

Notice of Exemption

FILED

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

From: City of Benicia
250 East L Street
Benicia, CA 94510

NOV 19 2020

County Clerk
County of: Solano

Birgitta E. Corsello, Clerk of
the Board of Supervisors of
the County of Solano, State of California
Deputy: *[Signature]*

Project Title: Use Permit for Religious Assembly Use (Lighthouse Covenant Fellowship)

Project Applicant: CITY OF BENICIA

Project Location

1175 Church Street, Benicia, CA (APN: 0086-055-160)

Project Location - City: City of Benicia

Project Location - County: Solano County

Description of Nature, Purpose and Beneficiaries of Project:

The proposed project is an application for a use permit and design review to authorize a 6,145 square foot "community hall" in which religious activities would take place, with a 169 square foot refuse enclosure and courtyard on the vacant portion of the parcel currently improved with an existing church building and parking lot.

Name of Public Agency Approving Project: City of Benicia

Name of Person or Agency Carrying Out Project: Phil Green, Pastor, Lighthouse Covenant Fellowship Church

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. **State type and section number:** Sec. 15301 (Class 1) and Sec. 15332 (Class 32)
- Statutory Exemptions. **State code number:** #

Reasons why project is exempt:

The project is Categorical Exempt pursuant to Section 15301 (Class 1) which applies to existing facilities and Section 15332 of the CEQA Guidelines (Class 32) which applies to infill projects consistent with applicable general plan and zoning policies. Lighthouse Covenant Fellowship is an existing church. Its functions would be augmented under the umbrella of a "Religious Assembly" by the proposed new community hall. The uses that are proposed for the community hall, including weddings, funerals, and other types of gatherings, are already permitted within the sanctuary and on the Church grounds. The size of the existing sanctuary, at 2,199 square feet, is smaller but nevertheless comparable to the size of the proposed multipurpose room, which would be 2,907 square feet (a difference of 708 square feet). The proposed religious facility is consistent with the General Plan and zoning designation. The project is on a site less than five acres in size, which does not have habitat value for special status species and can be served by required utilities and public services. Approval of the project would not result in significant effects related to traffic, noise, air quality or water quality. The use permit is conditioned upon and required to comply with the applicable standards of BMC Chapter 8.20 (Noise Regulations), including the standards for noise sensitive land uses which are inclusive of residential use, as well as measures for erosion and sediment control and stormwater management. The project does not conflict with any general plan program or policy addressing circulation. It is not in expected to significantly increase vehicle miles traveled. Further, it would not alter existing roadway conditions nor impede emergency access. The anticipated use of the community hall, which would be for ceremonies and church activities during times offset from the use of the sanctuary, and also likely during non-peak periods (i.e., morning and evening rush hour), would by its nature distribute traffic over non-peak periods and avoid accumulation of impacts.

Document Posted From
11/19/2020 to

Deputy Clerk of the Board

Notice of Exemption

Lead Agency

Contact Person: Suzanne Thorsen

Area Code/Telephone/Extension: (707) 746-4382

Signature: 

Date: November 19, 2020 **Title:** Associate Planner

Signed by Lead Agency

Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code. Date Received for filing at OPR: - _____

Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

+