes the following findings:

*(A summary of the evidence to support each FINDING is shown in italics)*

**California Environmental Quality Act**

That the proposed Negative Declaration and Initial Study prepared for the project is the appropriate environmental documentation in accordance with the California Environmental Quality Act (CEQA) and CEQA Guidelines.

*The Initial Study shows that there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment.*

*Pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines, an environmental evaluation (Initial Study) has been circulated for 20 days for public review and to Responsible Agencies having jurisdiction over the project, with no significant comments noted.*

*The proposed Negative Declaration is the appropriate level of environmental review pursuant to Article 6, Section 15070 of the CEQA Guidelines (Attachment C).*

**Yolo County General Plan**

That the proposal is consistent with the following Yolo County 2030 Countywide General Plan goals and policies:

*Land Use Goal LU-1: Range and Balance of Land Uses. Maintain an appropriate range and balance of land uses to maintain the variety of activities necessary for a diverse, healthy and sustainable society.*

*Land Use Policy LU-1.1, which supports the above goal, assigns a range of land use designations throughout the County, including Public and Quasi-Public (PQ) land uses, which includes public/governmental offices, places of worship, schools, libraries, and other community and/or civic uses.*

*Community Character Policy CC-4.3: Reduce activities that encroach upon nature, through reuse of existing buildings and sites for development; and reduction or elimination of impervious paving materials.*

*Community Character Policy CC-4.15: Reflect a human scale in architecture that is sensitive, compatible and distinctive to both the site and the community.*

*Community Character Policy CC-4.32: Require the use of regionally native drought-tolerant plants for landscaping where appropriate.*

**ATTACHMENT D**

*The subject property is designated as Public and Quasi-Public in the Yolo County 2030 Countywide General Plan. As conditioned, the Use Permit is consistent with the policies, goals and objectives of the Countywide General Plan. Residential development is not proposed as part of this application.*

### **Zoning Code**

That the proposed changes to the UUCD campus are consistent with applicable zoning standards.

*The proposed project meets the criteria set forth in County Code Section 8-2.704 that allows buildings and structures, public and quasi-public, and uses of an education, religious, cultural, or public service type as conditional uses in the R-S (Residential Suburban) Zone.*

That the proposed Use Permit fulfills the following set of general conditions, as set forth in County Code Sections 8-2.2801 and 8-2.2804.

- (a) The requested use is listed as a conditional use in the zone regulations or elsewhere in the code;

*Buildings and structures and uses of an education, religious, and cultural type are listed as conditional uses in the Residential Suburban (R-S) Zone, as stated above [County Code Section 8-2.704 (a)].*

- (b) The requested use is essential or desirable to the public comfort and convenience;

*The proposed changes to the UUCD campus will help meet current and emerging needs of the existing membership and various programs.*

- (c) The requested use will not impair the integrity or character of the neighborhood nor be detrimental to the public health, safety, or general welfare;

*Conditions of Approval for the requested changes will ensure the project does not result in detrimental impacts to the public. The proposed uses are consistent with surrounding land uses, including other nearby churches.*

- (d) The requested use will be in conformity with the General Plan;

*The proposed use is consistent with Countywide General Plan principles in that it promotes a strong sense of community by defining identity and character to the built environment and establishing a place where the community can gather.*

- (e) Adequate utilities, access roads, drainage, sanitation, and/or other necessary facilities will be provided; and

*Adequate facilities serving the proposed changes currently exist on the property and will continue to be available. In addition, the project proposes a new wastewater disposal field to accommodate the new social hall, as well as the addition of an above-ground water tank and pump station to facilitate the new fire suppression system.*



**CONDITIONS OF APPROVAL  
UNITARIAN UNIVERSALIST CHURCH OF DAVIS  
ZONE FILE #2007-077**

**ON-GOING OR OPERATIONAL CONDITIONS OF APPROVAL:**

PLANNING DIVISION—PPW (530) 666-8808

1. The project shall be developed in compliance with all adopted Conditions of Approval for Zone File #2007-077. The applicant shall be responsible for all costs associated with implementing the Conditions of Approval as contained herein.
2. Development of the project, including construction and/or placement of structures, shall be as described in the staff report for this Use Permit Amendment (ZF #2007-077). Any minor modification or expansion of the proposed use shall be in keeping with the purpose and intent of this Use Permit Amendment, and shall be administered through Site Plan Review approved by the Director of the Planning and Public Works Department. The facility shall be operated in a manner consistent with the project's approval.
3. Any proposed modification determined to be significant shall require an additional amendment to this Use Permit with approval from the Planning Commission.
4. All prior Use Permits regulating development of the UUCD campus shall remain in effect, as applicable, and are hereby incorporated into this Use Permit (ZF #2007-077), as follows (any strikethrough condition shall have been met or no longer valid):

Zone File #2060, which allowed for the initial development of the site in 1965:

- ~~1. An improvement bond shall be provided in an amount determined adequate by the Director of Public Works to insure the proper improvements of the church's share of the private road. If an Improvement District is formed and the private road improved prior to June 16, 1970, then no bond shall be required after said date.~~
- ~~2. An additional 5 foot easement shall be provided for road purposes adjacent to the easterly side of applicant's property.~~
- ~~3. The entire property shall be graded and drained to the satisfaction of the Director of Public Works. A retention basin and dry wells may be required for drainage purposes if determined appropriate by the Director of Public Works. Said property shall be graded so as to prevent water from running on the adjacent private properties.~~
- ~~4. All driveways and vehicle parking areas shall be improved and screened in accordance with Article 26 of the Zoning Ordinance.~~
- ~~5. Said property shall be developed in accordance with the amended plot plan received on April 6, 1965, excepting that access to said parking area shall be from the private road and not from Russell Blvd. As shown on said plot plan.~~

Zone File #25 allowed for the construction of additional facilities in 1969:

- ~~1. That the proposed use be in compliance with the regulations of all agencies of jurisdiction.~~
- ~~2. That the over-flow parking area may be developed with turf at this time, but if any problems are created due to the parking area not being paved the applicants would then have to pave it.~~
- ~~3. That no one is to be residing on subject property.~~
- ~~4. That the property owner may request consideration of an extension of time if subject Use Permit has not been utilized within one year and such request is submitted to the Commission prior to July 2, 1970.~~

**ATTACHMENT E**

Zone File #2435 allowed the use of the activity center building for a caretaker-custodian quarters in 1975, subject to review in two years. Reviews occurred on July 6, 1977, July 18, 1979, September 25, 1981, and July 18, 1983; the Use Permit was extended for an additional two years, to be reviewed before December 4, 1985.

Zone File #3459 allowed for the operation of a pre-school, kindergarten, and day care program (Redbud Montessori) in 1984:

1. The use will not impair the integrity or character of the neighborhood nor be detrimental to the public health, safety or general welfare.
2. The proposed use be in compliance with the regulations of all agencies of jurisdiction.
3. The Woodland Fire Department requirements of 2 smoke detectors, a fire extinguisher and that no parking in the access aisles be permitted.
4. The nursery school/kindergarten and day care program not include more than ~~30~~ 50 children at one time.
5. The program only be operative from Mondays through Fridays from ~~7:30~~ 7:00 A.M. to 6:00 P.M.
6. The outdoor play area be totally fenced as per plot plan.
7. Approval is not prejudicial to any private rights and the private road.
- ~~8. Review in 1 year and report back to Commission only if there is a problem.~~
9. The nursery school be limited up to the age of 6 years 9 months.

Zone File #3725 allowed for the expansion of facilities in 1986:

1. Approval of all agencies of jurisdictions.
  - ~~2. That the drainage plan be reviewed and implemented to the satisfaction of the Public Works Department prior to issuance of any building permits.~~
  3. That the Phase 2 expansions comply with the Fire District's requirements regarding the sprinkler ordinance.
  4. That the future paved parking lot be screened to the satisfaction of the Community development director.
  5. That the expansions comply with the Flood Plain Management Ordinance.
5. Assessment of fees under Public Resources Code Section 21089, and as defined by Fish and Game Code Section 711.4 will be required. The fees (\$2,010.25 plus \$50 Recorder fee) are payable by the project applicant upon filing of the Notice of Determination by the lead agency, within five working days of approval of this project by the Planning Commission.
  6. This Use Permit Amendment shall commence within one (1) year from the date of the Planning Commission's approval or said permit shall be null and void. The Director of Planning and Public Works may grant an extension of time; however such an extension shall not exceed a maximum of one year.
  7. The project shall be operated in compliance with all applicable federal and state laws and Yolo County Code regulations.

COUNTY COUNSEL—(530) 666-8172

8. In accordance with Yolo County Code Section 8-2.2415, the applicant shall agree to indemnify, defend, and hold harmless the county or its agents, officers and employees from any claim, action, or proceeding (including damage, attorney fees, and court cost awards) against the County or its agents, officers, or employees to attach, set aside, void, or annul an approval of the county, advisory agency, appeal board, or legislative body concerning the permit or entitlement when such action is brought within the applicable statute of limitations.

The county shall promptly notify the applicant of any claim, action or proceeding and that the county cooperates fully in the defense. If the county fails to promptly notify the applicant of any claim, action, or proceeding, or if the county fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold the county harmless as to that action.

9. Failure to comply with the Conditions of Approval as approved by the Yolo County Planning Commission may result in the following actions:
  - non-issuance of future building permits;
  - legal action.

**PRIOR TO LAND DISTURBANCE, OR ISSUANCE OF GRADING OR BUILDING PERMITS:**

**PLANNING DIVISION – PPW (530) 666-8850**

10. The applicant shall acquire any required permits from the Yolo-Solano Air Quality Management District, as appropriate.
11. Any project-related air pollutant emissions, either from construction or operation of the project, shall be minimized through the implementation of the following Yolo-Solano Air Quality Management District (YSAQMD) Rules and Regulations :
  - Visible emissions from stationary diesel-powered equipment are not allowed to exceed 40 percent opacity for more than three minutes in any one-hour, as regulated under District Rule 2.3, Ringelmann Chart;
  - Dust emissions must be prevented from creating a nuisance to surrounding properties as regulated under District rule 2.5, Nuisance;
  - Portable diesel fueled equipment greater than 50 horsepower, such as generators or pumps, must be registered with either the Air Resources Board's Portable Equipment Registration Program or with the YSAQMD;
  - Architectural coatings and solvents used at the project shall be compliant with YSAQMD's Rule 2.14, Architectural Coatings;
  - Cutback and emulsified asphalt application shall be conducted in accordance with District Rule 2.28, Cutback and Emulsified Asphalt Paving materials;
  - In the event that demolition, renovation, or removal of asbestos-containing materials is involved, District Rule 9.9 requires District consultation and permit prior to commencing demolition or renovation work; and
  - All stationary equipment, other than internal combustion engines less than 50 horsepower, emitting air pollutants controlled under YSAQMD rules and regulations require an Authority to Construct and Permit to Operate from the YSAQMD.
12. Dust will be controlled through effective management practices, such as water spraying during construction activity. The following list of best management practices, as recommended by the YSAQMD, shall be adhered to:
  - All construction areas shall be watered as needed;
  - All trucks hauling soil, sand, or other loose materials shall be covered or required to maintain at least two feet of freeboard;
  - Unpaved access roads, parking areas, and staging areas shall be paved, watered, or treated with a non-toxic soil stabilizer, as needed;
  - Exposed stockpiles shall be covered, watered, or treated with a non-toxic soil stabilizer, as needed;
  - Traffic speeds on unpaved access roads shall be limited to 15 miles per hour; and

- Any visible soil materials that is carried onto adjacent public streets shall be swept with water sweepers, as needed.
13. Prior to commencement of any construction, demolition, or grading activity, the applicant will be required to hire a qualified biologist to conduct preconstruction surveys to locate all active raptor nest sites within 500 feet of demolition and construction activities. All surveys shall be submitted to the appropriate state and/or federal wildlife agencies, as well as the Yolo County Planning and Public Works Department for review. Direct disturbance, including removal of nest trees and activities in the immediate vicinity of active nests, shall be avoided during the breeding season (March through September). No-disturbance buffers will be established around any identified active nest to avoid disturbing nesting birds. The size and configuration of buffers shall be based on the proximity of active nests to construction, existing disturbance levels, topography, the sensitivity of the species, and other factors, and will be established through coordination with California Department of Fish and Game representatives on a case-by-case basis.
  14. Prior to disturbing the soil, contractors shall be notified that they are required to watch for potential archaeological sites and artifacts, and to notify the Yolo County Planning Director if anything is found. If any cultural resources, such as chipped or ground stone, historic debris, building foundations, or paleontological materials are encountered during grading, all work within 75 feet shall immediately stop and the Planning and Public Works Director shall be immediately notified. Any cultural resources found on the site shall be recorded by a qualified archaeologist and the information shall be submitted to the Planning and Public Works Department. In accordance with Section 7050.5 of the California Health and Safety Code, if human skeletal remains are encountered during construction, all work within 75 feet shall immediately stop and the County Coroner shall be notified within 24 hours. If the remains are of Native American Heritage origin, the appropriate Native American community, as identified by the Native American Heritage Commission, shall be contacted and an agreement for relocating the remains and associated grave goods shall be developed.
  15. Sound levels from construction equipment shall not exceed 88 dBA as measured 50 feet from any construction site. All construction activities shall be limited to operate from 7:00 AM to 7:00 PM Monday through Friday, and 8:00 AM to 8:00 PM on Saturdays and Sundays.

PUBLIC WORKS DIVISION – PPW (530) 666-8811

16. A grading permit shall be required prior to any soil disturbance activity. Unless otherwise authorized by the Planning and Public Works Director, grading, excavation, and trenching activities shall be completed prior to November 1<sup>st</sup> of each year to prevent erosion. A drought-tolerant, weed-free mix of native and non-native grasses or alternate erosion control measures approved by the Planning and Public Works Director shall be established on all disturbed soils prior to November 1<sup>st</sup> of each year.
17. Construction of the proposed project shall be required to comply with the County of Yolo Improvement Standards that require best management practices to reduce water quality impacts.
18. If the project results in the disturbance of one acre or more, the applicant shall be required to prepare a Storm Water Pollution Prevention Plan (SWPPP) under a General Construction Activity Storm Water Permit, as regulated by the Central Valley Regional

Water Quality Control Board. The permit is required to control construction and operational activities that may adversely affect water quality.

**BUILDING DIVISION – PPW (530) 666-8775**

19. In order to address the presence of existing untested fill within the proposed construction areas, the project will be required to comply with recommendations set forth in Section 5.1.2 of the Holdrege & Kull report dated September 30, 2009.
20. A Flood Elevation Certificate shall be required to ensure that all proposed structures incorporate elevated foundations one foot above the determined base flood elevation.
21. All building, electrical, plumbing, and mechanical plans shall be submitted to the Planning and Public Works Department for review and approval in accordance with County Building Standards prior to the commencement of construction or issuance of permits.
22. The applicant shall obtain a demolition permit prior to removal of the existing “Great Hall.”
23. The applicant shall obtain building permits for the new social hall and kitchen facility and the relocatable classrooms prior to commencement of construction. All buildings shall be built in accordance with the Uniform Building Code in effect at the time, including fire sprinklers as required.
24. All demolition and construction activities shall be required to comply with Yolo County’s Construction and Demolition Debris Recycling program.
25. The applicant shall pay all appropriate fees prior to building permit issuance, final inspection, or issuance of a Certificate of Occupancy subject to agencies of jurisdiction. Fees may include, but are not limited to, Building and Planning, City of Davis Fire District, Yolo County Environmental Health, and any applicable County facility fees.

**PRIOR TO THE COMMENCEMENT OF OPERATIONS:**

**PLANNING DIVISION – PPW (530) 666-8850**

26. Any additional and/or improved outdoor light fixtures which are installed for security or safety purposes shall be low-intensity, shielded and/or directed away from adjacent properties, public right-of-way, and the night sky. Lighting fixtures shall use low-glare lamps or other similar lighting fixtures.

**ENVIRONMENTAL HEALTH DIVISION (530) 666-8646**

27. Yolo County Environmental Health Division requires a Hazardous Materials/Waste Application Package (Business Plan) for all facilities that handle hazardous materials in quantities equal to or greater than 500 pounds, 55 gallons, or 200 cubic feet of gas, and any quantity of hazardous waste.
28. Any hazardous waste, such as asbestos or lead paint, discovered or generated during demolition activities, shall be managed in accordance with state and federal hazardous waste laws and regulations.
29. The project will be required to obtain final approval for any new sewage disposal system in accordance with Yolo County Environmental Health standards and regulations.





# County of Yolo

## PLANNING AND PUBLIC WORKS DEPARTMENT

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### M\_E\_M\_O\_R\_A\_N\_D\_U\_M

**TO:** Chair Burton and members of the Planning Commission

**FROM:** Stephanie Cormier, Associate Planner

**DATE:** September 9, 2010

**RE:** Revision to Initial Study/Negative Declaration prepared for the UUCD Use Permit Amendment (ZF 2007-077)

Changes made to the project description and discussion sections of the Initial Study/Negative Declaration will result in no significant level of increase to impacts, and are revised as follows (with ~~strikeout~~ to show eliminated text and underline to show revised text):

**Project Description** (page 4, second paragraph):

There are no proposed changes to the existing 2,700-square foot office and library structure, which will be maintained for administrative/staff offices and the resource library; ~~the 3,008-square foot Meeting House, which will continue to be used as a multi-purpose space for meetings, recitals, and weekly Sunday services;~~ or the 2,369- square foot Bridgehouse. Proposed improvements to the 3,008-square foot Meeting House, which will continue to be used as a multi-purpose space for meetings, recitals, and weekly Sunday services, include a new HVAC system, new lighting, accessibility considerations, a fire protection system, and new roofing to be compatible with the roof proposed for the new social hall.

**IV. Biological Resources** (page 17, third paragraph):

As a condition of project approval, and in order to ensure that no adverse impacts occur to active raptor nest sites during project implementation, the applicant will be required to hire a qualified biologist to conduct preconstruction surveys to locate all active raptor nest sites within ~~400~~ 500 feet of demolition and construction activities.

The above changes better define the project description and are more consistent with conditions being used by the Department of Fish and Game for the protection of nesting Swainson's hawk.

