

Solano County

*675 Texas Street
Fairfield, California 94533
www.solanocounty.com*



Agenda - Final

Thursday, August 1, 2019

7:00 PM

Board of Supervisors Chambers

Planning Commission

Any person wishing to address any item listed on the Agenda may do so by submitting a Speaker Card to the Clerk before the Commission considers the specific item. Cards are available at the entrance to the meeting chambers. Please limit your comments to five (5) minutes. For items not listed on the Agenda, please see "Items From the Public".

All actions of the Solano County Planning Commission can be appealed to the Board of Supervisors in writing within 10 days of the decision to be appealed. The fee for appeal is \$150.

Any person wishing to review the application(s) and accompanying information may do so at the Solano County Department of Resource Management, Planning Division, 675 Texas Street, Suite 5500, Fairfield, CA. Non-confidential materials related to an item on this Agenda submitted to the Commission after distribution of the agenda packet are available for public inspection during normal business hours and on our website at www.solanocounty.com under Departments, Resource Management, Boards and Commissions.

The County of Solano does not discriminate against persons with disabilities and is an accessible facility. If you wish to attend this meeting and you will require assistance in order to participate, please contact Kristine Sowards, Department of Resource Management at (707) 784-6765 at least 24 hours in advance of the event to make reasonable arrangements to ensure accessibility to this meeting.

AGENDA

CALL TO ORDER

SALUTE TO THE FLAG

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF THE MINUTES

[PC 19-032](#) July 18, 2019 PC Minutes

Attachments: [draft minutes](#)

ITEMS FROM THE PUBLIC:

This is your opportunity to address the Commission on a matter not heard on the Agenda, but it must be within the subject matter jurisdiction of the Commission. Please submit a Speaker Card before the first speaker is called and limit your comments to five minutes. Items from the public will be taken under consideration without discussion by

the Commission and may be referred to staff.

REGULAR CALENDAR

- 1 [PC 19-033](#) Public Hearing to consider Amendment No. 1 of Use Permit U-97-13 to authorize the construction of a new 15,060 square foot religious temple to accommodate up to 600 persons per weekly service. The project also includes new and expanded facilities to accommodate the increased demand for parking, vehicle access, septic capacity, storm water retention, and fire suppression. The project is located at 2948 Rockville Road, 1/4 mile west of the City of Fairfield, within the Suisun Valley Agriculture "A-SV-20" Zoning District; APN 0150-260-040. Staff Recommendation; Approval

Attachments: [A - Draft Resolution](#)
 [B - Board of Supervisors Resolution 99-34](#)
 [C - Easement Deed and Agreement](#)
 [D - Vicinity Map](#)
 [E - Development Plans](#)
 [F - Out of Area Water Service Agreement](#)
 [G - Water Use Analysis](#)
 [H - Initial Study and Mitigated Negative Declaration](#)
 [I - Photo Simulations](#)

ANNOUNCEMENTS AND REPORTS

ADJOURN

To the Planning Commission meeting of August 15, 2019 at 7:00 P.M., Board Chambers, 675 Texas Street, Fairfield, CA



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Agenda Submittal

Agenda #: **Status:** PC Minutes
Type: PC-Document **Department:** Planning Commission
File #: PC 19-032 **Contact:** Kristine Sowards, 784-6765
Agenda date: 8/1/2019 **Final action:**
Title: July 18, 2019 PC Minutes

Governing body: Planning Commission

District:

Attachments: [draft minutes](#)

Date	Ver.	Action By	Action	Result
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MINUTES OF THE SOLANO COUNTY PLANNING COMMISSION

Meeting of July 18, 2019

The regular meeting of the Solano County Planning Commission was held in the Solano County Administration Center, Board of Supervisors' Chambers (1st floor), 675 Texas Street, Fairfield, California.

PRESENT: Commissioners Rhoads-Poston, Cayler, Hollingsworth, and Chairman Walker

EXCUSED: Commissioner Bauer

STAFF PRESENT: Bill Emlen, Director; Michael Yankovich, Planning Program Manager; Nedzlene Ferrario, Senior Planner; Jim Laughlin, Deputy County Counsel; Jeffery Bell, Environmental Health Supervisor; Saeed Iravani, Building Official; and Kristine Sowards, Planning Commission Clerk

Chairman Walker called the meeting to order at 7:00 p.m. with a salute to the flag. Roll call was taken and a quorum was present.

Approval of the Agenda

The Agenda was approved with no additions or deletions.

Approval of the Minutes

The minutes of the regular meeting of June 20, 2019 were approved as prepared.

Items from the Public

There was no one from the public wishing to speak.

Regular Calendar

Item No. 1

PUBLIC HEARING to consider Use Permit Application No. U-18-04 of **Ted and Jeri Seifert (The Timbers-Silveyville Christmas Tree and Pumpkin Farm)** for an existing Christmas tree and pumpkin farm with concessions, gift shop and amusement activities, with the addition of a proposed event venue consisting of a 3,000 square foot building and adjacent park. The property is located at 6224 Silveyville Road, northwest of the City of Dixon in the Exclusive Agricultural "A-40" Zoning District, APN's: 0108-090-130 and 140. The project qualifies for an Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines. (Project Planner: Michael Yankovich)

Mike Yankovich provided an overview of staff's written report. The site is comprised of two parcels which together contain 31.8 acres. The 9.3-acre parcel (0108-090-140) was previously used by the State as a tomato grading station and is entirely developed with pavement and multiple structures. It is also under contract, No. 52, through the Solano County Uniform Rules and Procedures as authorized by the California Land Conservation Act. The 22.5-acre parcel (0108-090-130) is developed with agricultural and residential structures as well as significant areas planted in trees and seasonal crops. It is also under California Land Conservation Act Contract No. 52.

The report went on to say that the Williamson Act program is designed to protect agricultural land for continued commercial agricultural use primarily for the production of food and fiber and other lands devoted to open-space and recreational uses. The rules set forth the eligibility requirements, land use restrictions, and procedures for entering into and terminating agricultural preserves and land conservation contracts within Solano County. Table A of the Rules does not cite the proposed uses as permitted or compatible with lands within an agricultural preserve. The permittee will file Nonrenewal of the contract upon approval of Use Permit U-18-04. Staff recommended approval of the project.

Commissioner Cayler noted that she is acquainted with the applicant and was recently given a tour of the site.

Since there were no questions of staff, Chairman Walker opened the public hearing.

The applicant, Ted Seifert, appeared before the commission. Mr. Seifert provided information about the history of the property and gave an overview of their proposed project. He explained that they believed, due to the many years the activities had been taking place on the site, that the uses were grandfathered in. He cited that in 2015 in a meeting with the health department regarding their proposal for a concession stand, they were informed that the activities taking place on the property were not permitted. At that point they applied for a business license which was followed by this use permit application. Mr. Seifert said he wanted to make clear that this application is proposing two separate community events; the pumpkin patch and the after-Thanksgiving activities. He said in the staff report it refers to a community event, where in fact it should be plural, to indicate two separate events. He noted the importance of the separation of events to meet septic requirements.

Mr. Seifert spoke of the discussion regarding the Williamson Act in the report. He said he can recognize the requirement as it pertains to the paved portion of the site, noting that the functionality of that property originally was a tomato regrade and processing area which was the basis for the Williamson Act Contract in 1969. He said that he views their proposal as having two phases; the existing business, and the future business which would be the event center. He said phase two may happen within a year or two, depending upon financing. He commented that they will be working with staff about this aspect of the Williamson Act and are hoping they can defer the requirement until the second phase of the project.

Since there were no further speakers, Chairman Walker closed the public hearing.

Mr. Yankovich spoke regarding the Williamson Act stipulation. He said the Williamson Act is for properties that are engaging in commercial agriculture providing food and fiber. When a use is changed that is incompatible with the Williamson Act, it is required the contract either be non-renewed or cancelled altogether. He commented that the portion of the proposal where the

property is completely paved over, although there are some ag serving businesses on that land, would be very difficult to say that commercial ag is taking place there. Mr. Yankovich commented that when planning staff brought their Work Plan before the Board of Supervisors, Supervisor Vasquez inquired about reviewing the county's Williamson Act Program. In reviewing the Program, this would most likely be one area that would be studied as to whether non-renewal or cancellation would be considered.

A motion was made by Commissioner Rhoads-Poston and seconded by Commissioner Cayler to adopt the mandatory and suggested findings and approve Use Permit Application No. U-18-04, subject to the recommended conditions of approval. The motion passed unanimously (Resolution No. 4675)

Item No. 2

PUBLIC HEARING to consider a recommendation to the Board of Supervisors regarding incorporating policies relative to the **Cache Slough** region into the General Plan.

Nedzlene Ferrario provided a brief presentation of staff's written report. On May 16, 2019, planning staff presented an overview relative to the issues related to the potential land conversions in Cache Slough. Planning commissioners requested that the item be brought back for further discussion and review. Staff is bringing to the commission, a specific set of General Plan text and policy, for consideration and recommendation to the Board of Supervisors.

The project consists of adoption of a policy framework to address potential agricultural land conversions in Cache Slough. Cache Slough is predominantly agriculture, adjacent to the Sacramento River and its tributaries, and the Yolo Bypass floodway. The proposed policies protect the existing agricultural environment and the supporting infrastructure in order to ensure continued economic viability of the region in order to avoid conflicts of Solano County's vision for agriculture. Individual environmental effects due to construction activities will be evaluated on a project level or case by case basis.

Since there were no questions of staff, Chairman Walker opened the public hearing.

Jeff Henderson, Delta Stewardship Council, appeared before the commission. Mr. Henderson noted the Delta Stewardship Council is an independent State agency that was established by the 2009 Delta Reform Act. They are an agency that address policies and issues in the Delta. The Reform Act sets forth co-equal goals for the Delta; providing a more reliable water supply for California, and protecting, restoring and enhancing the Delta eco-system. The co-equal goals identify that these activities need to occur in a manner that protects and enhances the Delta as a place, including the agricultural values of the Delta. Mr. Henderson stated that their role at the council is to further those co-equal goals through the Delta Plan. The Delta Plan includes regulations that apply to state and local government agencies. Specifically, the council has regulatory and appellate authority over what are known as covered actions. These are certain actions that take place in whole or in part in the Delta, and they apply to projects that local or state agencies are carrying out, approving, or funding in the Delta.

Mr. Henderson said one of the key things that makes a project a potential covered action is if the project has a significant, positive, or negative impact on achieving those co-equal goals. They fully recognize that in Solano County agriculture is valued as an economic benefit and as a way of life. The Cache Slough area is a valuable agricultural region and is located at elevations that can support effective habitat restoration.

Mr. Henderson stated the county has identified several potential issues associated with land conversions from agriculture to restoration or floodway uses, conversions which are anticipated as part of the several planned restoration projects that were highlighted in the staff report. While the proposed amendments would have a positive effect on ag and the Delta as a place, they would also have a negative effect on ecosystem restoration. As steps that would be taken to reduce some of the impacts to agriculture could potentially limit the size, the location, the connectivity, and the features of proposed restoration projects. He noted that council staff has met with county staff prior to these hearings and have taken a close look at the proposed policies. They feel the general plan amendment appears to meet the definition of a covered action, in part, because it has the potential to inhibit the opportunity to restore habitat in the Cache Slough and Yolo Bypass priority habitat restoration areas. That is perceived from the co-equal goals perspective as a negative impact, but the amendments also describe a framework and conditions under which restoration projects should demonstrate compatibility with their agricultural surroundings. That is essentially a positive effect of the amendment. The council is potentially concerned that the county's proposed policies and the zoning that may follow to implement them may result in additional approvals or additional conditions that could limit the size, the features, connectivity, and the elevation of restoration projects that may not exist today. This would potentially be significant to the overall success of Delta restoration efforts, and best available science indicates that the size, the features, the connectivity and the elevation are essential components of viable restoration projects.

Regarding demonstrating the consistency with surrounding uses, Mr. Henderson stated that the Delta Plan regulations require that ecosystem restoration projects avoid or reduce conflicts with the existing or planned land uses that surround them, including agricultural uses. From this prospective, the proposed policies describe what restoration project proponents would be required to do and how other public agencies, including state agencies, proposing restoration projects should demonstrate compatibility with the surrounding agricultural land. So future covered actions, including the three restoration projects of concern to the county, are also required to demonstrate consistency with these policies and other Delta Plan policies and are subject to potential appeal before the council. From this perspective, the county's policies have potential to represent a good structure for dialogue regarding the consistency of those future projects, not just with the county's General Plan but also with the Delta Plan.

Mr. Henderson said they would appreciate an opportunity to continue working with county staff to determine the ultimate covered action status of the proposed amendments. The council encouraged the county to file a Certification of Consistency following the Board of Supervisors action to adopt the policies. He noted that their staff is ready to engage in early consultation discussions regarding these matters.

Since there were no further speakers, Chairman Walker closed the public hearing.

A motion was made by Commissioner Hollingsworth and seconded by Commissioner Rhoads-Poston to determine that the project qualifies for Section 15308 Class 8 Protection of the Environment, of the California Environmental Quality Act, and recommended that the Board of Supervisors amend the General Plan and incorporate policies regarding Cache Slough, as attached to the staff report dated July 18, 2019. The motion passed unanimously. (Resolution No. 4676)

ANNOUNCEMENTS and REPORTS

Bill Emlen informed the commission that the Planning Director's group is trying to put together a planning commissioner training pertaining to CEQA. The proposed date is August 28th. Mr. Emlen noted that staff will provide more information to the commission as details come forward.

Since there was no further business, the meeting was **adjourned**.

DRAFT



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Agenda Submittal

Agenda #:	1	Status:	PC-Regular
Type:	PC-Document	Department:	Planning Commission
File #:	PC 19-033	Contact:	Eric Wilberg, 784-6765
Agenda date:	8/1/2019	Final action:	
Title:	Public Hearing to consider Amendment No. 1 of Use Permit U-97-13 to authorize the construction of a new 15,060 square foot religious temple to accommodate up to 600 persons per weekly service. The project also includes new and expanded facilities to accommodate the increased demand for parking, vehicle access, septic capacity, storm water retention, and fire suppression. The project is located at 2948 Rockville Road, 1/4 mile west of the City of Fairfield, within the Suisun Valley Agriculture "A-SV-20" Zoning District; APN 0150-260-040. Staff Recommendation; Approval		
Governing body:	Planning Commission		
District:			
Attachments:	A - Draft Resolution B - Board of Supervisors Resolution 99-34 C - Easement Deed and Agreement D - Vicinity Map E - Development Plans F - Out of Area Water Service Agreement G - Water Use Analysis H - Initial Study and Mitigated Negative Declaration I - Photo Simulations		

Date	Ver.	Action By	Action	Result
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DEPARTMENTAL RECOMMENDATION:

The Department of Resource Management recommends that the Planning Commission conduct a public hearing and approve the Resolution to authorize the construction and use of the proposed religious facility expansion which primarily includes a new 15,060 square foot temple to accommodate up to 600 persons per weekly service (Draft Resolution, Attachment A).

SUMMARY:

The Guru Nanak Sikh Temple is requesting approval of the subject use permit amendment application to enhance and expand upon the existing religious facility to accommodate the needs of their growing congregation. The following actions are necessary in order to authorize the expansion of the existing religious facility:

- Board of Supervisors approval of Zone Text Amendment ZT-17-03 to modify Chapter 28 of the Solano County Code relating to legal, nonconforming churches within the Suisun Valley "A-SV-20" and "ATC" Zoning Districts;
- Board of Supervisors action to amend or supersede the existing Easement Deed and Agreement which limits development potential and use intensity of the subject site;

- Granting of Use Permit Amendment U-97-13-AM1 to authorize the project.

FINANCIAL IMPACT:

The costs associated with filing the Use Permit Amendment and subsequent environmental review have been paid to the Department of Resource Management by the applicant.

DISCUSSION:

Background

The Guru Nanak Sikh Temple is subject to the terms and conditions of an approved use permit (U-97-13) granted February 2, 1999 (Use Permit U-97-13 and Board of Supervisors Resolution 99-34, Attachment B).

In March 2001, through Ordinance No. 1604, the Board of Supervisors amended Chapter 28 of the Solano County Code (Zoning Regulations) to preclude the establishment of new churches in the Exclusive Agricultural zoning districts in order to prevent the conversion of agricultural properties to non-agricultural uses that have the potential to draw large assemblages of people.

Churches lawfully established within Exclusive Agricultural zoning districts prior to the enactment of Ordinance No. 1604 became legal nonconforming land uses, and could continue to operate but could not expand in size or intensity of use.

In February 2011, through Ordinance No. 2011-1717, the Board of Supervisors established new zoning districts and enacted new zoning regulations for the Suisun Valley area. The Guru Nanak Sikh Temple property was rezoned Suisun Valley Agriculture "A-SV-20" at that time and the land use on-site remained lawfully established yet nonconforming with respect to current zoning regulations.

On February 21, 2019 the Planning Commission took action to amend the zoning regulations to allow nonconforming churches within the A-SV-20 or ATC zoning districts, legally established prior to February 21, 2019, and subject to an approved use permit, the ability to be enlarged or expanded, provided that any such enlargement or expansion complies with the development standards in section 28.73.30(B)(1), is contained entirely within the parcel originally approved for the use, would not adversely impact agricultural operations on nearby properties, and is approved as an amendment to the use permit. That ordinance has yet to become effective and is pending approval by the Board of Supervisors.

As part of the previously approved use permit, the property owner also entered into an Easement Deed and Agreement with the County of Solano which restricts various aspects of the land uses on-site (Easement Deed and Agreement, Attachment C). The Easement over the property restricts: (1) the total floor area of the religious worship facilities on the property is limited to no more than 6,000 square feet, (2) the total number of persons who may congregate at the religious worship facilities on the property at any one time shall be limited to no more than 200; and (3) 5.16 acres of the property shall be used only for agricultural or open space uses. This Easement Deed and Agreement will need to be amended or rescinded by the Solano County Board of Supervisors to accommodate the increased visitor capacity, expanded developed footprint, and the reduction of the agricultural or open space use on the property.

Setting

The project site is a 7.78 acre parcel located ¼ mile west of the City of Fairfield. The property is situated within a predominantly agricultural setting identified as the Suisun Valley Agricultural Region by the Solano County General Plan. The subject site, however, is surrounded by a variety of land uses. The site is bordered to the north by a newly planted orchard; to the east by a restaurant and commercial service uses; to the south by a recreational pathway and Interstate 80; and to the west by a residence and corporation yard. The parcel has

frontage along Rockville Road which provides access to the property. Moving north and west away from the project the landscape is dominated by tree, vine, and row crop production. Conversely, moving east and south towards the City of Fairfield land uses become predominantly residential and commercial in nature (Vicinity Map, Attachment D).

The parcel is developed with a religious facility along with ancillary structures and uses. Development on site is generally contained on the southern half of the lot and consists primarily of a 6,000 square foot temple which includes a prayer hall, kitchen, dining, library, and restrooms. West of the temple, the lot is developed with a 3,500 sq. ft. residence, a 2,160 modular classroom unit, water tank, and basketball court. Development east of the temple consists of a 3,000 sq. ft. storage structure, covered stage, storage container and shed. Paved and striped parking is located to the south of the structures. The entire site is relatively flat with vegetation consisting primarily of cypress trees lining the perimeter of the lot.

Project Description

The primary component of the project involves construction of a new 15,060 square foot temple located near the southwest corner of the property. This structure includes a 9,000 sq. ft. prayer hall, lobby, restrooms, storage, and utility rooms. The proposal would accommodate an increase from 200 to 600 persons per Sunday service. The two story structure measures 35 feet in height; however domes and spires would reach a height of 58 feet above ground level.

Peak use of the site would occur on Sunday morning through early Sunday afternoon. A majority of the visitors would arrive between 10 - 10:30 a.m. and depart between 12:30 - 1:30 p.m. Congregants gather and socialize both before and after the service, thus there is no set arrival or departure times. At the peak hour, a maximum of 600 persons would occupy the proposed worship area. During services an additional 10 persons would prepare meals within the existing kitchen in the former temple building. Snacks and tea are prepared and served within the kitchen and dining areas normally from 10:00 a.m. to 11:30 a.m. Lunch meals are typically served from 11:30 a.m. to 1:00 p.m.

The project involves up to three (3) large events per year with an anticipated attendance of up to 1,000 persons per event. These events would occur on Sundays with guest arrival and departure times similar to regular services. Smaller gatherings would also occur on Wednesdays of up to 50 persons.

In addition to the new temple, the project includes new and expanded facilities to accommodate the increased demand for parking, vehicle access, septic capacity, storm water retention, and irrigation water (Development Plans, Attachment E).

Parking

The proposal involves an expansion and redesign of the existing paved parking area. New parking areas would be located in the northwest and southeast corners of the lot and would increase the total number of parking spaces from 104 to 247. In addition, the project designates an area within the undeveloped field as special occasion overflow parking.

Solano County Code Chapter 28 Zoning Regulations, Section 28.94 Parking Requirements, requires one parking space per four seats for public assembly type land uses, which includes religious facilities. Therefore, with a maximum occupancy of 600 persons per Sunday service and 10 persons performing meal preparation, the project is required to provide a minimum 153 parking spaces on-site. The proposed 247 parking spaces is sufficient to accommodate the increased demand.

Access/Circulation

The project proposes a new driveway located approximately 400 feet east of the existing driveway along

Rockville Road. The new driveway would serve outbound traffic or “exit” only while the existing driveway will be converted to serve inbound “enter” traffic only. Both entrance and exit roadways would maintain a minimum paved width of 26 feet.

Domestic Water

The existing temple and residence are supplied potable water from the City of Fairfield through an Out of Area Water Service Agreement (Out of Area Water Service Agreement, Attachment F) between the City and the property owner. The Agreement guarantees the City of Fairfield to serve demands through the connection up to 2,500 gallons for any 24-hour period and 50,000 gallons for any month.

The applicant has supplied a Water Usage Analysis Report (Water Usage Analysis Report, Attachment G) which estimates current and future water usage during peak 24-hour period (Sundays), peak 24-hour period (Wednesdays) and during non-event days. The Report states that the primary consumption of water resulting from the project will be from the increased visitors utilizing the proposed temple, the existing residence, and the kitchen/dining facilities. The Report concludes that the only noticeable difference in daily water consumption will be from peak Sunday visitation based on a maximum of 600 persons per Sunday service. Any special events anticipated to host more than 600 visitors would require that portable sanitation and hand wash facilities be provided, as well as catered and or potluck style meals.

In summary, the anticipated water usage for the proposed temple expansion and increased visitation is estimated to be approximately 3,800 gallons on a peak Sunday and on average approximately 26,000 gallons per month.

Wastewater

The project proposes a new onsite wastewater treatment system to serve the existing and proposed uses on the property. The system has a peak design capacity to accommodate a maximum occupancy scenario of 600 visitors per Sunday services. Wastewater would be collected in adequately sized septic tanks for primary treatment (including a new grease interceptor tank) and pumped to an Orenco Systems pre-treatment device for advanced secondary treatment. Using an equalization tank to accommodate peak Sunday wastewater flows, treated wastewater would then be evenly timer-dosed to a Subsurface Drip Dispersal Field throughout the week. Soil testing has been completed and suitable areas for primary and reserve leach fields have been identified within the open field northeast of existing development onsite.

Storm water retention

The construction of the proposed temple, additional parking, and driveways would increase the square footage of impervious surfaces on-site where vacant land previously existed. This increase could ultimately alter drainage patterns or the rate or amount of surface runoff at the project site or within the immediate vicinity. The project proposes to construct and maintain a storm water retention basin near the northern parcel boundary, parallel to the lot frontage along Rockville Road. The retention basin measures approximately 80’ by 280’ and would be developed with a 0.66 acre foot capacity. This element of the project would retain storm water on the property and restrict off-site runoff.

Irrigation Water

Since filing the use permit, the applicant has drilled a new water well onsite. The intended use of the well is for landscape irrigation. Deconstruction of the previously contaminated water well has also occurred.

Guru Nanak Sikh Temple Academy

A 2,160 square foot modular unit has been added to the site and is being utilized as the Guru Nanak Sikh Temple Academy. The applicant has indicated that the classrooms would function as an ancillary use to the temple. The classrooms would be and are being utilized during Sunday service (between 10a - 2p).

Existing Development

Existing development would remain on-site as part of the proposed expansion project. The existing 6,000 square foot temple would continue to be utilized for public assembly, meal preparation and dining purposes. An existing U occupancy storage building, previously used as a dining hall, would once again be utilized solely for storage. The existing residence would remain on-site; however, a portion of the attached garage would be demolished to provide adequate emergency vehicle access between the home and the proposed temple. A cargo container and two unenclosed covered stages near the storage barn would remain. The applicant has stated that outdoor activities within the open field would no longer take place due to the increased capacity of the new temple and project.

General Plan and Zoning Consistency

The subject site is designated Agriculture by the Solano County General Plan. Table LU-5 of the General Plan provides a description and intent of the Agricultural designation:

The (Agricultural Designation) provides areas for the practice of agriculture as the primary use, including areas that contribute significantly to the local agricultural economy, and allows for secondary uses that support the economic viability of agriculture. Agricultural land use designations protect these areas from intrusion by nonagricultural uses and other uses that do not directly support the economic viability of agriculture.

Further the General Plan identifies ten Agricultural Regions throughout the County, with the subject site located within the Suisun Valley Agricultural Region. Table AG-3 of the General Plan highlights the unique characteristics of each region and summarizes desired land uses.

The (Suisun Valley) provides for agricultural production, agricultural processing facilities, facilities to support the sale of produce, and tourist services that are ancillary to agricultural production.

The subject site is zoned Suisun Valley Agriculture "A-SV-20" consistent with the General Plan designation. Section 28.23 of the County Zoning Ordinance provides a table of allowed uses and permit requirements applicable to this zoning district. As seen on Table 28.23A, a religious facility (or church identified as a listed land use in other zoning districts) is not listed as an allowed or conditionally allowed land use and is therefore not permissible under current A-SV-20 Zoning District regulations.

On February 2, 1999 the Solano County Board of Supervisors granted approval of the Guru Nanak Sikh Temple facility based on mandatory and suggested findings along with various conditions of approval. At that time a finding was made that the subject site was not suitable for agricultural use because of its location, size, and development on-site. The parcel's proximity to high volume traffic, the presence of mixed nonconforming uses located adjacent or nearby to the property, the wedge-shaped formation of the 5.2 acres not occupied by existing buildings, and the location of the existing buildings rendered the property inappropriate for agricultural use. At the time of approval the subject site was zoned Exclusive Agriculture "A" and the church land use was conditionally allowed within that district.

Since granting of the use permit, the property has been rezoned Suisun Valley Agriculture "A-SV-20". In addition, the church land use has been removed from all Agricultural Zoning Districts, therefore the existing land use is considered nonconforming with regards to current Zoning Regulations. Section 28.114 of the County Zoning Regulations addresses the purpose, intent, and continuance of existing nonconforming uses.

The purpose of the nonconforming section is to establish uniform provisions for the regulation of nonconforming structures, and uses of land that were legally established before the amendment, of the Zoning Code, or previously adopted County ordinances, but which would be prohibited, regulated, or restricted differently under the current provisions of the Code or future amendments.

The intent of the nonconforming section is to:

1. Discourage the long-term continuance of any nonconformities, providing for their eventual elimination, but to permit them to exist under the limited conditions outlined in Section 28.114.
2. Prevent nonconforming uses and structures from being enlarged, expanded, or extended, or being used as justification for adding other structures or uses that are prohibited by the provisions of the Zoning Code applicable to the zoning district in which the nonconformity is located.

The subject site is developed with an existing religious facility therefore no new land use would be introduced to the site; however, the project would perpetuate the existing nonconforming land use through the construction of the new temple. Construction of the new parking areas, access and circulations, replacement wastewater system, storm water retention basin, and new classroom structure would constitute an expansion and intensification of the existing religious facility's current nonconforming status. The proposed development and expansion of the religious facility would not be consistent with the existing Zoning Ordinance nonconforming land use regulations therefore, the project requires an amendment to the Solano County Zoning Regulations (Chapter 28) to allow legal non-conforming churches within the Suisun Valley "A-SV-20" and Agricultural Tourist Center "ATC" Zoning Districts to build larger facilities and serve larger congregations.

In addition, as part of the previously approved use permit for the existing temple facility, the property owner entered into an Easement Deed and Agreement with the County of Solano which restricts various aspects of the land uses on-site. This Easement Deed and Agreement would need to be amended or superseded to accommodate the increased visitor capacity, expanded developed footprint, and the reduction of the agricultural or open space use on the property.

The proposed ordinance amendment makes changes to the Nonconforming Uses section of the Zoning Regulations, applicable specifically to the Suisun Valley Agriculture "A-SV-20" and Agricultural Tourist Center "ATC" Zoning Districts. The amendment does not alter the permitted or prohibited land uses within the Suisun Valley Agricultural Zoning Districts. As seen on the General Plan / Zoning Consistency Table (General Plan Table LU-7) the zoning remains consistent with the applicable Agricultural General Plan Designation for the area.

ENVIRONMENTAL ANALYSIS:

The Department of Resource Management has prepared a Draft Initial Study and Mitigated Negative Declaration (IS/MND) (Initial Study and Mitigated Negative Declaration, Attachment H) for the proposed project. The IS/MND was noticed and made available for public review and comment between September 6, 2018 and October 5, 2018 through Solano County and the State Clearinghouse (SCH # 2018032062). The Draft MND identified certain potentially significant impacts together with proposed mitigations to reduce the impacts to less than significant along with other impacts determined to be less than significant.

Through the course of public review and comment for the IS/MND the Department of Resource Management received comment letters from the Central Valley Regional Water Quality Control (CVRWQCB) Board and the State Department of Fish and Wildlife (CDFW). Comments provided outlined each agency's respective role and regulatory authority as well as the potential for permit issuance by each agency. Conditions of approval have been incorporated into the project which address both agencies permit requirements pertaining to the project, which include:

CVRWQCB

- Construction Storm Water General Permit and development and implementation of Storm Water Pollution Prevention Plan (SWPPP).
- MS4 Permit to reduce pollutants and runoff flows from new development during construction.

CDFW

- Pre-construction Nesting Bird Survey.

PUBLIC HEARING NOTICE:

In accordance with Solano County Zoning Regulations, notice of a public hearing was published at least 15 days before the scheduled hearing in the Fairfield Daily Republic.

ALTERNATIVES:

The Planning Commission may choose alternative actions, including:

1. Approval of the Use Permit Amendment with modifications; or
2. Continue the item to a later date to acquire additional information; or
3. Deny the Use Permit Amendment

OTHER AGENCY INVOLVEMENT:

The proposed Use Permit Amendment project and associated Mitigated Negative Declaration have been noticed and solicited for review and comment by various local, regional, and State agencies. Any recommended conditions of approval have been incorporated into the draft resolution.

Attachments:

- A** - Draft Resolution
- B** - U-97-13 Permit and Board of Supervisors Resolution 99-34
- C** - Easement Deed and Agreement
- D** - Vicinity Map
- E** - U-97-13-AM1 Development Plans
- F** - Out of Area Water Service Agreement
- G** - Water Usage Analysis Report
- H** - Initial Study and Mitigated Negative Declaration
- I** - Photo Simulations

SOLANO COUNTY PLANNING COMMISSION

RESOLUTION NO.

WHEREAS, the Solano County Planning Commission has considered Amendment No. 1 of Use Permit U-97-13-AM1 of the **Guru Nanak Sikh Temple** to authorize the construction of a new 15,060 square foot religious temple to accommodate up to 600 persons per weekly service. The project also includes new and expanded facilities to accommodate the increased demand for parking, vehicle access, septic capacity, storm water retention, and fire suppression. The project is located at 2948 Rockville Road, ¼ mile west of the City of Fairfield, within the Suisun Valley Agriculture “A-SV-20” Zoning District; APN 0150-260-040, and;

WHEREAS, the Commission has reviewed the report of the Department of Resource Management and heard testimony relative to the subject application at the duly noticed public hearing held on August 1, 2019, and;

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

1. The establishment, maintenance, or operation of the proposed use or building applied for are in conformity to the Solano County General Plan with regard to traffic circulation, population densities, and distribution, and other aspects of the General Plan considered by the Planning Commission to be pertinent.

The applicant has furnished a Traffic Impact Study to evaluate the potential traffic impacts associated with the proposed temple expansion project. The traffic conditions analyzed in the study were made using the level of service (LOS) concept for both study intersections and roadway segments. LOS is a qualitative measure of the level of delay and congestion experienced by motorists and designated by six levels “A” through “F”, from best to worst. The intersection and roadway segment level of service analysis results for existing conditions plus project conditions indicate all study areas would continue to operate at acceptable LOS and thus the project would not result in any significant impact to the existing traffic operations.

The General Plan policies relating to population densities and distribution are not applicable to this use permit amendment request.

The loss of 5.16 acres of the existing agricultural easement will be compensated by the acquisition of farmland conversion mitigation at a minimum ratio of 1:5:1 (1.5 acres of farmland protected for each acre of farmland converted).

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

The project is served by Rockville Road which is a public road that provides adequate transportation and circulation to and from the site. The traffic study included with the application concludes that the proposed project will not adversely affect traffic operations along Rockville Road. Onsite municipal water service provides adequate water supply to the property. Wastewater treatment, disposal systems, stormwater retention, and other utilities are or will be in place to serve the proposed expansion and as conditioned by this permit.

3. The subject use will not, under the circumstances of the particular case, constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of

persons residing or working in or passing through the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

The proposed religious temple expansion will not create a nuisance or cause any detrimental effect to the health, safety, peace, morals, comfort, or general welfare of the community. The various studies provided with this application demonstrate that the land use will not generate potentially significant environmental impacts.

- 4. The project site is unique in respect to size, shape, location, existing and potential uses.**
 - A. The project site is a very small agriculturally zoned property (7.78 acres) that has not been farmed in over thirty (30) years and is adjacent to nonagricultural land uses.
 - B. The property has a location that is bordered by Rockville Road to the north and Interstate 80 to the south. It is additionally bordered on the east by nonagricultural uses including service commercial businesses and restaurant. The property is bordered to the west by nonagricultural uses including a construction yard.
 - C. The property is unique in shape and size in that it is a wedge-shaped parcel consisting of 7.78 acres.
 - D. The project site is not suitable for agricultural use because of the location, size, and development upon it. The location, including the proximity to high volume traffic and the presence of mixed, nonconforming uses located onsite as well as on adjacent parcels, the wedge shape formation, and the location of existing buildings renders the undeveloped portion of the property inappropriate for agricultural use.
- 5. The project site is not the minimum size for a “farmable unit” on a highly productive irrigated parcel as referenced in the Solano County General Plan. Given its size, history, location, and existing and proposed land uses constructed upon it, it is not a viable agricultural economic unit.**
- 6. Approval of the proposed expansion is neither precedent setting nor detrimental to protecting the integrity of prime agricultural lands within the Suisun Valley Agriculture “A-SV-20” Zoning District, and it will be in conformance with the regulations set forth by the Solano County Zoning Ordinance based on the imposition of the recommended conditions of approval.**
- 7. The proposed Temple expansion is compatible with surrounding land uses and will not be in conflict with agricultural operations located along or across Rockville Road.**
- 8. The functional arrangement and general appearance of the project will be consistent with the character of the area and will not be detrimental to the orderly development of the County.**

BE IT, THEREFORE, RESOLVED, that the Planning Commission does hereby approve Amendment No. 1 of Use Permit U-97-13 subject to the recommended conditions of approval.

BE IT, THEREFORE, RESOLVED, that the Planning Commission does hereby adopt the Mitigated Negative Declaration prepared for the Project. The Planning Commission certifies that the Mitigated Negative Declaration has been completed, reviewed, and considered along with the comments received during the public review process and finds that the Mitigated Negative Declaration reflects the independent judgement of the Planning Commission.

BE IT, THEREFORE, RESOLVED, that the Planning Commission has approved Amendment No. 1 of Use Permit U-97-13 subject to the following recommended conditions of approval:

Administrative

1. The proposed expansion of the permitted religious facility shall be established and operated in accord with the application materials and development plans for Amendment No. 1 of Use Permit U-97-13, filed April 12, 2017, and as approved by the Solano County Planning Commission.
2. Granting of Amendment No. 1 to Use Permit U-97-13 authorizes the construction of a 15,060 square foot temple located near the southwest corner of the property. This structure includes a 9,000 sq. ft. prayer hall, lobby, storage, and utility rooms. The two story structure measures 35 feet in height; however domes and spires would reach a maximum height of 58 feet above the finished grade. The proposal would accommodate an increase from 200 to 600 persons per Sunday service.

The former 5,033 square foot temple would continue to utilize the commercial kitchen, dining hall, and library.

The project involves up to three (3) large events per year with an anticipated attendance of up to 1,000 persons per event. These events would occur on Sundays with guest arrival and departure times similar to regular services. Smaller gatherings would also occur on Wednesdays of up to 50 persons.

In addition to the new temple, the project includes a 2,160 square foot modular unit which is being utilized as the Guru Nanak Sikh Temple Academy. Use of the classroom occurs during Sunday service hours.

The project also includes new and expanded facilities to accommodate the increased demand for parking, vehicle access, septic capacity, storm water retention, and fire suppression.

Activities and services not listed in the project description are prohibited.

3. Granting of Use Permit U-97-13-AM1 is contingent on the approval of Zoning Text Amendment ZT-17-03 and shall not become valid unless and until the zoning text amendment becomes effective.
4. Granting of Use Permit U-97-13-AM1 is contingent on Board of Supervisors action to amend or supersede the existing Easement Deed and Agreement which limits development potential and use intensity of the subject site. The use permit amendment shall not become valid unless and until an amended or superseded Easement Deed and Agreement has been recorded with the Solano County Recorder's Office.
5. This use permit is issued for an indefinite term, commencing on effective date of Zoning Text Amendment ZT-17-03 and subject to renewal as provided below.
6. This use permit is subject to renewal pursuant to Section 28.106(N) of the Solano County Code. Application for renewal must be filed 60 days prior to the five (5) year anniversary date of the initial approval or the most recent renewal approval date.
7. Conditions of Approval established through the issuance of this amendment shall supersede any and all prior conditions established under the original use permit (U-97-13).

8. No additional uses, new or expanded buildings shall be established beyond those identified on the approved development plans without prior approval of an amendment or revision to the use permit.
9. Prior to the issuance of a certificate of occupancy for structures authorized under this use permit, the permittee shall be present on site for an inspection of the premises by the Department of Resource Management and other agencies with jurisdiction, in order to determine if all prerequisite conditions and requirements have been met. Commencement of activities authorized under this permit shall not begin until the Director of Resource Management determines that the permittee is in compliance with the necessary prerequisite conditions of approval.
10. If additional inspections are required before the Director determines the permittee is in compliance with the use permit, the permittee shall be charged inspection fees based on the adopted rate established by the Board for hourly work by the Department.
11. Failure to comply with any of the conditions of approval or limitation set forth in this permit shall be cause for the revocation of the use permit and cessation of the permitted uses at the Permittee's expense.
12. By acceptance of this permit, the permittee and its successors in interest agree that the County of Solano, its officers and employees shall not be responsible for injuries to property or person arising from the issuance or exercise of this permit. The permittee shall defend, indemnify and hold harmless the County of Solano, its officers and employees from all claims, liabilities, losses, or legal actions arising from any such injuries. The permittee shall reimburse the County for all legal costs and attorney's fees related to litigation based on the issuance of and/or interpretation of this permit. This agreement is a covenant that runs with the land and shall be binding on all successors in interest of the permittee.

Site and Facility Improvements

13. The subject property shall be limited to a maximum occupancy of 610 persons during normal Sunday services, and 1,000 persons during the three (3) special events provided annually.
14. No more than 600 people shall occupy the religious temple during normal Sunday service hours between 8:00 a.m. and 5:00 p.m.
15. Within two (2) years of the effective date of this use permit, the permittee shall file with the Director of Resource Management improvement plans and right of way dedication that may be necessary to construct a left turn lane into the facility along Rockville Road. An encroachment permit shall be obtained from the Public Works Engineering Division and the road improvements shall be constructed prior to the issuance of the Certificate of Occupancy for the new temple building.
16. The permittee shall compensate for the loss of 5.16 acres of agricultural land by acquiring farmland conversion mitigation at a minimum ratio of 1:5:1 (1.5 acres of farmland protected through mitigation for each acre of farmland converted). A plan for mitigation compensation shall be submitted to the Director of Resource Management within two (2) years of the effective date of this use permit. The mitigation compensation shall be secured prior to the issuance of the Certificate of Occupancy for the new temple building.

Structures

17. The use of existing structures during service activities are limited to structures that are permitted for commercial and public assembly occupancy and are in compliance with American Disabilities Act (ADA) where applicable. Any interior remodeling of an existing structure is limited to that needed to meet building occupancy and ADA requirements without expansion of the footprint.
18. The use of the existing metal storage building for public assembly is prohibited.
19. The use of temporary structures during special events is limited to structures that are permitted for commercial and public assembly occupancy and are in compliance with American Disabilities Act (ADA) where applicable. This requirement may be waived when the applicable fire agency verifies in writing that the proposed structure is adequate for safe egress and all other fire safety concerns have been addressed.
20. The existing 28 foot tall Nishan Sahib (orange flagpole), is allowed on the project site at the location shown on the approved site plan and may be replaced by a 59 foot tall Nishan Sahib.
21. Banners, cloth or paper signs, temporary signs, streamers, balloons, etc. used to advertise the existence of the Temple, its activities and its religious services are prohibited. Only those signs approved by the Planning Division shall be installed on the project site.
22. Mobile homes, recreational vehicles and any structures not specified on the approved development plans are prohibited on the subject site.
23. Residential use of and construction of residential structures on the subject property is prohibited except for the residential use of the detached single family residential structure that currently exists on the project site. When the current life estate terminates, the existing detached single family residential structure shall only be used for residential purposes unless this permit is modified to allow other uses.
24. All buildings shall be set back a minimum of twenty-five (25) feet to any property line constituting the parcel boundary.

Circulation & Parking

25. Ingress and egress to the subject site and the interior circulation pattern shall be developed consistent with the approved development plan.
26. Parking on-site is restricted to the areas designated and identified for parking on the approved development plans. Overflow parking for religious services and activities is prohibited on other areas of the subject property and off-site along Rockville Road.
27. The proposed parking lot and driveways leading to it shall be surfaced with asphaltic concrete or its equivalent as approved by the Solano County Public Works Division. The proposed parking lot shall be sloped consistent with the approved development plans.
28. Curbs and wheel stops shall be installed in the proposed parking lot to protect landscaping and other improvements from damage by vehicles.
29. Adequate on-site parking arrangements including driveways, aisles, pathways, number of spaces, dimensions, surfacing, and marking shall be developed in accordance with Section 28.94 of the Solano County Zoning Regulations and constructed prior to the issuance of the Certificate of Occupancy for the new temple building.

30. Parking areas, including driveways and loading areas, used for primary circulation and for frequent idling of vehicle engines shall be designed and located to minimize the impact of noise on adjacent properties.

Lighting

31. Lighting capable of providing adequate illumination for security and safety shall be provided. Lighting shall be downcast and/or directed away from adjacent properties and public rights-of-way to prevent offensive light or glare.
32. Parking areas shall have lighting capable of providing adequate illumination for security and safety. Any illumination shall be directed away from adjacent properties and public rights-of-way.

Landscaping

33. Prior to the issuance of any building permits for construction purposes, a detailed landscape plan showing the species and spacing of all plant materials shall be approved by the Director of Resource Management.
34. Proposed improvements, including the installation of landscaping, shall be completed prior to the issuance of the Certificate of Occupancy for the new temple building.
35. The required front yard setback as determined by the zone district shall be landscaped in accordance with a landscape and irrigation plan approved by the Department of Resource Management. At least two twenty-four inch (24") box street trees are required for each 50 feet of street frontage or fraction thereof.
36. Landscaping shall be provided equivalent to at least fifteen percent of the total parking area hardscape. The parking area hardscape includes parking stalls, sidewalks, and all driveways outside of the front yard setback. Such landscaping shall be located throughout the parking area and at a minimum shall include one twenty-four inch box tree for every five parking stalls.
37. All landscaping installed as a result of the subject use permit applications' approval shall be maintained in a healthy, thriving and weed-free condition at all times by the applicant. Dead plant materials shall be replaced with plant materials) approved by the Planning Division of the Department of Resource Management.
38. The permittee shall maintain the transitional buffering of evergreen trees and shrubs to provide a visual screen between the adjacent agriculturally and commercially zoned properties and the Interstate 80 frontage (Fairfield Linear Park).

Operational & Performance Standards

39. Construction activities associated with the development of the proposed religious facility shall only take place between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday.
40. The permittee shall be responsible for taking measures necessary or as may be required by the County to prevent light, glare, traffic congestion, visual distraction or other impacts which constitute a nuisance to motorists, persons or property in the surrounding area.
41. The premises shall be maintained in a neat and orderly manner and kept free of accumulated debris and junk.

42. Adequate maintenance shall be provided to prevent deterioration of all exterior improvements by the owner so that the subject project remains visually attractive to the public at all times.
43. The premises shall be maintained in a neat and orderly manner and kept free of accumulated debris and junk.
44. The applicant shall use its best, good faith efforts to coordinate temple activities so as to avoid potential conflicts associated with pesticide use by the neighboring property to the west of the project site.
45. The permittee shall prevent offensive noise, dust, glare, vibration or odor. All uses of land and buildings shall be conducted in a manner, and provide adequate controls and operational management to prevent:
 - a. Dust, offensive odors, vibration detectable beyond any property line.
 - b. Noise that exceeds 65dBA LDN at any property line.
 - c. Glint or glare detectable beyond any property line or by overflying aircraft.
46. The project shall contain measures to manage storm water to prevent any potential contaminants, processing wastes or by-products from entering any natural or constructed storm water facility or canal, creek, lake, pond, stream or river.
47. Removal of natural material 1) shall prevent offensive noise, dust, vibrations or standing water from occurring beyond any property line; 2) shall not create finished grades of a greater slope than two to one; and 3) shall be so located that generated traffic will not constitute a hazard or nuisance to surrounding property.

Public Works – Engineering Division

48. The permittee shall acquire a Grading Permit from the Public Works – Engineering Division for any grading or earthwork on-site.
49. The permittee shall acquire an Encroachment Permit from the Public Works – Engineering Division for the new, easterly driveway connection to the Rockville Road. The encroachment permit will require construction of driveway connection that meets the minimum standards of a "Commercial Driveway/Private Road Connection" as shown in the Solano County Road Improvement Standards.
50. No parking will be allowed along the permittee's frontage of Rockville Road. The permittee shall pay this department a fee for installing required no parking signs.
51. The applicant shall furnish a hydrologic study prepared by a licensed civil engineer to demonstrate that permanent storm drain facilities can be designed and constructed on site to satisfy County Code section 31-26 and Section 31-30 "General Design Principles and Standards" showing no increased rate of run off. All current County and State stormwater requirements must be met. The applicant will need to indicate the general location of significant storm drainage improvements on the use permit site plan. The site plan will need to be revised to show that surface water runoff created by any impervious surface on site is retarded by appropriate structural and vegetative measures so that flow rates at the discharge point don't exceed flows prior to any historical development on site. Such improvements need to be contained within the property boundary.

Environmental Health Services Division

52. The permittee shall maintain the potable water service from the City of Fairfield and shall ensure that all structures on site are connected to the City of Fairfield water supply. The permittee shall notify the City of Fairfield about the existing well onsite, and shall comply with any cross connection control requirements that the City of Fairfield has.
- A. The well water onsite shall be used for irrigation and landscaping uses only. All hose bibs or plumbing fixtures which provide water from the well shall be clearly labeled as “Non-Potable Water – Do Not Drink”.
- B. The location of the existing water well shall be shown on the site plan.
53. The permittee shall have the septic design plan revised based upon the revised use permit site plan dated July 23, 2019, and shall pay any additional plan fees associated with the additional review. The revised septic design shall meet all standards of Solano County Code Ch. 6.4, including the leachfield setback distance from the water well and the detention pond.
- A. The septic design plan shall be based upon the usage or wastewater flows that have been revised since the original permit was approved in August 2017.
54. The permittee shall maintain the food facility permit to operate. All food must be prepared and stored in approved areas only, any expansion from the permitted areas require plan submittal and approval prior to implementation.

All water used for human consumption must be from a potable source, the use of the onsite well is not permissible.

Building & Safety Division

55. The permittee shall obtain approval from the Solano County Building and Safety Division prior to construction, erection, enlargement, altering, repairing, moving, improving, removing, converting, demolishing any building or structure, fence or retaining wall regulated by the Solano County Building Laws. Submit four (4) sets of plans to the Building and Safety Division for plan review and obtain permits prior to beginning any improvements.

Suisun Fire Protection District

56. Plans submitted for building permit must meet all requirements of the Uniform Building and Fire Codes. Occupancies will be determined by the County Building Official for restrictions.
57. New buildings may require protection by an automatic fire sprinkler system. System plans must be submitted to the Suisun Fire Protection District for permit, plan review and field inspections.
58. Other Fire Protection Systems and Alarms may be required pending occupancy use.
59. Public events on-site may have special requirements.
60. Access Road and building approach must meet County and Fire Code Standards.
61. Occupant load and exits will be determined upon submission of plans for building permit.

62. The access road must meet all Solano County requirements for use as a commercial driveway. This may include adequate turning radius or approved turnarounds capable of supporting fire apparatus.
63. Any gate entrances shall be at least 16 ft. wide. If gate is locked, it will be required to be provided with approved fire department access devise.

California Department of Fish and Wildlife

64. If construction, grading, vegetation removal, or other project-related improvements are scheduled during the nesting season of protected raptors and migratory birds, January 31 to September 1, a focused survey for active nests of such birds shall be conducted by a qualified biologist within 7 days prior to the beginning of project related activities. The results of the survey shall be sent to CDFW and the Planning Division prior to the start of project activities. If an active nest is found, the Permittee shall consult with USFWS and CDFW regarding appropriate action to comply with the Migratory Bird Treaty Act of 1918 and Fish and Game Code. If a lapse in project related work of 7 days or longer occurs, another focused survey and if required, consultation with CDFW and USFWS, shall be required before project work can be reinitiated.

Central Valley Regional Water Quality Control Board

65. Prior to the commencement of project related activities the permittee shall obtain a Construction Storm Water General Permit from the Central Valley Regional Quality Control Board. A copy of the permit shall be submitted to the Planning Services Division by the permittee.

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction Activities (Construction General Permit), Construction General Permit Order No. 2009-009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP).

Mitigation Measures

66. **Air Quality.** Require Implementation of Measures to Reduce Construction-Related Exhaust Emissions. The applicant, as a condition of project approval, shall be required to implement the following measures to further reduce exhaust emissions from construction-related equipment:
 - Commercial electric power shall be provided to the project site in adequate capacity to avoid or minimize the use of portable gas-powered electric generators and equipment.
 - Where feasible, equipment requiring the use of fossil fuels (e.g., diesel) shall be replaced or substituted with electrically driven equivalents (provided that they are not run via a portable generator set).

- To the extent feasible, alternative fuels and emission controls shall be used to further reduce NO_x and PM₁₀ exhaust emissions.
- On-site equipment shall not be left idling when not in use.
- The hours of operation of heavy-duty equipment and/or the amount of equipment in use at any one time shall be limited.
- Construction shall be curtailed during periods of high ambient pollutant concentrations; this may involve ceasing construction activity during the peak hour of vehicular traffic on adjacent roadways or on Spare the Air Days.
- Staging areas for heavy-duty construction equipment shall be located as far as possible from sensitive receptors.
- Before construction contracts are issued, the project applicants shall perform a review of new technology, in consultation with BAAQMD, as it relates to heavy-duty equipment, to determine what (if any) advances in emissions reductions are available for use and are economically feasible. Construction contract and bid specifications shall require contractors to utilize the available and economically feasible technology on an established percentage of the equipment fleet. It is anticipated that in the near future, both NO_x and PM₁₀ control equipment will be available.

67. Require Implementation of Measures to Reduce Fugitive PM₁₀ Dust Emissions. The applicant, as a condition of project approval, to implement the following enhanced and additional control measures recommended by BAAQMD to further reduce fugitive PM₁₀ dust emissions:

- Hydroseeding shall be used or nontoxic soil stabilizers shall be applied to inactive construction areas (previously graded areas inactive for 10 days or more).
- Exposed stockpiles (e.g., dirt, sand) shall be enclosed, covered, or watered twice daily, or nontoxic soil binders shall be applied to such stockpiles.
- Traffic speeds on unpaved roads shall be limited to 15 mph.
- Sandbags or other erosion control measures shall be installed to prevent runoff of silt to public roadways.
- Vegetation shall be replanted in disturbed areas as quickly as possible.
- Wheel washers shall be installed on all exiting trucks, or the tires or tracks of all trucks and equipment leaving the site shall be washed off.
- Windbreaks shall be installed or trees/vegetative windbreaks shall be planted at windward side(s) of construction areas.
- Excavation and grading activity shall be suspended when winds (instantaneous gusts) exceed 25 mph.
- The area subject to excavation, grading, and other construction activity at any one time shall be limited, as necessary.

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Planning Commission on August 1, 2019 by the following vote:

AYES: Commissioners

NOES: Commissioners

EXCUSED: Commissioners

By: _____
Bill Emlen, Secretary



RECEIVED
Solano County
Environmental Management
AM MAR 08 1999 PM
7,8,9,10,11,12,1,2,3,4,5,6

ORIGINAL

Department Of
Environmental Management

601 Texas Street
Fairfield, CA • 94533
Planning Division
(707) 421-6765

**LAND USE PERMIT NO. U-97-13 and
ARCHITECTURAL REVIEW NO. AR-97-04**

GURU NANAK SIKH TEMPLE

(permittee)

To allow the establishment of a 5,033 square foot religious facility that includes a temple, kitchen, and dining area, and a 104 space on-site parking area at 2948 Rockville Road, within the "A-40" Exclusive Agricultural District, as conditioned herein, APN: 150-260-040.

(Land use, location and zone district)

In addition to the zoning regulations, the building laws and other ordinances, the conditions of granting this permit, if any, are attached.

This permit shall not take effect unless permittee signs in the space below within thirty (30) days after the date of granting hereof and unless this permit is issued by signature of an authorized agent of the County.

I agree to conform fully to this Use Permit and all of the foregoing conditions.

Tejinder Singh *2948 Rockville Road* *3. 2. 99*
Permittee's Signature Address Date

Granting or conditional granting of this permit does not release the permittee from complying with all other county, state or federal laws. Failure to comply with all the aforementioned provisions and conditions will be cause for the revocation of this Use Permit by the County Planning Commission.

Failure, neglect or refusal to exercise this Use Permit within a period of one (1) year from the date of granting thereof, shall automatically cause the same to become and remain null and void.

Appeals from action to grant this permit may be filed by any person within ten (10) days of the date granted. Any such appeal shall stay all proceedings until determination of the appeal.

SOLANO COUNTY BOARD OF SUPERVISORS

By: *Birgitta Corsetto*
BIRGITTA CORSELLO, DIRECTOR
ENVIRONMENTAL MANAGEMENT

Date Granted February 2, 1999

RESOLUTION NO. 99-34

RESOLUTION OF THE BOARD OF SUPERVISORS OF SOLANO COUNTY
APPROVING CONDITIONAL USE PERMIT AND ARCHITECTURAL REVIEW
APPLICATIONS NOS. U-97-13 and AR 97-04

WHEREAS, the Solano County Board of Supervisors duly considered in public hearing Use Permit and Architectural Review Applications Nos. U-97-13 and AR 97-04; and

WHEREAS, the Board has reviewed the entire record, including applicant's submittals and the staff reports of the Department of Environmental Management dated April 28, 1998 and February 2, 1999; and

WHEREAS, after due consideration, the Board makes the following findings regarding the above applications:

1. The establishment, maintenance or operation of the use or building applied for is in conformity with the County General Plan with regard to the land use and circulation element, health and safety element, traffic circulation, population densities and distribution, and other aspects of the General Plan considered by the Zoning Administrator or Planning Commission. (Section 28.53(h)(1), Use Permits, Page 53.02, Zoning Ordinance)
 - A. In reaching the above finding, the Board of Supervisors finds that the project site is unique in respect to size, shape, location, existing and potential uses.
 - (1) The project site is a very small agricultural property (7.78 acres) that has not been farmed in over a decade and is surrounded by nonagricultural land uses.
 - (2) The property is bordered by Rockville Road to the north and Interstate 80 to the south. It is additionally bordered on the east by nonconforming, nonagricultural uses including service commercial businesses and a restaurant and on the west by nonconforming, nonagricultural uses including a construction yard.
 - (3) The property is unique in shape and size in that it is a wedge-shaped parcel consisting of 7.78 acres which includes a residential home and existing accessory buildings.
 - (4) The Temple's proposed religious use would convert existing

accessory buildings into facilities used for religious worship and would not decrease the amount of viable land available for farming.

- (5) As part of the project description, the Temple has voluntarily submitted a proposed restrictive easement which, if accepted, will restrict the Temple facilities on the property to approximately 6,000 s.f. The Temple further agrees not to submit any future applications for conditional use permits or conditional use permit amendments which would increase religious facilities or accessory uses on the property resulting in the loss of existing land which is viable for agriculture.
 - (6) The property owned by the Temple is not suitable for agriculture use because of the location, size and structures presently located upon it. The location, including the proximity to high volume traffic and the presence of mixed nonconforming uses located adjacent or nearby to the property, the wedge-shaped formation of the 5.2 acres not occupied by existing buildings, and the location of the existing buildings renders the agriculture use of the Temple's property inappropriate for agricultural development. The property has not been used for agricultural purposes for the last 15 years.
- B. The proposed Temple is compatible with surrounding land uses and will not be in conflict with agricultural operations located across Suisun Valley Road;
 - C. Only 2.5 acres (32.5 %) of the property will be devoted to religious facilities, and the remainder of it (67.5%) will be devoted to agriculture/open space and the existing single family residential use;
 - D. The Temple intends to use the undeveloped balance of the property for agricultural purposes, such as a vegetable garden, hay field or other practical use;
 - E. The project description includes the Temple's voluntary restrictive easement deed which ensures that the bulk of the project site (67.5%) will remain in agricultural/open space use;
 - F. The Temple has executed the Certification of Adjacent Agricultural Use, recognizes it and accepts its terms;

2. The submitted traffic analysis and environmental noise assessment included with the use permit and architectural review applications show no adverse impacts due to the proposed religious facility;
3. Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided. (Section 28.53(h)(2), Use Permits, Page 53.02, Zoning Ordinance)
4. The applicant exhibits proof that such use will not, under the circumstances of the particular case, constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in or passing through the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County; provided, that if any proposed building or use is necessary for the public health, safety or general welfare, that finding shall be to that effect. (Section 28.53(h)(3), Use Permits, Page 53.02, Zoning Ordinance)
5. The establishment, maintenance or operation of the use or building applied for is in conformity with zoning for exclusive agriculture which authorizes the religious use of property subject to a conditional use permit. (Section 28-21(a), Page 21.01.)
 - A. The establishment of a temple is necessary to serve the community and that the Temple has submitted evidence that alternate sites are not available due to the absence of real estate on the market and/or the absence of real estate which is economically feasible for purchase by the Temple.
 - B. The establishment of a temple pursuant to these applications will not invalidate the exclusive zoning classification or designation due to the unique size, location, shape, previous and future uses of the property as found above.
6. Approval of the proposed use of the subject property is neither precedent setting nor detrimental to protecting the integrity of prime agricultural lands within the Exclusive Agriculture (A) Zoning District in Solano County, and it will be in conformance with the regulations set forth by the Solano County Zoning Ordinance based on the imposition of the recommended conditions of approval.
7. A Negative Declaration has been circulated for this project and has been considered by the Board of Supervisors prior to approval of this project. The Solano County Board of Supervisors finds that on the basis of the Initial Study and the comments received during the public review process, that there is no substantial evidence that the project, as mitigated, will have a significant effect

on the environment.

8. The functional arrangement and general appearance of the project will be consistent with the character of the area and will not be detrimental to the orderly development of the County.

The approval of the above application(s) is contingent upon the following conditions:

1. The subject property shall be developed and the proposed temple facility shall be operated in accordance with the development plans and information submitted with Use Permit Application No. U-97-13 for a temple facility consisting of 5,033 square feet as approved by the Solano County Board of Supervisors.
2. The subject Use Permit (U-97-13) authorizes the construction and use of a religious temple and related facilities (kitchen, dining area and a 104 space offstreet parking lot). Activities and services not listed in the project description are prohibited.
3. Prior to the issuance of building permits to construct the proposed project, the permittee shall submit one (1) revised set of development plans incorporating all revisions required by the following conditions of approval (Conditions Nos. 7b, 8b, 11, 14, 15, 18, 20, 21, 24, 26 and 31) to the Planning Division.
4. Proposed improvements, including the installation of landscaping, shall be completed prior to the occupancy of the proposed project.
5. The permittee shall be responsible for taking measures necessary or as may be required by the County to prevent light, glare, traffic congestion, visual distraction or other impacts which constitute a nuisance to motorists, persons or property in the surrounding area.
6. Any proposal to expand or change the use shall require application for a new or modified use permit and further environmental review.
7. All requirements of the Solano County Department of Transportation shall be met including the following:
 - a. The permittee shall acquire an Encroachment Permit from the Transportation Department for the connection of the driveway to the public road. The encroachment permit will require construction of driveway connection that meets the minimum standards of a "Commercial Driveway/Private Road Connection" as shown in the Solano County Road Improvement Standards.
 - b. The permittee shall remove the existing tree in the center of the driveway. The

connection shall be lighted (sight lighting), a 100-watt minimum is recommended.

- c. No parking will be allowed along the permittee's frontage of Rockville Road. The permittee shall pay this department a fee for installing required no parking signs.
 - d. The permittee shall be required to pay the entire Major Thoroughfare Area of Benefit No. 1 fee, prior to the issuance of any building permit for this project. The current fee for July 1, 1997 to December 31, 1997 is \$4,590.00. The fee is adjusted every six months to reflect the Engineering New Record - Construction Cost Index.
8. All requirements of the Solano County Environmental Health Services Division shall be met including the following:
- a. Prior to the issuance of the use permit, the applicant shall disconnect the restroom and travel trailers from the sewage disposal system servicing the residence.
 - b. Prior to the issuance of the building permit for the temple, the applicants shall submit plans for the sizing, location, and layout of the sewage disposal system to service it and secure a permit for construction from this Division. The system shall be designed by a registered engineer or registered environmental health specialist with experience in such system designs.
 - c. Should 25 or more persons congregate 60 or more days per year, the applicants shall secure permit to operate a small public water system from the State Department of Health Services Division of Drinking Water.
 - d. Should the applicants amend their use permit to include a school or if the kitchen is used as a commissary, the applicants shall submit plans and secure a food facility permit from this Division.
9. The permittee shall obtain approval from the Solano County Building and Safety Division prior to construction, erection, enlargement, altering, repairing, moving, improving, removing, converting, demolishing any building or structure, fence or retaining wall regulated by the Solano County Building Laws. Submit three (3) sets of plans to the Building and Safety Division for plan review and obtain permits prior to beginning any improvements.
10. A Grading Permit shall be obtained from the Solano County Building and Safety Division.

11. Signs identifying the subject church shall meet the requirements as set forth under the Exclusive Agricultural (A) District, their design and height shall be approved by the Planning Division. The existing wooden freestanding sign shall be removed from the entrance to the project site. One (1) freestanding, low profile, monument/pedestal sign no taller than 4 feet in height is permitted on the Rockville Road frontage. The freestanding sign shall not be illuminated, and it shall not be located such that it will create a sight distance problem on Rockville Road for motorists leaving the site.
12. The existing 28 foot tall orange flagpole, and a 7 sq. ft. orange religious flag are allowed on the project site at the location shown on the approved site plan.
13. Banners, cloth or paper signs, temporary signs, streamers, balloons, etc. used to advertise the existence of the Temple, its activities and its religious services are prohibited. Only those signs approved by the Planning Division shall be installed on the project site.
14. Prior to the issuance of any building permits for construction purposes, a detailed landscape plan showing the species and spacing of all plant materials shall be approved by the Planning Division.
15. Provide transitional buffering by the creative installation of evergreen trees and shrubs to provide an visual screen between the adjacent agriculturally and commercially zoned properties and the Interstate 80 frontage (Fairfield Linear Park).
16. The applicant shall use its best, good faith efforts to coordinate temple activities so as to avoid potential conflicts associated with pesticide use by the neighboring property to the west of the project site.
17. The applicant shall sign and submit a "hold harmless" affidavit to the Planning Division in a form satisfactory to County Counsel holding pesticide applicators on surrounding agricultural parcels "harmless" in the event that pesticides generated during the course of everyday agricultural activities and not as a result of undue negligence, drift onto the proposed project site and cause harm to the permittee's structures and activities.
18. The proposed site plan shall be revised to either: (a) delete the 13 parking spaces closest to the western property boundary; or (b) relocate those parking spaces to the southern or eastern portions of the project site.
19. Temple parking is restricted to the approved onsite parking lot. Overflow parking for religious services and activities is prohibited in other areas of the project site (organic garden, children recreational areas, landscaping and onsite open spaces) and off the project site. No more than 104 vehicles shall be parked on site at any time.
20. Curbs and wheel stops shall be installed in the proposed parking lot to protect

landscaping and other improvements from damage by vehicles.

21. The proposed parking lot and driveways leading to it shall be surfaced with asphaltic concrete or its equivalent as approved by the Solano County Department of Transportation. The proposed parking lot shall be striped consistent with the approved development plans.
22. Construction activities associated with the development of the proposed church facility shall only take place between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday.
23. The applicant shall have a detailed noise analysis prepared by a competent acoustical consultant to provide construction standards to mitigate the effects of external noise on the proposed church facility consistent with the Health and Safety Element of the Solano County General Plan prior to the issuance of building permits to construct the proposed project.
24. The site and landscape plans shall designated outdoor play areas for children.
25. No more than 200 people shall be on the subject project site on Sundays from 8:00 a.m. to 5:00 p.m. at any one (1) time.
26. External lighting on church buildings and in the parking lot shall be shielded with downcast lighting.
27. All landscaping installed as a result of the subject use permit applications' approval shall be maintained in a healthy, thriving and weed-free condition at all times by the applicant. Dead plant materials shall be replaced with plant material(s) approved by the Planning Division of the Department of Environmental Management.
28. Mobile homes, recreational vehicles and any structures not specified on the approved development plans are prohibited on the subject project site.
29. Residential use of and construction of residential structures on the subject property is prohibited except for the residential use of the detached single family residential structure that currently exists on the project site. When the current life estate terminates, the existing detached single family residential structure shall only be used for residential purposes unless this permit is modified to allow other uses.
30. No additional uses, including outdoor storage, shall be established beyond those identified on the project site plan without prior approval of an amendment or a minor revision to the subject use permit application. No new or expanded buildings shall be constructed without prior approval of an amendment or a minor revision to the use

permit.

31. The location of proposed trash disposal area (including trash enclosure), loading and unloading areas shall be shown on revised site and landscaping plans, and approved by the Planning Division. In addition, an elevation of the trash enclosure structure shall be submitted showing its color scheme and construction materials match the color scheme and construction materials approved for the proposed temple/dining room building.
32. The premises shall be maintained in a neat and orderly manner and kept free of accumulated debris and junk.
33. Adequate maintenance shall be provided to prevent deterioration of all exterior improvements by the owner so that the subject project remains visually attractive to the public at all times.
34. Failure to comply with the above conditions may be cause for the revocation of this use permit.

NOW, THEREFORE, IT IS RESOLVED that the Solano County Board of Supervisors adopts the Negative Declaration and above findings and approves the Use Permit and Architectural Review Applications Nos. U-97-13 and AR 97-04, subject to the above conditions.


Approved at a regular meeting of the Board of Supervisors on February 2, 1999, by the following vote:

AYES: Supervisors Carroll, Kondylis, and Chairman Silva

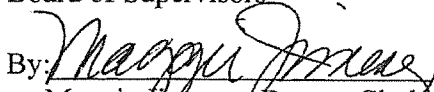
NOES: Supervisors Kromm, and Thomson

ABSTAIN: Supervisors None

ABSENT: Supervisors None


John F. Silva, Chairman
Solano County Board of Supervisors

ATTEST:
Michael Johnson, Clerk
Board of Supervisors

By: 
Maggie Jimenez, Deputy Clerk

RECORDING REQUEST BY
AND WHEN RECORDED RETURN TO:

COUNTY OF SOLANO
OFFICE OF COUNTY COUNSEL
580 Texas Street
Fairfield, CA 94533

1999-00075142
Recorded By: COUNTY OF SOLANO
Official Records
County of Solano
Robert Blechschmidt
Assessor/Recorder
11:00 31-AUG-99
51 RecFee
SurMon
NoPCOR
IncFee
DTTax
Free \$. 0
OvrSht
AR16 8 Pgs

EASEMENT DEED AND AGREEMENT

This Easement Deed and Agreement is entered into by the GURU NANAK SIKH TEMPLE, a California Nonprofit Religious Corporation ("Grantor"), and the COUNTY OF SOLANO, a political subdivision of the State of California ("Grantee").

Recitals:

- A. Grantor is the owner of that certain real property located in Solano County, California, more particularly described in Exhibit A attached hereto and incorporated herein (the "Property").
- B. Grantor on February 2, 1999 received from Grantee approval of a Use Permit for the purpose of establishing a religious temple on the Property (U-97-13 and AR-97-04).
- C. Grantee wishes to limit any potential future expansion of the proposed religious temple so as to retain the Property's agricultural and open space values.
- D. Grantor is willing to so limit any potential future expansion of the proposed religious temple as set forth herein.
- E. *NOW, THEREFORE*, in consideration of the foregoing, the parties agree as follows:

Agreement:

1. Grant of Restrictive Easement: Pursuant to Government Code section 6950 et seq., and subject to the terms set forth below, Grantor hereby grants to Grantee, and Grantee hereby accepts, an Easement over the Property by which: (1) the total floor area of the religious worship facilities to be established on the Property shall be limited to no more than 6,000 square feet; and (2) the total number of persons who may congregate at the religious worship facilities on the Property at any one time shall be limited to no more than 200. The area of the Property encompassed within the cross-hatched area on the site plan of the Property, comprising approximately 5.16 acres thereof, more or less, as shown on Exhibit "B" attached hereto and incorporated herein, shall be used only for agricultural or open space uses.

2. Limitation of Grant: The Easement hereby granted shall not limit Grantor or Grantor's successors in interest from any use of the Property authorized by law at the time such use is proposed except as herein stated. Grantor shall specifically retain the right to maintain, replace and enlarge existing agricultural, residential and related structures and improvements on the Property, subject to the provisions of paragraph 3, below.

3. Compliance with County Ordinances: Nothing herein shall relieve Grantor from the obligation of complying with all Solano County ordinances in effect at the time Grantor or Grantor's successors in interest may apply for any permits to use the Property for any purpose.

4. Maintenance of Property: No right of access or use by Grantee or the general public to the Property is conveyed by this Easement, nor does this Easement impose on Grantee any obligation to keep, maintain, or control the Property. Grantor shall keep, maintain and control the Property.

5. Recordation: Grantor shall record this instrument in a timely fashion in the official records of Solano County, California.

6. Nature of Obligation: The restriction of this Easement shall run with the land and be binding upon, and inure to the benefit of, the parties hereto and their respective personal representatives, heirs, successors and assigns and shall continue as a servitude running in perpetuity with the Property.

7. Effective Date of Easement: This Easement is dependent upon, and shall not come into existence until, Grantor or Grantor's successors in interest exercise the development rights acquired through Grantee's approval of the Use Permit. Such rights will be deemed exercised if Grantor or Grantor's successors in interest apply for and obtain from Grantee a building permit for the construction of improvements for which the approval of the Use Permit was a legal prerequisite. If such a building permit is not applied for and issued, Grantee shall have no easement rights whatsoever hereunder.

8. General Provisions:

a. The interpretation and performance of this Easement shall be governed by the laws of the State of California.

b. This instrument sets forth the entire agreement of the parties with respect to the Easement and supersedes all prior discussion, negotiations, understandings or agreements relating to the Easement, all of which are merged herein.

c. The captions in this instrument have been inserted solely for convenience of reference and are not a part of this instrument and shall have no affect upon construction or interpretation.

d. By signing below, the parties represent they have proper authority to bind the respective party signatories hereto.

e. Grantor agrees not to challenge this Easement at a later date.

f. Grantor warrants that the descriptions attached in Exhibits "A" and "B" accurately reflect the easement described herein.

Dated: 4/13/99

Dated: 3.22.99

GRANTEE:

GRANTOR:

COUNTY OF SOLANO, a political
Subdivision of the State of California

Guru Nanak Sikh Temple

By John L. Silva
Chairman of the Board of
Supervisors

By Tejinder Paul Hayer
Paul Hayer, President

ATTEST:

By Maggie J. J. Deputy
Clerk of the Board

APPROVED AS TO FORM:
OFFICE OF SOLANO COUNTY COUNSEL

APPROVED AS TO FORM:
DICKENSON, PEATMAN & FOGARTY

By Ann Bunting

By David W. Meyers
DAVID W. MEYERS
Attorneys for Temple

STATE OF CALIFORNIA)
) ss.
COUNTY OF SOLANO)

On MARCH 22nd 1999, before me, LISA H. MCGEE,
a Notary Public in and for the State of California, personally appeared PAUL HAYER,
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person
whose name is subscribed to the within instrument and acknowledged to me that he executed the
same in his authorized capacity, and that by his signature on the instrument the person, or the
entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



[Handwritten Signature]
NOTARY'S SIGNATURE

STATE OF CALIFORNIA)
) ss.
COUNTY OF SOLANO)

On _____, before me, _____,
a Notary Public in and for the State of California, personally appeared
_____, personally known to me (or proved to me on the basis of
satisfactory evidence) to be the person whose name is subscribed to the within instrument and
acknowledged to me that he executed the same in his authorized capacity, and that by his
signature on the instrument the person, or the entity upon behalf of which the person acted,
executed the instrument.

WITNESS my hand and official seal.

NOTARY'S SIGNATURE

EXHIBIT "A"

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SOLANO, CITY OF UNINCORPORATED, AND IS DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTHERLY SIDE OF COUNTY ROAD #81, AT THE NORTHEAST CORNER OF A CERTAIN 299 ACRE TRACT OF LAND CONVEYED TO STEVENSON C. READ, BY DEED DATED OCTOBER 7, 1859, AND RECORDED IN BOOK "M" OF DEEDS, PAGE 17; RUNNING THENCE S. 1° 47' E. 43.44 CHAINS, MORE OR LESS, TO THE SOUTHWEST CORNER OF LAND OF JOHN T. COOPER; THENCE S. 87° 57' E. 21.49 CHAINS TO THE SOUTHEAST CORNER OF SAID LAND; THENCE S. 40 CHAINS TO THE SOUTHEAST CORNER OF A CERTAIN TRACT OF LAND CONVEYED TO J.M. BOWMAN BY DEED RECORDED IN BOOK "P" OF DEEDS, PAGE 326; THENCE WEST 821 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF A CERTAIN 49 ACRE TRACT OF LAND CONVEYED BY WARREN A. WOODS AND LILLIE WOODS, HIS WIFE, TO R.H. CHADBOURNE AND F.A. CHADBOURNE, JR., BY DEEDS DATED JANUARY 10, 1921 AND RECORDED IN BOOK 251 OF DEEDS, PAGE 109; THENCE ALONG THE BOUNDARY OF SAID TRACT N. 0° 10' E. 1874 FEET; N. 33° 25' W. 367 FEET; N. 0° 40' W. 404 FEET; THENCE W. 659 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE ALONG THE BOUNDARY OF THAT CERTAIN TRACT OF LAND CONVEYED TO WARREN A. WOODS, BY DEED DATED JANUARY 21, 1920 AND RECORDED IN BOOK 246 OF DEEDS, PAGE 45; N. 46.80 FEET, MORE OR LESS, TO AN ANGLE IN SAID LINE; THENCE WEST 6.77 CHAINS TO ANOTHER ANGLE IN SAID LINE; THENCE N. 2° 31' W. 17 1/2 CHAINS, MORE OR LESS, TO THE SOUTHWEST CORNER OF A 13.78 ACRE TRACT OF LAND CONVEYED BY WARREN A. WOODS AND LILLIE WOODS, HIS WIFE, TO R.H. CHADBOURNE, BY DEED DATED FEBRUARY 8, 1923 AND RECORDED IN BOOK 269 OF DEEDS, PAGE 61; THENCE ALONG THE BOUNDARY OF SAID TRACT, S. 88° 21' E. 10.96 CHAINS TO A POINT ABOUT 15 FEET, MORE OR LESS, WESTERLY FROM WESTERLY LINE OF LAND OF J.T. COOPER; THENCE ALONG A FENCE, N. 1° 43' W. 15.66 CHAINS TO LAND OF SACRAMENTO NORTHERN RAILROAD AND CONTINUING SAME COURSE TO THE NORTHERLY LINE OF SAID RAILROAD; THENCE ALONG THE NORTHERLY BOUNDARY OF SAME S. 61° 12' WEST 6 1/2 CHAINS, MORE OR LESS, TO THE MOST EASTERLY CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED BY WARREN A. WOODS AND LILLIE WOODS, HIS WIFE, TO SUISUN VALLEY FRUIT GROWERS ASSOCIATION BY DEED DATED APRIL 7, 1920, AND RECORDED IN BOOK 246 OF DEEDS, PAGE 57 THENCE ALONG THE BOUNDARY OF SAID TRACT, S. 86° 44' WEST 119.5 FEET TO THE EAST LINE OF A CERTAIN 2.85 ACRE TRACT CONVEYED BY WARREN A. WOODS AND LILLIE WOODS, HIS WIFE, TO R.M. CHADBOURNE, BY DEED DATED FEBRUARY 8, 1923 AND RECORDED IN BOOK 269 OF DEEDS, PAGE 61; THENCE ALONG THE BOUNDARY OF SAID TRACT, N. 2° 17' W. 614 FEET TO THE SOUTHERLY LINE OF THE STATE HIGHWAY; THENCE N. 64° 39' E. 8 3/4 CHAINS, MORE OR LESS, TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM ALL THAT PORTION DESCRIBED IN THE DEED FROM R.E. EATON, ET UX TO WILLIAM C. HALE, ET AL, DATED SEPTEMBER 26, 1945, AND RECORDED SEPTEMBER 27, 1945 IN BOOK 331 OF OFFICIAL RECORDS, AT PAGE 232, SERIES NO. 9824.

ALSO EXCEPTING THEREFROM ALL THAT PORTION DESCRIBED IN THE DEED FROM R.E. EATON, ET UX TO THE STATE OF CALIFORNIA, DATED APRIL 25, 1950 AND RECORDED AUGUST 8, 1950, IN BOOK 542 OF OFFICIAL RECORDS, AT PAGE 162, SERIES NO. 10118.

ALSO EXCEPTING THEREFROM ALL THAT PORTION DESCRIBED IN THE DEED FROM R.E. EATON, ET UX TO THE STATE OF CALIFORNIA, DATED MARCH 29, 1960 AND RECORDED MAY 13, 1960, IN BOOK 1027 OF OFFICIAL RECORDS AT PAGE 555, SERIES NO. 9453.

ALSO EXCEPTING THEREFROM ALL THAT PORTION DESCRIBED IN THE DEED FROM MERVYN C. EATON TO THE COUNTY OF SOLANO, DATED MARCH 31, 1978 AND RECORDED JUNE 21, 1978, IN BOOK 1978 OF OFFICIAL RECORDS, AT PAGE 49482, SERIES NO. 28708.

ALSO EXCEPTING THEREFROM ALL THAT PORTION DESCRIBED IN THE DEED FROM MERVYN C. EATON TO SOLANO BUSINESS PARK, A JOINT VENTURE, ET AL, DATED AUGUST 13, 1960, AND RECORDED SEPTEMBER 3, 1980, IN BOOK 1980 OF OFFICIAL RECORDS, AT PAGE 61179, SERIES NO. 37575.

ALSO EXCEPTING THEREFROM ALL THAT PORTION DESCRIBED IN THE DEED FROM MERVYN C. EATON TO CREST ENTERPRISES, INC., A CALIFORNIA CORPORATION, DATED SEPTEMBER 3, 1980 AND RECORDED SEPTEMBER 18, 1980 IN BOOK 1980, PAGE 65363, SERIES NO. 40010.

ALSO EXCEPTING THEREFROM ALL THAT PORTION LYING WITHIN THE NORTHERLY AND SOUTHERLY LINES OF SACRAMENTO NORTHERN RAILROAD RIGHT OF WAY.

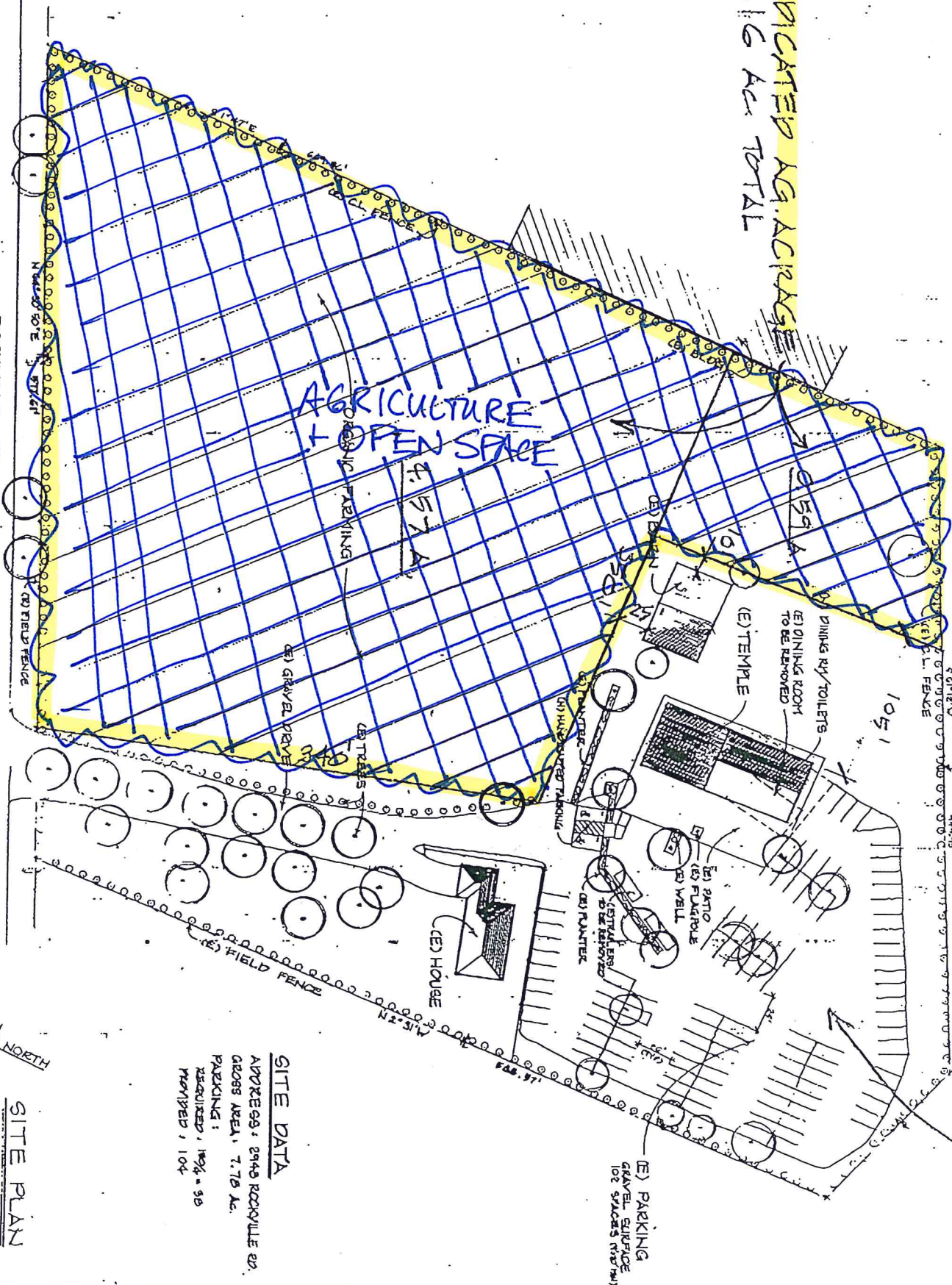
APN: 28-130-150

END OF DOCUMENT

DEDICATED AG. AC RANGES
5.16 AC. TOTAL

AGRICULTURE
& OPEN SPACE

ROCKVILLE RD



RESERVATION & TEMPLE
2.62 AC.

EXHIBIT B

SITE PLAN
1" = 30'

SITE DATA
 ADDRESS: 2748 ROCKVILLE RD.
 GROSS AREA: 7.78 AC.
 PARKING:
 REQUIRED: 102 @ 98
 PROVIDED: 104

SHEET OF 1	REVISIONS <table border="1"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>							SITE PLAN GURU NANAK SIKH TEMPLE 2748 ROCKVILLE RD SUDBURY, CA	STEVEN RASMUSSEN, ARCHITECT VADAVILLE, CALIFORNIA 707-447-6553	10/14/98

EXHIBIT "B"

CERTIFICATE OF ACCEPTANCE
(California Government Code section 27281)

This certifies that the interest in real property conveyed by the deed or grant deed dated March 22, 1999 from Guru Nanak Sikh Temple to County of Solano, a political subdivision of the State of California, is accepted by the undersigned officer on behalf of the Solano County Board of Supervisors pursuant to authority conferred by Resolution No. 99-34 of the Solano County Board of Supervisors adopted on February 2, 1999, and the grantee consents to recordation.

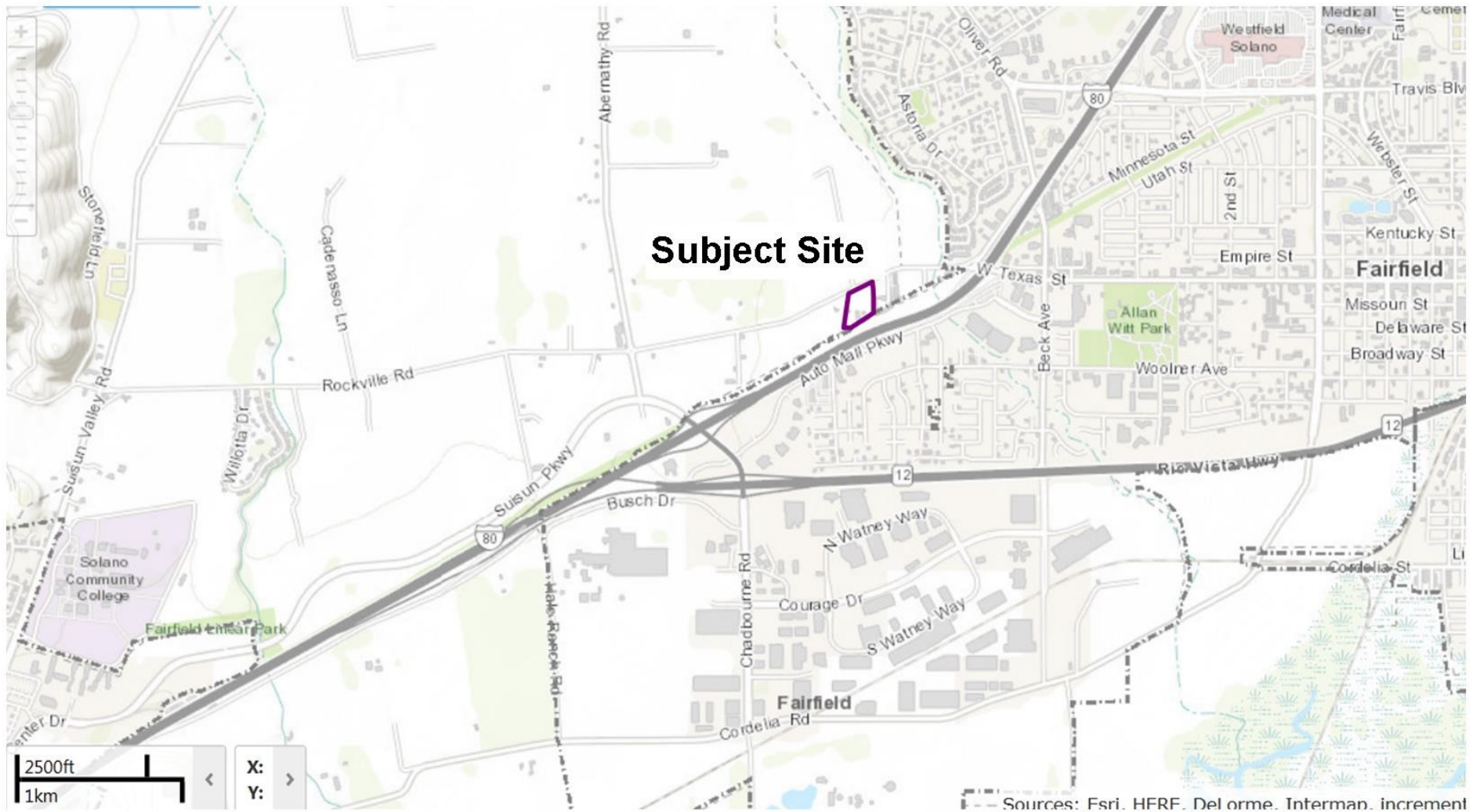
Dated: August 31, 1999

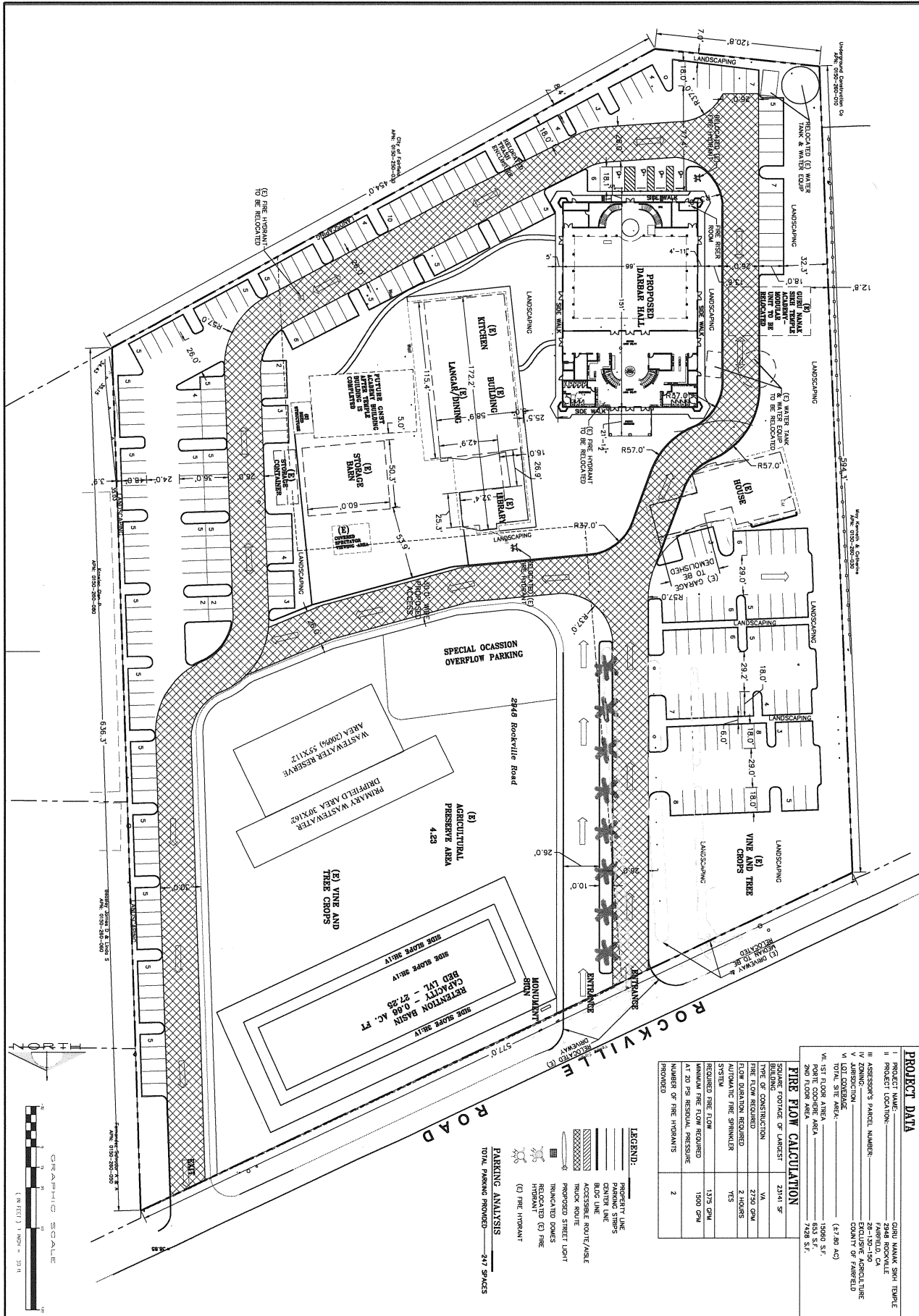
By: John F. Silva
John F. Silva, Chairman
Solano County Board of Supervisors

ATTEST:
Michael D. Johnson, Clerk
Board of Supervisors

By: Angie Stewart
Deputy

END OF
DOCUMENT





PROJECT DATA

I. PROJECT NAME:	GURU NANAK SING TEMPLE
II. PROJECT LOCATION:	2948 ROCKVILLE ROAD, FAIRFIELD, CA
III. ASSESSOR'S PARCEL NUMBER:	28-1-10-150
IV. ZONING:	EXCLUSIVE AGRICULTURE
V. LOT ADDRESS:	2948 ROCKVILLE ROAD, FAIRFIELD, CA
VI. TOTAL SITE AREA:	(47.80 AC)
VII. 1ST FLOOR AREA:	15000 S.F.
VIII. PORT COVERAGE AREA:	553 S.F.
IX. PORT COVERAGE PERCENTAGE:	3.68%

FIRE FLOW CALCULATION

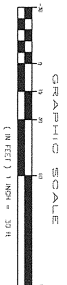
SOCKET FOOTAGE OF LARGEST BUILDING	VA	23141 SF
TYPE OF CONSTRUCTION	VA	2750 GPM
FIRE FLOW REQUIRED	2 HOURS	2 HOURS
FLOW DURATION REQUIRED	YES	
AUTOMATIC FIRE SPRINKLER SYSTEM		
REQUIRED FIRE FLOW	1375 GPM	
MINIMUM FIRE FLOW REQUIRED AT 20 PSI RESIDUAL PRESSURE	1500 GPM	
NUMBER OF FIRE HYDRANTS PROVIDED	2	

LEGEND:

- PROPERTY LINE
- PARKING STRIPS
- CENTER LINE
- SEWER LINE
- ACCESSIBLE ROUTE/WALK TRUCK ROUTE
- PROPOSED STREET LIGHT
- TRUNCATED DOWNS
- RELOCATED (E) FIRE HYDRANT
- (E) FIRE HYDRANT

PARKING ANALYSIS

TOTAL PARKING PROVIDED: 247 SPACES



1100
SHEET 1 OF 4

DATE: 07/20/2010
DWG BY: JHS
CHK BY: JHS

REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA
NO. 50167

SITE PLAN
GURUDWARA SAHIB
2948 ROCKVILLE ROAD
FAIRFIELD, CA 94534

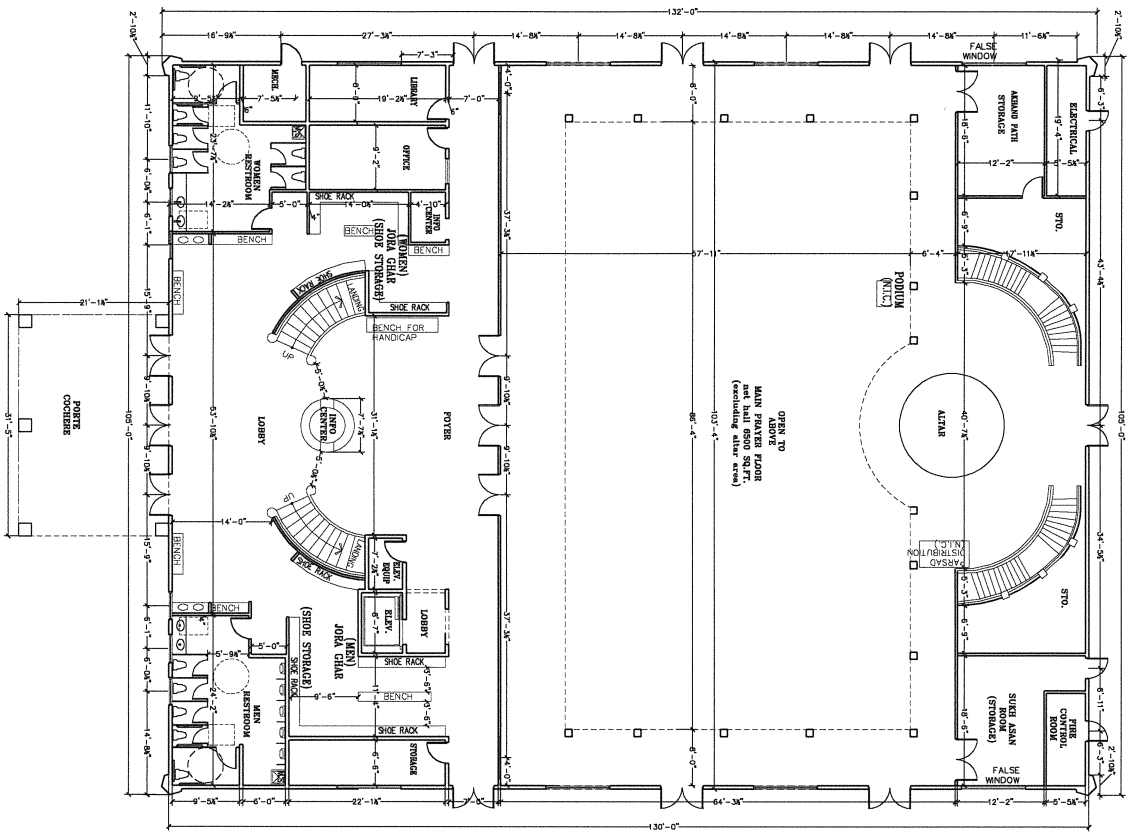
ACE Design LLC
7455 Arroyo Crossing, Suite 220
LAS VEGAS, NEVADA 89113
Phone: (702) 396-5113, Fax: (702) 446-8155

Land Planning • Civil Engineering • Architectural Design • Structural Engineering

REVISIONS:	REVISION	ISSUE	DATED

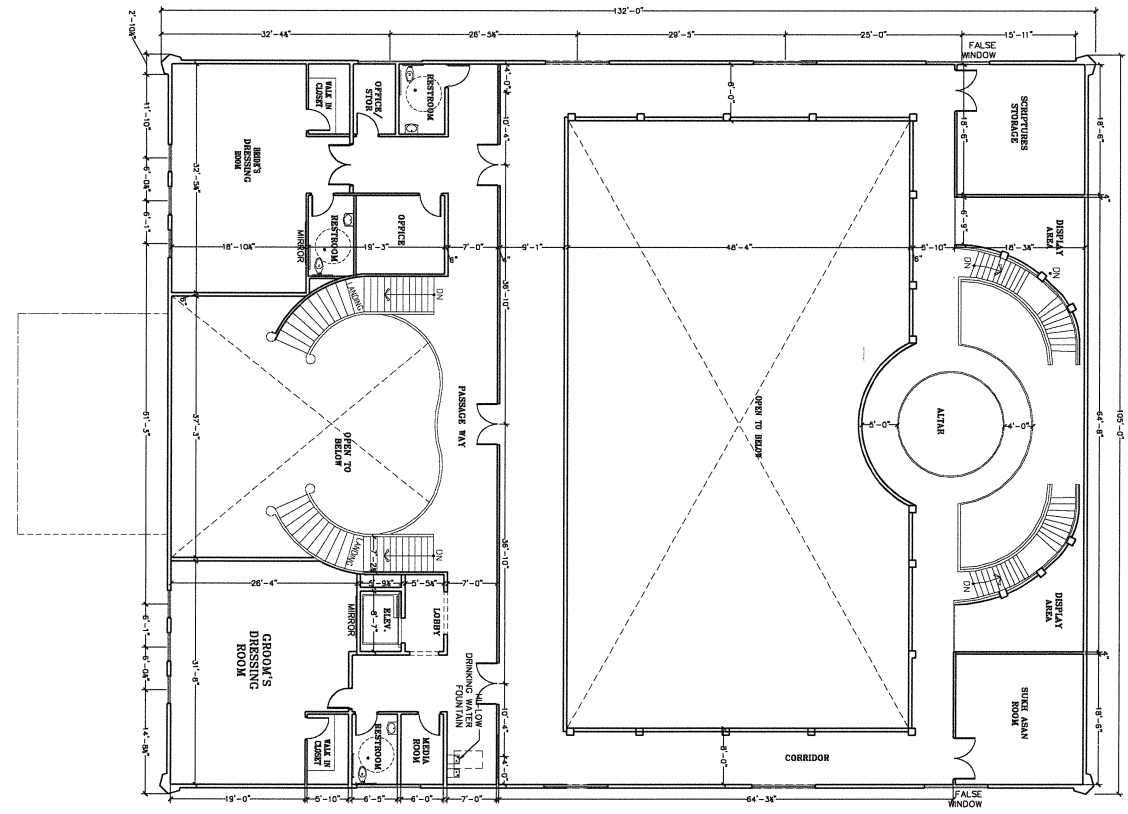
FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



DATE: 09/04/2017
 DWG. NO: 202
 JOB: 1749
 REV. NO: 202

A2.0.0
 SHEET
 2 OF 3

REGISTERED PROFESSIONAL ARCHITECT
 STATE OF CALIFORNIA
 NO. 10000

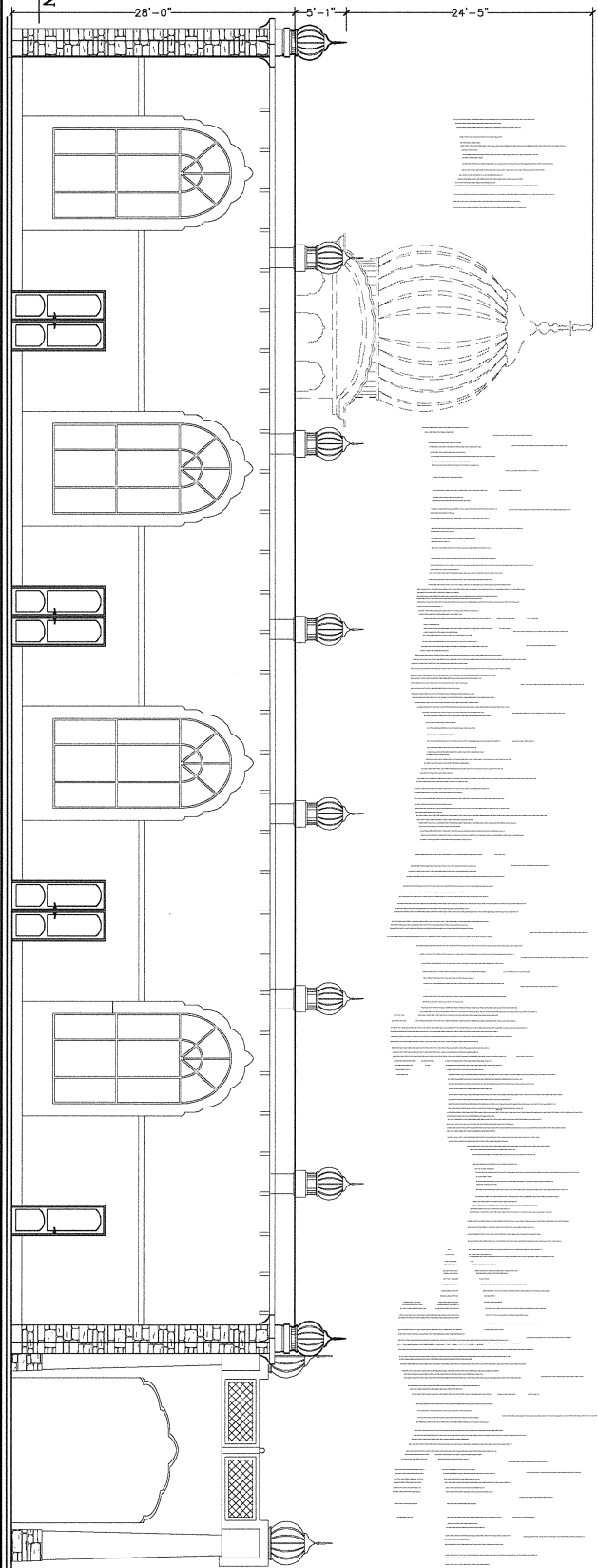
TITLE: **FLOOR PLAN**
 PROJECT: **GURUDWARA SAHIB**
 2948 ROCKVILLE ROAD
 FAIRFIELD, CA 94534

ACE Design LLC
 4283 Dean Martin Drive, Suite B
 LAS VEGAS, NEVADA 89118
 Phone: (702) 396-5114, Fax: (702) 446-8155

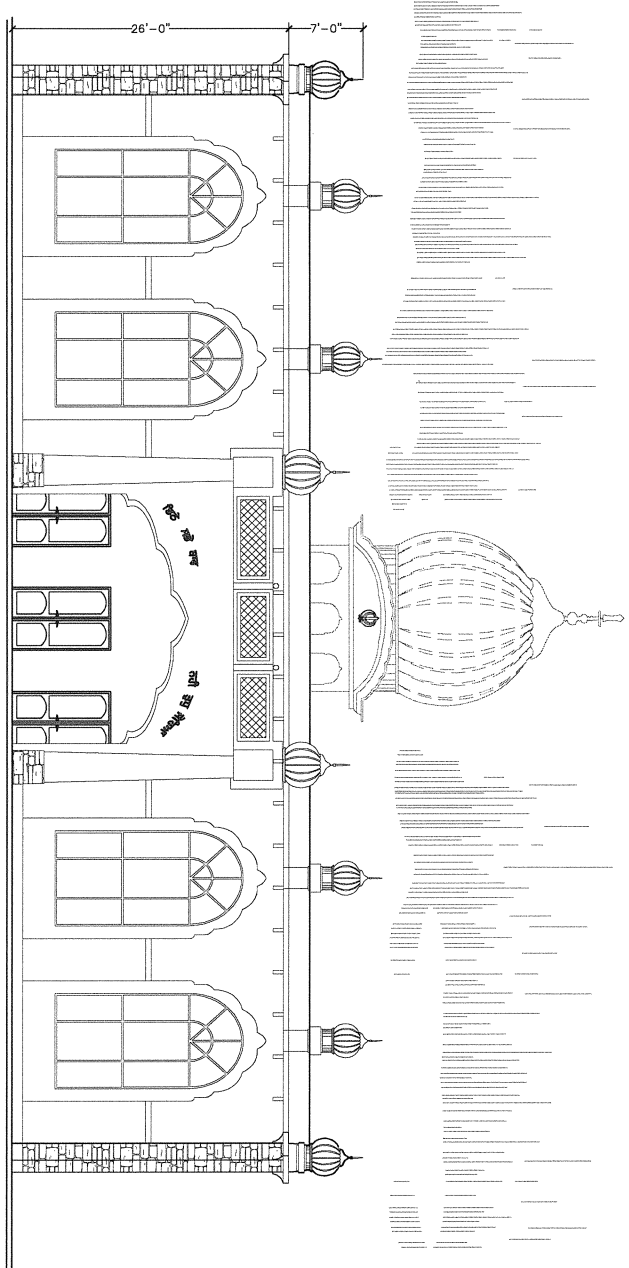
Land Planning • Civil Engineering • Architectural Design • Structural Engineering

REVISIONS:			
NO.	REVISION	ISSUE	DATED

LEFT ELEVATION
SCALE 3/8" = 1'-0"



FRONT ELEVATION
SCALE 3/8" = 1'-0"



DATE: 12/20/07
JOB #: 1243
DWG: 30114
SCALE: 3/8" = 1'-0"
A3.0.0
SHEET
3 OF 3

TITLE
PROJECT
EXTERIOR ELEVATIONS
GURUDWARA SAHIB
2948 ROCKVILLE ROAD
FAIRFIELD, CA 94534

ACE Design LLC
4283 Dean Martin Drive, Suite B
LAS VEGAS, NEVADA 89118
Phone: (702) 396-5114, Fax: (702) 446-8155
Land Planning • Civil Engineering • Architectural Design • Structural Engineering

REVISIONS:		
REVISION	ISSUE	DATED

AGREEMENT FOR OUT OF AREA WATER SERVICE
BETWEEN THE CITY OF FAIRFIELD
AND THE GURU NANAK SIKH TEMPLE

This Agreement is entered as of May 15, 2013, between the CITY OF FAIRFIELD, a municipal corporation in the State of California ("FAIRFIELD"), and the Guru Nanak Sikh Temple, owner of real property APN 0150-260-040 in Solano County, California ("OWNER"), hereinafter referred to as "the parties:"

WITNESSETH:

WHEREAS, OWNER'S property at 2984 Rockville Road in Solano County, California ("the Property") is located in the vicinity of FAIRFIELD (**see Exhibit A – location map and legal description**); and

WHEREAS, the Property is outside the FAIRFIELD City limits; and

WHEREAS, OWNER uses the Property for public gatherings and requires potable water service for this purpose; and

WHEREAS, such use is consistent with uses permitted for the Property under the Solano County General Plan; and

WHEREAS, OWNER's existing well water source has documented bacteriological water quality problems that render the supply unfit for potable use and no other suitable water source is available to meet the needs of the facility; and

WHEREAS, FAIRFIELD has the capability of delivering potable water to a point in the vicinity of the Property; and

WHEREAS, after considering its options, OWNER wishes to obtain potable water from FAIRFIELD to serve the Property for public purposes; and

WHEREAS, FAIRFIELD is willing to serve potable water from FAIRFIELD'S existing system to a point of connection in the vicinity of the Property, provided OWNER is

willing to provide and maintain all other pipelines and facilities needed to deliver such water to the Property and is also willing to abide by the provisions of the FAIRFIELD City Code regarding water service.

NOW, THEREFORE, the parties, for and in consideration of the mutual agreements and covenants contained in this Agreement, do agree as follows:

A. Term

This Agreement shall become effective on the date above entered and shall continue in full force and effect until terminated pursuant to its terms. OWNER may unilaterally terminate this Agreement upon sixty (60) days written notice to FAIRFIELD and upon payment of all outstanding obligations. FAIRFIELD may terminate this Agreement upon OWNER's default in accordance with Paragraph B. 8 below. This Agreement shall also terminate if at any future date the Property, all or in part, is sold to another party or the use of the Property is changed.

B. Duties and Obligations

1. The OWNER shall construct a connection ("the Connection"), shown schematically in **Exhibit B** attached, between the FAIRFIELD potable water system and an OWNER-supplied service pipeline in Rockville Road, or, alternatively, at any other mutually agreeable location. The details of the installation, including but not limited to the manner, materials, workmanship, and timing shall be subject to the approval of the City Engineer.

The Connection is described as follows: The connection shall be made on FAIRFIELD's existing 12 -inch water main located near the intersection of Rockville Road and Oliver Road. It shall consist generally of a direct tap into the main with a 1 ½ -inch connection, a 1 ½ -inch water meter in a standard meter box, and a backflow prevention device, as shown schematically in **Exhibit B**.

OWNER's contractor ("Contractor") shall be responsible for all labor and materials for the Connection. FAIRFIELD will perform a "wet tap" after the Connection fee is paid and the Contractor completes the excavation and it is safe for FAIRFIELD staff to perform the tap. The tap will be billed on a time and material basis. After the water service is installed and the "meter" and "box" fees

have been paid, FAIRFIELD will provide a water meter and box to serve the Property, as shown in **Exhibit B**.

OWNER shall provide the complete Connection at OWNER'S sole cost subject to FAIRFIELD's review, inspection, and approval. OWNER, at its own cost, shall obtain all rights-of-way and access permits, including an encroachment permit from FAIRFIELD, necessary to complete the Connection and provide for operation and maintenance by FAIRFIELD. In addition, as a condition precedent to FAIRFIELD's obligation to connect the Connection to FAIRFIELD's water main, OWNER shall obtain and provide to FAIRFIELD an encroachment permit from Solano County evidencing County approval of the water service line being installed in County right-of-way.

FAIRFIELD shall own, operate, and maintain the water main up to and including the service meter as shown in **Exhibit B**. OWNER shall own, operate, and maintain the rest of the Connection, including backflow devices. OWNER shall paint and maintain, including submission of annual in-place certification, all backflow preventers at the Connection in accordance with FAIRFIELD standards.

2. Prior to the start of construction, OWNER shall pay to FAIRFIELD connection charges equal to the then-current FAIRFIELD connection charges that apply within the FAIRFIELD city limits for a 1 ½ -inch Zone 1 General Service compound meter. These fees are adjusted annually and as of April 1, 2012, these fees are as follows:

1 ½ -inch Connection Fee:	\$28,285
1 ½ -inch Meter Charge:	\$815

3. FAIRFIELD shall provide potable water to OWNER through the domestic service Connection on demand of OWNER up to a maximum flow rate of 34 gallons per minute for the 1 ½ -inch meter. Nothing in this Agreement shall require FAIRFIELD to serve demands through the Connection in excess of 2,500 gallons for any 24-hour period or 50,000 gallons for any month. No water shall be used by OWNER from the 1 ½ -inch connection until the meter has been installed by FAIRFIELD.

The Connection will not include the capacity to provide any Fire Flow to the OWNER's property.

4. FAIRFIELD shall be responsible for monitoring water quality and regulatory compliance up to the Connection. OWNER shall remain responsible for monitoring water quality and regulatory compliance in the OWNER-provided water system serving the Property.
5. OWNER shall pay to FAIRFIELD user charges consisting of (a) a monthly volume charge based on total metered water use and (b) a monthly service charge based on total days in that month. The user charges shall be equal to 1.5 times the then current FAIRFIELD user charges for the General Service user class set by the FAIRFIELD City Code.
6. FAIRFIELD shall bill OWNER monthly or bimonthly, at its option, for the volume and service charges for water service through the Connection. OWNER shall make payment to FAIRFIELD within thirty (30) days. Charges or other penalties for late payments shall be the same as would apply for the General Service user class within the FAIRFIELD city limits.
7. OWNER shall be responsible for any and all costs charged to FAIRFIELD by Solano Irrigation District (SID) for providing potable water service within the SID service area per the terms of the Second Amended Agreement between SID, FAIRFIELD and the Fairfield-Suisun Sewer District dated October 1, 2002. OWNER shall make payment to FAIRFIELD with thirty (30) days.
8. In addition to any other remedies available under law or equity, FAIRFIELD shall have the right to terminate service and this Agreement for: (a) non-payment of user charges that are sixty (60) days or more past due, or (b) default by OWNER in its performance of any other obligation under this Agreement, which default is not cured within thirty (30) days written notice from FAIRFIELD.
9. Unless explicitly stated otherwise in this Agreement, OWNER shall comply with terms of the FAIRFIELD City Code and Municipal Utility Administrative Regulations governing the provision of water service.

10. OWNER shall use water provided pursuant to this Agreement solely on the Property and solely in support of the Guru Nanak Sikh Temple.

C. Severability

Should any part, term, or provision of this Agreement be decided by a court of competent jurisdiction to be illegal or in conflict with any law of the State of California, or otherwise be rendered unenforceable or ineffectual, this agreement shall be null and void. In this eventuality, the parties agree to confer in good faith for the purpose of remedying the defect.

D. Amendment of Agreement

This Agreement may be amended only by a written supplemental agreement executed by the parties.

E. Successors and Assignment

This Agreement shall be binding upon and shall inure to the benefit of the successors of each party. Either party may assign any right or obligation under this Agreement with the written approval of the other party.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first written above:

CITY OF FAIRFIELD

By 
City Manager *cm*

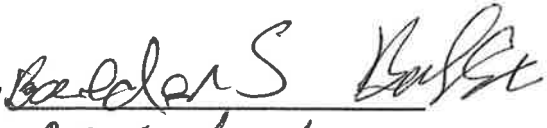
Attest:

By 
City Clerk

Approved as to form:

By 
City Attorney

GURU NANAK SIKH TEMPLE

By 
President

Notary Acknowledgement attached


State of California }
County of SOLANO }

On April 1, 2013, before me, A. WILLIAMS, a Notary Public, personally appeared BALDEV SINGH BASRA who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

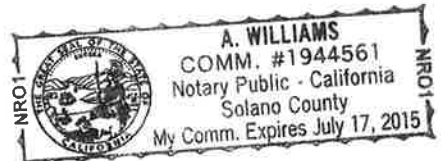
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



State of California }
County of _____ }

On _____, 20____, before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

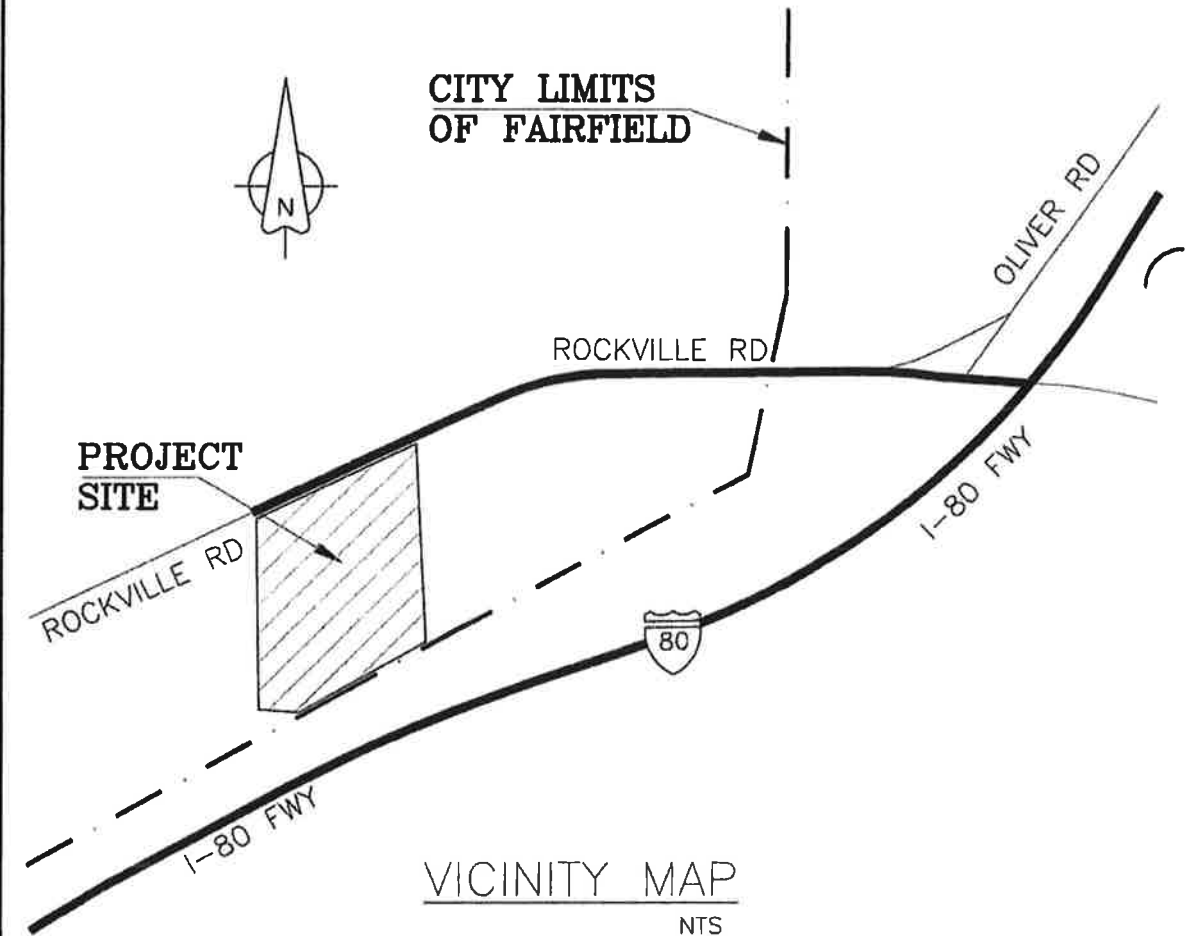
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(Seal)

EXHIBIT A



JES ENGINEERING, Inc

2021 Las Positas Court, Ste. 155
Livermore, CA 94551
www.jesengineering.com
925.449.1735
FAX: 925.449.4990

GURU NANAK
SIKH TEMPLE
(GURUDWARA)
2948 ROCKVILLE RD
FAIRFIELD, CA 94534

DRAWING EXHIBIT A
SCALE: NONE
DATE: 03/26/13
DRAWN BY: CL
SHEET 1 OF 3
JOB NO. 12-056

GURU NANAK SIKH TEMPLE

WATER USAGE ANALYSIS REPORT

Located At:

2948 Rockville Rd, Fairfield, Ca

APN: 0150-260-040

Prepared For:

Guru Nanak Sikh Temple

Prepared By:

EX Wastewater Design

1664 E Street

Napa, Ca 94559

707-738-1340

exsepticdesign@gmail.com

INTRODUCTION:

The property owner, Guru Nanak Sikh Temple, plans to construct a new prayer hall building to accommodate increased visitation of up to a peak 600 people on Sundays. On Wednesdays, a small congregation of a maximum 60 people meets onsite. Additionally, 3 special events occurring on specific Sundays throughout the year will bring in an additional 300-400 people per event. The intent of this report is to document how and in what quantities City water is currently used on the property as well as estimate water usage for the proposed development specified in Rezoning Petition Z-17-01 and Use Permit U-17-05.

The property is located at 2948 Rockville Road in Fairfield, CA (APN 0150-260-040). The subject 7.8 acre parcel is currently developed with existing buildings including: a main building housing the library, prayer hall, and kitchen, a 3 bedroom residence, and a Sikh Youth Academy building (no plumbing). Other existing structures on the property include: a permanent shade structure, a pre-engineered large metal storage building, a metal storage container, a cement spectator viewing area with roof, and a water storage tank. All potable water used for the residence and existing Temple is currently supplied with City of Fairfield water service. However, toilets in the kitchen facility building are currently supplied with well water. All onsite irrigation water is supplied by an existing water well located near the Temple Prayer Hall.

As requested by Solano County Planning staff, the following information estimates current and future water usage during a peak 24 hour period (Sundays), and during a typical month. In addition, estimated daily average water use is also presented. The findings in this report will demonstrate that not only is the current water usage under the City of Fairfield maximum allotment, but also that the proposed development specified in the submitted Use/Rezoning application will require less than the allotted maximum average of 2,500 gallons per day and maximum 50,000 gallons of water per month.

CURRENT WATER USAGE:

In order to determine the existing water usage on the property as accurately as possible a variety of data was evaluated. This included historical monthly water readings, field collected water readings, estimated water use based on current plumbing fixtures and water use activities, as well as a wastewater use analysis for comparison. This data has been summarized below and is available for review in Appendix 1.

Historical Water Data:

The "two-year water history" graph located in Appendix 1 and supplied by City of Fairfield Water staff, shows that water usage between November 2015 and November 2016 gradually rose from approximately 1000 gallons/month to approximately 1750 gallons/month. Following a large water leak in December 2016, water usage returned to the previous years norm, but then rose sharply to approximately 3000-4000 gallons/month to date. As this number appeared extremely high based on information provided by property representatives and previous site visits, it was determined that there was likely a large water leak somewhere on the property.

Field Collected Water Data and Leak Detection/Repair Summary:

In order to isolate and determine the magnitude of the leak, Temple staff was directed to record City water meter readings on a daily basis beginning on Friday August 25th. Daily water readings showed average water usage of 2500-3500 gallons per day. On Monday August 28th, we met with City of Fairfield staff, Vinay Pal, and conducted a leak isolation test of both the City portion of the water main to the property and the Temple portion of the main from the property connection valve to another main valve near the buildings. No leaks were detected.

The next step involved hiring a third party leak detection company (American Leak Detection – see invoice Appendix 1) to isolate the location of the water leak. Following a pressure test of the facility and residence plumbing, it was determined on Friday September 1st that there were two constantly leaking toilets and one showerhead in the residence. Additionally, an irrigation line coming from the City water supply at the main house was also located. On Saturday September 2nd, the two leaking toilets were repaired and the irrigation line was re-plumbed to well water.

Following the repairs, water readings on Sunday September 3rd, Monday September 4th (following peak Sunday – 350 estimated visitors), and Tuesday September 5th, showed huge reductions in daily water usage. **The daily water usage reading, which included the peak Sunday visitation, showed a 24 hour water usage of approximately 750 gallons. The following 24 hours period and most recent readings, shows that approximately 550 gallons were used.** Following repair of the leaking showerhead, it is expected that water use should decrease further. Additional readings will be taken daily for at least another week to document water savings. A water reading summary table can be found in Appendix 1.

Estimated Current Water Usage:

According to Temple staff the Temple currently receives approximately 250-500 visitors on Sundays. An average of 350 visitors on Sundays was used for purposes of this estimation. Visitors come and go throughout the day as the submitted traffic study demonstrates. Sunday meals are served “buffet” style and utensils and plates are single service and therefore water usage is likely lower than estimates used below.

The following excel spreadsheet below summarizes the location, type, and number of water fixtures in each building currently on the property. Typical residential water usage calculations were based on data supplied by online tools provided by “EPA Water Sense” and “East Bay Municipal Utility District”. Water usage in the kitchen and prayer hall building was estimated using Solano County Code Chapter 6.4 Table 4 – Projected Daily Sewage Flow or otherwise high estimations of frequency of use of each fixture.

Water Usage - Existing Conditions - Peak Sunday

RESIDENCE				
<i>Fixture Type</i>	<i>Flow Rate</i>	<i>Est. Gallons/person/day</i>	<i>Occupants</i>	<i>Est. Total Gallons/day</i>
Bathroom Facuet (3)	2.2 GPM	11.2	5	56
Bathroom Toilet (3)	1.6 gpf	8.2	5	41
Bathroom Shower (3)	2.5 GPM	18	5	90
Kitchen Faucet (1)	2.2 GPM	11	5	55
Dishwasher (1)	8.6 gal/use	1 Load per Day	5	8.6
Washing Machine (1)	40 gal/use	1 Load per Day	5	40

DINING/KITCHEN/PRAYER HALL

<i>Fixture Type</i>	<i>Flow rate</i>	<i>Est. Use per Visitor/Staff</i>	<i># Visitors/Staff</i>	<i>Est. Total Gallons/day</i>
Handwash Faucet (12)	1.2 GPM	0.5 minutes/use	350	210
Footwash-Showerhead (2)	2.5 GPM	0.25 minutes/use	50	31.25
Mens Restroom Toilet (1)	1.6 GPF	Currently using well water	N/A	0
Mens Urinal (2)	0.5 GPF	Currently using well water	N/A	0
Womens Restroom Toilet (3)	1.6 GPF	Currently using well water	N/A	0
3 - compartment sink (2)	2.5 GPM	3 gallons/meal/person	350	1050
Handwash Faucet (kitchen/other staff)	1.8 GPM	20 gallons/day/person	10	200
GPD				1491.25
Total GPD				1781.85

Water Usage - Existing Conditions - Peak Wednesday

RESIDENCE

<i>Fixture Type</i>	<i>Flow Rate</i>	<i>Est. Gallons/person/day</i>	<i>Occupants</i>	<i>Est. Total Gallons/day</i>
Bathroom Facuet (3)	2.2 GPM	11.2	5	56
Bathroom Toilet (3)	1.6 gpf	8.2	5	41
Bathroom Shower (3)	2.5 GPM	18	5	90
Kitchen Faucet (1)	2.2 GPM	11	5	55
Dishwasher (1)	8.6 gal/use	1 Load per Day	5	8.6
Washing Machine (1)	40 gal/use	1 Load per Day	5	40
GPD				290.6

DINING/KITCHEN/PRAYER HALL

<i>Fixture Type</i>	<i>Flow rate</i>	<i>Est. Use per Visitor/Staff</i>	<i># Visitors/Staff</i>	<i>Est. Total Gallons/day</i>
Handwash Faucet (12)	1.2 GPM	0.5 minutes/use	65	39
Footwash-Showerhead (2)	2.5 GPM	0.25 minutes/use	10	6.25
Mens Restroom Toilet (1)	1.6 GPF	Currently using well water	N/A	0
Mens Urinal (2)	0.5 GPF	Currently using well water	N/A	0
Womens Restroom Toilet (3)	1.6 GPF	Currently using well water	N/A	0
3 - compartment sink (2)	2.5 GPM	3 gallons/meal/person	60	180
Handwash Faucet (kitchen/other staff)	1.8 GPM	7.5 gallons/day/person	4	80
GPD				305.25
Total GPD				595.85

Water Usage - Existing Conditions - Peak Non-Event Day

RESIDENCE

<i>Fixture Type</i>	<i>Flow Rate</i>	<i>Est. Gallons/person/day</i>	<i>Occupants</i>	<i>Est. Total Gallons/day</i>
Bathroom Facuet (3)	2.2 GPM	11.2	5	56
Bathroom Toilet (3)	1.6 gpf	8.2	5	41
Bathroom Shower (3)	2.5 GPM	18	5	90
Kitchen Faucet (1)	2.2 GPM	11	5	55
Dishwasher (1)	8.6 gal/use	1 Load per Day	5	8.6
Washing Machine (1)	40 gal/use	1 Load per Day	5	40
GPD				290.6

DINING/KITCHEN/PRAYER HALL

<i>Fixture Type</i>	<i>Flow rate</i>	<i>Est. Use per Visitor/Staff</i>	<i># Visitors/Staff</i>	<i>Est. Total Gallons/day</i>
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Handwash Faucet (12)	1.2 GPM	0.5 minutes/use	20	12
Footwash-Showerhead (2)	2.5 GPM	0.25 minutes/use	2	1.25
Mens Restroom Toilet (1)	1.6 GPF	Currently using well water	N/A	0
Mens Urinal (2)	0.5 GPF	Currently using well water	N/A	0
Womens Restroom Toilet (3)	1.6 GPF	Currently using well water	N/A	0
3 - compartment sink (2)	2.5 GPM	3 gallons/meal/person	10	30
Handwash Faucet (kitchen/other staff)	1.8 GPM	20 gallons/day/person	2	40
GPD				83.25
Total GPD				373.85

Average Daily Water Use (Gallons)	606.7	(Peak Weekly Water Usage/7 days)
Peak Weekly Water Usage (Gallons)	4247.0	(Peak Sunday+Peak Wednesday+(Peak Non-Event * 5 days))
Peak Monthly Water Usage (Gallons)	18403.5	(Weekly Water Usage*52 weeks)/12 months

The water usage spreadsheet above indicates that current water usage during a peak Sunday is approximately 1,782 gallons assuming an average 350 visitors. The current estimated monthly water usage is estimated as 18,404 gallons.

Please note, this monthly average assumes a peak Sunday visitation of 350 people. Per Temple representatives, Temple visitation sometimes reaches closer to 500 people on Sundays. Additionally, this data assumes there are no major plumbing leaks, note the toilets in the kitchen facility were put on well water earlier this year, and some landscape irrigation was using City water as recently as last week. This likely explains why historic averages of 1,000 -1,500 gallons per day may have been more typical.

PROPOSED WATER USAGE:

The primary consumption of water following new development and increased visitation will be from the existing residence and increased visitors using the new Prayer Hall building and kitchen/dining facilities. The only noticeable difference in daily water consumption will be from peak Sunday visitation. Based on information provided to Solano County staff for the proposed Use/Rezoning permits, it is assumed that a maximum of 600 visitors will attend worship services on Sundays. Visitors will continue to come and go throughout the day as the submitted traffic study demonstrates. Any special events that are anticipated to receive more than 600 visitors will require that portable toilet and handwash facilities be provided, as well as catered and or potluck style meals.

Please also note, any fixtures that remain in the kitchen/dining hall after development and those fixtures in the existing home that do not meet current low-flow requirements, will be replaced with low-flow fixtures as part of the development. Additionally, the washing machine and dishwasher in the existing residence will be upgraded. These changes should result in significant monthly/yearly water savings.

The excel spreadsheet below summarizes the location, type, and number of water fixtures proposed in each building on the property. Typical residential water usage calculations were again based on data supplied by online tools provided by "EPA Water Sense" and "East Bay Municipal Utility District" (Appendix 2), and the values used reflect the installation of low-flow water devices. Water usage in the kitchen and prayer hall building was estimated using Solano County Code Chapter 6.4 Table 4 – Projected Daily Sewage Flow or otherwise high estimations of frequency of use of each fixture.

Estimated Future Water Usage & Fixture Inventory

Water Usage - Proposed Conditions - Peak Sunday

RESIDENCE

<i>Fixture Type</i>	<i>Flow Rate</i>	<i>Est. Gallons/person/day</i>	<i>Occupants</i>	<i>Est. Total Gallons/Day</i>
Bathroom Facuet (3)	1.2 GPM	10.6	5	53
Bathroom Toilet (3)	1.28 GPF	6.5	5	32.5
Bathroom Shower (3)	1.75 GPM	14	5	70
Kitchen Faucet (1)	1.5 GPM	7.5	5	37.5
Dishwasher (1)	5.8 gal/use	5.8	1 Load per Day	5.8
Washing Machine (1)	24 gal/use	24	1 Load per Day	24
GPD				222.8

PRAYER HALL

<i>Fixture Type</i>	<i>Flow rate</i>	<i>Est. Use per Visitor/Staff</i>	<i># Visitors/Staff</i>	<i>Est. Total Gallons/Day</i>
Handwash Faucet (7)	1.0 GPM	0.75 minutes	600	450
Mens Restroom Toilet (6)	1.28 GPF	1 flush	350	448
Mens Urinal (5)	0.5 GPF	1 flush	500	250
Womens Restroom Toilet (8)	1.28 GPF	1 flush	400	512
GPD				1660

KITCHEN/DINING FACILITY

<i>Fixture Type</i>	<i>Flow Rate</i>	<i>Est. Use per Visitor/Staff</i>	<i># Visitors/Staff</i>	<i>Est. Total Gallons/Day</i>
Footwash-Showerhead (2)	1.75 GPM	0.25 minutes	100	43.75
3 - compartment sink (2)	Adjustable (Est. 1.8 GPM)	3 gallons/meal/person	610	1830
2-compartment sink (1)	Adjustable (Est. 1.8 GPM)	Included Above	Included Above	0
Handwash Faucet (kitchen/other staff)	1.5 GPM	7.5 gallons per staff/day	10	75
GPD				1948.75
Total GPD				<u>3831.55</u>

Water Usage - Proposed Conditions - Peak Wednesday

RESIDENCE

<i>Fixture Type</i>	<i>Flow Rate</i>	<i>Est. Gallons/person/day</i>	<i>Occupants</i>	<i>Est. Total Gallons/Day</i>
Bathroom Facuet (3)	1.2 GPM	10.6	5	53
Bathroom Toilet (3)	1.28 GPF	6.5	5	32.5
Bathroom Shower (3)	1.75 GPM	14	5	70
Kitchen Faucet (1)	1.5 GPM	7.5	5	37.5
Dishwasher (1)	5.8 gal/use	5.8	1 Load per Day	5.8
Washing Machine (1)	24 gal/use	24	1 Load per Day	24
GPD				222.8

PRAYER HALL

<i>Fixture Type</i>	<i>Flow rate</i>	<i>Est. Use per Visitor/Staff</i>	<i># Visitors/Staff</i>	<i>Est. Total Gallons/Day</i>
Handwash Faucet (7)	1.0 GPM	0.75 minutes	65	48.75
Mens Restroom Toilet (6)	1.28 GPF	1 flush	30	38.4
Mens Urinal (5)	0.5 GPF	1 flush	35	17.5

Womens Restroom Toilet (8)	1.28 GPF	1 flush	40	51.2
			GPD	155.85

KITCHEN/DINING FACILITY

<i>Fixture Type</i>	<i>Flow Rate</i>	<i>Est. Use per Visitor/Staff</i>	<i># Visitors/Staff</i>	<i>Est. Total Gallons/Day</i>
Footwash-Showerhead (2)	1.75 GPM	0.25 minutes	20	8.75
3 - compartment sink (2)	Adjustable (Est. 1.8 GPM)	3 gallons/meal/person	65	195
2-compartment sink (1)	Adjustable (Est. 1.8 GPM)	Included Above	Included Above	0
Handwash Faucet (kitchen/other staff)	1.5 GPM	7.5 gallons per staff/day	4	30
			GPD	233.75
			Total GPD	612.4

Water Usage - Proposed Conditions - Non-Event Day

RESIDENCE

<i>Fixture Type</i>	<i>Flow Rate</i>	<i>Est. Gallons/person/day</i>	<i>Occupants</i>	<i>Est. Total Gallons/Day</i>
Bathroom Facuet (3)	1.2 GPM	10.6	5	53
Bathroom Toilet (3)	1.28 GPF	6.5	5	32.5
Bathroom Shower (3)	1.75 GPM	14	5	70
Kitchen Faucet (1)	1.5 GPM	7.5	5	37.5
Dishwasher (1)	5.8 gal/use	5.8	1 Load per Day	5.8
Washing Machine (1)	24 gal/use	24	1 Load per Day	24
			GPD	222.8

PRAYER HALL

<i>Fixture Type</i>	<i>Flow rate</i>	<i>Est. Use per Visitor/Staff</i>	<i># Visitors/Staff</i>	<i>Est. Total Gallons/Day</i>
Handwash Faucet (7)	1.0 GPM	0.75 minutes	22	16.5
Mens Restroom Toilet (6)	1.28 GPF	1 flush	5	6.4
Mens Urinal (5)	0.5 GPF	1 flush	10	5
Womens Restroom Toilet (8)	1.28 GPF	1 flush	10	12.8
			GPD	40.7

KITCHEN/DINING FACILITY

<i>Fixture Type</i>	<i>Flow Rate</i>	<i>Est. Use per Visitor/Staff</i>	<i># Visitors/Staff</i>	<i>Est. Total Gallons/Day</i>
Footwash-Showerhead (2)	1.75 GPM	0.25 minutes	2	0.875
3 - compartment sink (2)	Adjustable (Est. 1.8 GPM)	3 gallons/meal/person	10	30
2-compartment sink (1)	Adjustable (Est. 1.8 GPM)	Included Above	Included Above	0
Handwash Faucet (kitchen/other staff)	1.5 GPM	7.5 gallons per staff/day	2	15
			GPD	45.875
			Total GPD	309.375

Average Daily Water Usage

(Gallons)	855.8	(Peak Weekly Water Usage/7 days)
Peak Weekly Water Usage (Gallons)	5990.8	(Peak Sunday+Peak Wednesday+(Peak Non-Event * 5 days))
Peak Monthly Water Usage (Gallons)	25960.2	(Weekly Water Usage*52 weeks)/12 months

The water usage spreadsheet above indicates that current water usage during a peak Sunday is approximately 3,832 gallons assuming a peak 600 visitors. The monthly water usage average is estimated as 25,960 gallons. The estimated water use based on proposed development and visitation falls well below the maximum average of 2,500 gallons per day and maximum 50,000 gallons per month City of Fairfield allotment.

As a means for comparison, and to represent a worst case scenario, the Table below summarizes water use estimation using wastewater guideline analysis. The wastewater values represented below typically provide a large safety factor. The estimated peak Sunday wastewater generated is expected to be 4,850 gallons per day and 37,200 gallons per month.

Guru Nanak Sikh Temple - Water Use Estimation Using Wastewater Guidelines

Proposed Weekly Wasteflow Calculations

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Weekly Visitation (includes meal service)							
Peak Visitors/Day	600	10	10	60	10	10	10
Wastewater GPD (assume 7 GPD/person)	4200	70	70	420	70	70	70
Extra Staff/Employees							
Average Staff/Day	10	2	2	4	2	4	4
Wastewater GPD (assume 20 GPD/person)	200	40	40	80	40	80	80
Existing Residence							
Residence (# bedrooms)	3	3	3	3	3	3	3
Wastewater GPD (assume 150 GPD/bedroom)	450	450	450	450	450	450	450
Total Wasteflow Per Day (GPD)							
Total (Visitors + Staff + Residence)	4850	560	560	950	560	600	600

Peak Wasteflow (Sunday) : 4850 Gallons

Daily Average: 1240 Gallons ((Total Weekly Flow/7 days)

Monthly Average: 37200 Gallons (Daily Average Gallons * 30 days)

WATER USAGE SUMMARY:

In summary, the water usage for the proposed development and increased visitation at the Guru Nanak Sikh Temple is estimated to be approximately 3,800 gallons on a peak Sunday and on average approximately 26,000 gallons per month. The estimated water use falls well below the City of Fairfield monthly allotment of 50,000 gallons. Additionally, due to the recent repairs of major water plumbing leaks, removal of landscape irrigation from City of Water supply, and future upgrades of all plumbing fixtures to "low-flow" technology, it can be expected that the Guru Nanak Sikh Temple will do a far better job at minimizing water usage than in past years.

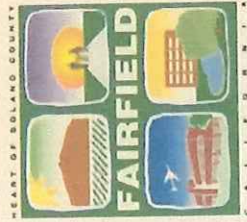
The Guru Nanak Sikh Temple plans to implement the following water use monitoring measures to ensure compliance with water use limits and be a responsible water user in the community.

1. Water bills will be reviewed monthly to identify out of the normal water use.
2. The facility will have all plumbing on the property leak tested on a monthly and then quarterly basis.
3. Wastewater flows to the leachfield will be recorded (via flowmeters) and monitored monthly as a further precaution to detect leaks and mitigate out of the normal water usage.
4. The wastewater system has also been designed with water reuse in mind and will utilize advance wastewater treatment and drip system components to irrigate future vine and tree crops on the property.

APPENDIX 1

- City of Fairfield Two-Year Water History
- Field Collected City of Fairfield Water Meter Readings
- Estimated Current Water Usage & Fixture Inventory
- Estimated Future Water Usage & Fixture Inventory
- Water Use Estimation Using Wastewater Guidelines
- American Leak Detection Invoice
- Summary of Proposed Activities at Guru Nanak Sikh Temple

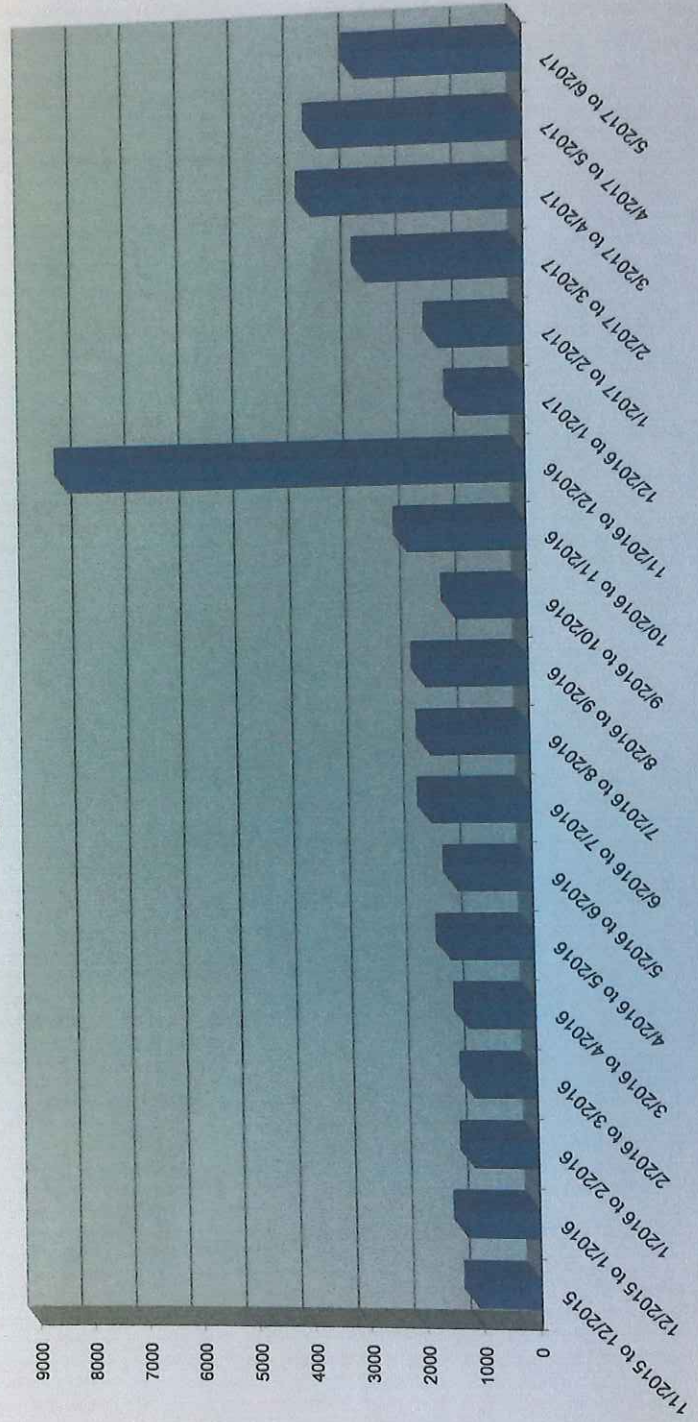
Two-year Water History



Customer Name: Fairfield Sikh Temple
 Address: 2948 Rockville Road, Fairfield, CA
 Meter Number: 0

Read Date	Reading	HCF in Period	Days in Period	Gallons per Day
11/5/2015	1180			
12/3/2015	1221	41	28	1095
1/7/2016	1280	59	35	1261
2/4/2016	1322	42	28	1122
3/3/2016	1363	41	28	1095
4/7/2016	1418	55	35	1175
5/5/2016	1473	55	28	1469
6/2/2016	1522	49	28	1309
7/6/2016	1602	80	34	1760
8/4/2016	1670	68	29	1754
9/7/2016	1753	83	34	1826
10/6/2016	1802	49	29	1264
11/3/2016	1881	79	28	2110
12/8/2016	2270	389	35	8313
1/4/2017	2312	42	27	1164
2/2/2017	2371	59	29	1522
3/2/2017	2476	105	28	2805
4/6/2017	2654	178	35	3804
5/4/2017	2791	137	28	3660
6/8/2017	2930	139	35	2971
7/6/2017	3085	155	28	4141
Averages		92	30	2183

GALLONS PER DAY



Field Collected City Water Meter Readings

Date	Time Recorded	Meter Reading (cu. Ft.)	Gallons Elapsed (cu. Ft.*7.48 gal)	Est. Gal/Day	Notes
Friday, August 25	5:00 PM	335199.3			
Saturday, August 26	7:00 AM	335460	1950.0	3342.8	
Sunday, August 27	9:00 AM	335891.9	3230.6	2981.5	
Monday, August 28	9:00 AM	336353.6	3453.5	3453.5	City of Fairfield water line leak tested (no leak)
Tuesday, August 29	10:00 AM	336713.8	2694.3	2586.5	
Wednesday, August 30	10:00 AM	337049.7	2512.5	2512.5	
Thursday, August 31	9:00 AM	337401.9	2634.5	2749	
Friday, September 1	10:00 AM	337752.6	2623.2	2518.3	Third party leak detection investigation **
Saturday, September 2	11:00 AM	338136.8	2873.8	2758.8	Two leaking toilets replaced around 3 PM
Sunday, September 3	10:00 AM	338283.5	1097.3	1145	Approx. 300-400 visitors for Sunday services
Monday, September 4	9:00 AM	338379.6	718.8	749.3	Major water use change following leak repair
Tuesday, September 5	9:00 AM	338453.2	550.5	550.5	Decrease in water usage on no services Monday

Average Daily Water Use Prior to Toilet(s) Leak Repairs = 2,500 Gallons/Day = 75,000 Gallons/Month

Average Daily Water Use After Toilet(s) Leak Repairs = 650 Gallons/Day = 19,500 Gallons/Month (note only two days of records following leak repairs)

** Water lines on the property were pressure tested. No leaks were found. However, it was determined that two toilets and a showerhead in the Residence had large constantly running leaks. Toilets were replaced in the afternoon on Saturday September 3rd. Immediate water savings were noted the following day.

Estimated Current Water Usage & Fixture Inventory

Water Usage - Existing Conditions - Peak Sunday

RESIDENCE

<i>Fixture Type</i>	<i>Flow Rate</i>	<i>Est. Gallons/person/day</i>	<i>Occupants</i>	<i>Est. Total Gallons/day</i>
Bathroom Facuet (3)	2.2 GPM	11.2	5	56
Bathroom Toilet (3)	1.6 gpf	8.2	5	41
Bathroom Shower (3)	2.5 GPM	18	5	90
Kitchen Faucet (1)	2.2 GPM	11	5	55
Dishwasher (1)	8.6 gal/use	1 Load per Day	5	8.6
Washing Machine (1)	40 gal/use	1 Load per Day	5	40
GPD				290.6

DINING/KITCHEN/PRAYER HALL

<i>Fixture Type</i>	<i>Flow rate</i>	<i>Est. Use per Visitor/Staff</i>	<i># Visitors/Staff</i>	<i>Est. Total Gallons/day</i>
Handwash Faucet (12)	1.2 GPM	0.5 minutes/use	350	210
Footwash-Showerhead (2)	2.5 GPM	0.25 minutes/use	50	31.25
Mens Restroom Toilet (1)	1.6 GPF	Currently using well water	N/A	0
Mens Urinal (2)	0.5 GPF	Currently using well water	N/A	0
Womens Restroom Toilet (3)	1.6 GPF	Currently using well water	N/A	0
3 - compartment sink (2)	2.5 GPM	3 gallons/meal/person	350	1050
Handwash Faucet (kitchen/other staff)	1.8 GPM	20 gallons/day/person	10	200
GPD				1491.25
Total GPD				1781.85

Water Usage - Existing Conditions - Peak Wednesday

RESIDENCE

<i>Fixture Type</i>	<i>Flow Rate</i>	<i>Est. Gallons/person/day</i>	<i>Occupants</i>	<i>Est. Total Gallons/day</i>
Bathroom Facuet (3)	2.2 GPM	11.2	5	56
Bathroom Toilet (3)	1.6 gpf	8.2	5	41
Bathroom Shower (3)	2.5 GPM	18	5	90
Kitchen Faucet (1)	2.2 GPM	11	5	55
Dishwasher (1)	8.6 gal/use	1 Load per Day	5	8.6
Washing Machine (1)	40 gal/use	1 Load per Day	5	40
GPD				290.6

DINING/KITCHEN/PRAYER HALL

<i>Fixture Type</i>	<i>Flow rate</i>	<i>Est. Use per Visitor/Staff</i>	<i># Visitors/Staff</i>	<i>Est. Total Gallons/day</i>
Handwash Faucet (12)	1.2 GPM	0.5 minutes/use	65	39
Footwash-Showerhead (2)	2.5 GPM	0.25 minutes/use	10	6.25
Mens Restroom Toilet (1)	1.6 GPF	Currently using well water	N/A	0
Mens Urinal (2)	0.5 GPF	Currently using well water	N/A	0
Womens Restroom Toilet (3)	1.6 GPF	Currently using well water	N/A	0
3 - compartment sink (2)	2.5 GPM	3 gallons/meal/person	60	180
Handwash Faucet (kitchen/other staff)	1.8 GPM	7.5 gallons/day/person	4	80
GPD				305.25
Total GPD				595.85

Water Usage - Existing Conditions - Peak Non-Event Day

RESIDENCE

<i>Fixture Type</i>	<i>Flow Rate</i>	<i>Est. Gallons/person/day</i>	<i>Occupants</i>	<i>Est. Total Gallons/day</i>
Bathroom Facuet (3)	2.2 GPM	11.2	5	56
Bathroom Toilet (3)	1.6 gpf	8.2	5	41
Bathroom Shower (3)	2.5 GPM	18	5	90
Kitchen Faucet (1)	2.2 GPM	11	5	55
Dishwasher (1)	8.6 gal/use	1 Load per Day	5	8.6
Washing Machine (1)	40 gal/use	1 Load per Day	5	40
GPD				290.6

DINING/KITCHEN/PRAYER HALL

<i>Fixture Type</i>	<i>Flow rate</i>	<i>Est. Use per Visitor/Staff</i>	<i># Visitors/Staff</i>	<i>Est. Total Gallons/day</i>
Handwash Faucet (12)	1.2 GPM	0.5 minutes/use	20	12
Footwash-Showerhead (2)	2.5 GPM	0.25 minutes/use	2	1.25
Mens Restroom Toilet (1)	1.6 GPF	Currently using well water	N/A	0
Mens Urinal (2)	0.5 GPF	Currently using well water	N/A	0
Womens Restroom Toilet (3)	1.6 GPF	Currently using well water	N/A	0
3 - compartment sink (2)	2.5 GPM	3 gallons/meal/person	10	30
Handwash Faucet (kitchen/other staff)	1.8 GPM	20 gallons/day/person	2	40
GPD				83.25
Total GPD				373.85

Average Daily Water Use (Gallons)	606.7	(Peak Weekly Water Usage/7 days)
Peak Weekly Water Usage (Gallons)	4247.0	(Peak Sunday+Peak Wednesday+(Peak Non-Event * 5 days))
Peak Monthly Water Usage (Gallons)	18403.5	(Weekly Water Usage*52 weeks)/12 months

References:

1. Solano County Code Ch. 6.4 Sewage Standards - Table 4: Projected Daily Sewage Flow
2. EPA WaterSense: Water-Efficient Single-Family New Home Specification Supporting Statement - Table 2. Expected Daily Per Capita Indoor Water Savings from WaterSense Labeled New Homes (May 14, 2008)
3. East Bay Municipal District : Save Like a Pro - Typical 1990's Plumbing & Appliances Vs. Efficient Plumbing and Appliances
4. Field Collected Fixture & Activity Data

Estimated Future Water Usage & Fixture Inventory

Water Usage - Proposed Conditions - Peak Sunday

RESIDENCE

<i>Fixture Type</i>	<i>Flow Rate</i>	<i>Est.</i>	<i>Occupants</i>	<i>Est. Total</i>
Bathroom Facuet (3)	1.2 GPM	10.6	5	53
Bathroom Toilet (3)	1.28 GPF	6.5	5	32.5
Bathroom Shower (3)	1.75 GPM	14	5	70
Kitchen Faucet (1)	1.5 GPM	7.5	5	37.5
Dishwasher (1)	5.8 gal/use	5.8	1 Load per Day	5.8
Washing Machine (1)	24 gal/use	24	1 Load per Day	24
GPD				222.8

PRAYER HALL

<i>Fixture Type</i>	<i>Flow rate</i>	<i>Est. Use per Visitor/Staff</i>	<i># Visitors/Staff</i>	<i>Est. Total Gallons/Day</i>
Handwash Faucet (7)	1.0 GPM	0.75 minutes	600	450
Mens Restroom Toilet (6)	1.28 GPF	1 flush	350	448
Mens Urinal (5)	0.5 GPF	1 flush	500	250
Womens Restroom Toilet (8)	1.28 GPF	1 flush	400	512
GPD				1660

KITCHEN/DINING FACILITY

<i>Fixture Type</i>	<i>Flow Rate</i>	<i>Est. Use per Visitor/Staff</i>	<i># Visitors/Staff</i>	<i>Est. Total Gallons/Day</i>
Footwash-Showerhead (2)	1.75 GPM	0.25 minutes	100	43.75
3 - compartment sink (2)	Adjustable (Est. 1.8 GPM)	3 gallons/meal/person	610	1830
2-compartment sink (1)	Adjustable (Est. 1.8 GPM)	Included Above	Included Above	0
Handwash Faucet (kitchen/other staff)	1.5 GPM	7.5 gallons per staff/day	10	75
GPD				1948.75
Total GPD				3831.55

Water Usage - Proposed Conditions - Peak Wednesday

RESIDENCE

<i>Fixture Type</i>	<i>Flow Rate</i>	<i>Gallons/person/day</i>	<i>Occupants</i>	<i>Gallons/Day</i>
Bathroom Facuet (3)	1.2 GPM	10.6	5	53
Bathroom Toilet (3)	1.28 GPF	6.5	5	32.5
Bathroom Shower (3)	1.75 GPM	14	5	70
Kitchen Faucet (1)	1.5 GPM	7.5	5	37.5
Dishwasher (1)	5.8 gal/use	5.8	1 Load per Day	5.8
Washing Machine (1)	24 gal/use	24	1 Load per Day	24
GPD				222.8

PRAYER HALL

<i>Fixture Type</i>	<i>Flow rate</i>	<i>Est. Use per Visitor/Staff</i>	<i># Visitors/Staff</i>	<i>Est. Total Gallons/Day</i>
Handwash Faucet (7)	1.0 GPM	0.75 minutes	65	48.75
Mens Restroom Toilet (6)	1.28 GPF	1 flush	30	38.4
Mens Urinal (5)	0.5 GPF	1 flush	35	17.5
Womens Restroom Toilet (8)	1.28 GPF	1 flush	40	51.2
GPD				155.85

KITCHEN/DINING FACILITY

<i>Fixture Type</i>	<i>Flow Rate</i>	<i>Est. Use per Visitor/Staff</i>	<i># Visitors/Staff</i>	<i>Est. Total Gallons/Day</i>
Footwash-Showerhead (2)	1.75 GPM	0.25 minutes	20	8.75
3 - compartment sink (2)	Adjustable (Est. 1.8 GPM)	3 gallons/meal/person	65	195
2-compartment sink (1)	Adjustable (Est. 1.8 GPM)	Included Above	Included Above	0
Handwash Faucet (kitchen/other staff)	1.5 GPM	7.5 gallons per staff/day	4	30
GPD				233.75
Total GPD				612.4

Water Usage - Proposed Conditions - Non-Event Day

RESIDENCE

<i>Fixture Type</i>	<i>Flow Rate</i>	<i>Gallons/person/day</i>	<i>Occupants</i>	<i>Gallons/Day</i>
Bathroom Facuet (3)	1.2 GPM	10.6	5	53
Bathroom Toilet (3)	1.28 GPF	6.5	5	32.5
Bathroom Shower (3)	1.75 GPM	14	5	70
Kitchen Faucet (1)	1.5 GPM	7.5	5	37.5
Dishwasher (1)	5.8 gal/use	5.8	1 Load per Day	5.8
Washing Machine (1)	24 gal/use	24	1 Load per Day	24
GPD				222.8

PRAYER HALL

<i>Fixture Type</i>	<i>Flow rate</i>	<i>Est. Use per Visitor/Staff</i>	<i># Visitors/Staff</i>	<i>Est. Total Gallons/Day</i>
Handwash Faucet (7)	1.0 GPM	0.75 minutes	22	16.5
Mens Restroom Toilet (6)	1.28 GPF	1 flush	5	6.4
Mens Urinal (5)	0.5 GPF	1 flush	10	5
Womens Restroom Toilet (8)	1.28 GPF	1 flush	10	12.8
GPD				40.7

KITCHEN/DINING FACILITY

<i>Fixture Type</i>	<i>Flow Rate</i>	<i>Est. Use per Visitor/Staff</i>	<i># Visitors/Staff</i>	<i>Est. Total Gallons/Day</i>
Footwash-Showerhead (2)	1.75 GPM	0.25 minutes	2	0.875
3 - compartment sink (2)	Adjustable (Est. 1.8 GPM)	3 gallons/meal/person	10	30
2-compartment sink (1)	Adjustable (Est. 1.8 GPM)	Included Above	Included Above	0
Handwash Faucet (kitchen/other staff)	1.5 GPM	7.5 gallons per staff/day	2	15
GPD				45.875
Total GPD				<u>309.375</u>

Average Daily Water Usage (Gallons) 855.8	(Peak Weekly Water Usage/7 days)
Peak Weekly Water Usage (Gallons) 5990.8	(Peak Sunday+Peak Wednesday+(Peak Non-Event * 5 days))
Peak Monthly Water Usage (Gallons) 25960.2	(Weekly Water Usage*52 weeks)/12 months

References:

1. Solano County Code Ch. 6.4 Sewage Standards - Table 4: Projected Daily Sewage Flow
2. EPA WaterSense: Water-Efficient Single-Family New Home Specification Supporting Statement - Table 2. Expected Daily Per Capita Indoor Water Savings from WaterSense Labeled New Homes (May 14, 2008)
3. East Bay Municipal District : Save Like a Pro - Typical 1990's Plumbing & Appliances Vs. Efficient Plumbing and Appliances
4. Field Collected Fixture & Activity Data

Guru Nanak Sikh Temple - Water Use Estimation Using Wastewater Guidelines

Proposed Weekly Wasteflow Calculations

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Weekly Visitation (includes meal service)							
Peak Visitors/Day	600	10	10	60	10	10	10
Wastewater GPD (assume 7 GPD/person)	4200	70	70	420	70	70	70
Extra Staff/Employees							
Average Staff/Day	10	2	2	4	2	4	4
Wastewater GPD (assume 20 GPD/person)	200	40	40	80	40	80	80
Existing Residence							
Residence (# bedrooms)	3	3	3	3	3	3	3
Wastewater GPD (assume .150 GPD/bedroom)	450	450	450	450	450	450	450
Total Wasteflow Per Day (GPD)							
Total (Visitors + Staff + Residence)	4850	560	560	950	560	600	600

Peak Wasteflow (Sunday): 4850 Gallons **Daily Average:** 1240 Gallons ((Total Weekly Flow/7 days)
Monthly Average: 37200 Gallons (Daily Average Gallons * 30 days)

**** Typical wastewater guidelines use water usage estimated rates with a safety factor built in so estimations above most likely represent higher than average usage.**

WasteFlow Rates obtained from Solano County Code Chapter 6.4 - Sewage Standards Table 4. Projected Daily Sewage Flow



Form Information

Form Name: **Plumbing**
Submitter Name: Daniel Cunha
Submission Date: Sep 1, 2017 10:38:53 AM PDT
Reference Number: 12369p 20170901-1865597644

Customer Information

Customer Name: Guru Nanak Sikh Temple
Address: 2948 Rockville Rd, Fairfield, CA 94534, United States
Sep 1, 2017 10:31:01 AM PDT [[View Map](#)]
Job Type: Commercial
Leak Detection Type: High water bill
Job Estimate: \$445/2hrs + \$165/hr thereafter + \$120/tank of tracer gas

Plumbing Tests

Concern: High water bill.
Meter Movement: Yes
Line(s) that held pressure: Main Line;
Hot Line;
Cold Line.
Leak Detected On: Two running toilets in the back of the house.
Leak Location: Hallway Bathroom and Master bathroom.

Notes

Notes: The main line is approximately 500 feet long, and the well water connects to the city water. All lines were checked for all buildings on the property, and the unidentified valves were discerned and the customer was informed thusly.

Payment Information

Results: The results of the inspection were shown to and discussed with the customer.
Additional Applicable Charges: 1 Additional Hour: \$165
Total Charge: \$610
Payment: Paid in Full by Credit Card.
THANK YOU FOR CALLING AMERICAN LEAK DETECTION.

Summary of Proposed Activities at Guru Nanak Sikh Temple Property

Existing & Proposed Activities at Guru Nanak Sikh Temple															
	Sunday		Monday		Tuesday		Wednesday		Thursday		Friday		Saturday		
Weekly Visitation (Includes meal service)															
	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	
Peak Visitors/Day	300-400	600	10	10	10	10	60	60	10	10	10	10	10	10	
Extra Staff/Employees															
Average Staff/Day	10		2		2		4		2		4		4		
Existing Residence															
Residence (# bedrooms)	3		3		3		3		3		3		3		

Proposed Additional Activities:

- Special Events (no more than three events per year) to occur on Sundays following usual Prayer services. They typically during the months of (April & November) During these special event days, portable toilet and hand wash facilities will be provided in addition to catered or potluck style meals.
- If any other special events occur, and it is anticipated that more than 600 visitors will be visiting the Temple during the same day, portable toilet and hand wash facilities will provided in addition to catered or potluck style meals.
- The Sikh Youth Academy operates only on Sundays. Students attending are included in the typical weekly visitation listed in the table above. There is no plumbing in the Sikh Youth Academy building.
- Small Prayer gatherings occur on Wednesdays between 5pm to 8pm. Typical attendance is 50 people.

Additional Information:

- Typical Sunday Prayer services involves members arriving around 10-11am and leaving around 1-3pm.
- An existing Residence consisting of three bedrooms also exists on the property. Typically 4-5 occupants live in the Residence.
- All domestic drinking water and plumbing on the property, except for the toilets in the existing restrooms in the kitchen facility is provided by City of Fairfield. Once the new Prayer Hall is constructed, the bathrooms in the kitchen building will be removed.
- The property also has an existing water well which is used for all irrigation and fire protection on the property. Water is stored in the existing metal water tank.

APPENDIX 2

- EPA WaterSense: Water-Efficient Single-Family New Home Specification Supporting Statement
- East Bay Municipal District : Save Like a Pro – Typical Vs. Efficient Plumbing Estimates

Water-Efficient Single-Family New Home Specification Supporting Statement

I. Introduction

The WaterSense® Program is developing criteria for water-efficient new homes. The intent of the Water-Efficient Single-Family New Home Specification (Specification) is to reduce indoor and outdoor water usage in new residential homes and encourage community infrastructure savings. The Specification is applicable to newly constructed single-family homes and townhomes, three stories or less in size.

II. Current Status of Water Use in Residential New Homes

The environmental impact of the residential sector is significant. There are more than 120 million homes in the United States and about 1.5 million new homes are constructed each year. On average for all homes, 70 percent of household water is used indoors and 30 percent is used outdoors; however, these percentages can easily flip during summer months in arid climates. Outdoor water use, especially for irrigation, can strongly affect a municipality's peak water use, upon which the sizing of water supply facilities is based. Table 1 presents the average indoor water consumption data for an existing American home.¹

Table 1. Typical Indoor Household Water Use

Type of Use	Daily Use (gallons/person)	Approximate % of Total Indoor Use
Toilets	18.5	26.7
Clothes Washers	15.0	21.7
Showers	11.6	16.8
Faucets	10.9	15.7
Leaks	9.5	13.7
Other	1.6	2.2
Baths	1.2	1.7
Dishwashers	1.0	1.4
Total	69.3	100.0

Water use inside the home has been addressed nationally through two mechanisms. The Energy Policy Act of 1992 (EPAct) established the maximum flush volume of toilets typically installed in residential settings at 1.6 gallons per flush (gpf), and the maximum flow rate for bathroom sink faucets, kitchen faucets, and showerheads at 2.5 gallons per minute (gpm) at 80 pounds per square inch (psi) static pressure. In 1998, the Department of Energy adopted a maximum flow rate standard of 2.2 gpm at 60 psi for all faucets.² However, new standards have not been issued to mandate the more efficient plumbing products being manufactured today.

¹ AWWA Research Foundation, 1998. Residential End Uses of Water.

² 63 Federal Register 13307; March 18, 1998.

Table 2. Expected Daily Per Capita Indoor Water Savings from WaterSense Labeled New Homes

Indoor Features	Standard Water Use	Standard Use (gal/day/capita)	WaterSense Criteria	Expected Use (gal/day/capita)	Expected Water Savings (gal/day/capita)
Toilets	1.6 gpf	8.16 ²⁴	1.28 gpf	6.53	1.63 (20%)
Bathroom faucets	2.2 gpm	11.21 ²⁵	1.5 gpm ²⁶	10.64	0.57 (5%)
Showerheads	2.5 gpm	10.33 ²⁷	2.5 gpm	10.33	0 (0%)
Hot water delivery systems	~10 gallons per day per household wasted ²⁸	3.85 ²⁹	Assume 10% water savings for insulation and between 15 -- 20% water savings for improved design. ³⁰	2.89	0.96 (25%)
Dishwashers	8.6 gallons per load ³¹ (6 gallons per cycle) ³²	1.04	5.8 gallons per load (4 gallons per cycle) ³³	0.69	0.35 (33%)
Clothes washers	39.6 gallons per load ³⁴ (12 gallons per cycle per cubic foot)	15.35	24 gallons per load ³⁵ (6 gallons per cycle per cubic foot)	8.44	6.91 (45%)
Total Indoor		49.89		39.52	10.42 (21% savings)

²⁴ Assumes 5.1 flushes/day/person per Mayer, P., DeOreo, W. et al 2000 and 2003.

²⁵ Assumes flow of 1.2 gpm and average use of 9.34 minutes/person/day per Mayer, P., DeOreo, W. et al 2000 and 2003.

²⁶ Assumes flow of 0.97 gpm and average use of 10.97 minutes/person/day per Mayer, P., DeOreo, W. et al 2000 and 2003.

²⁷ Assumes flow of 2.13 gpm, average use of 8.36 min/shower/person, and 0.58 showers/person/day per Mayer P., DeOreo W. et al 2000 and 2003.

²⁸ Klein, Gary. *Hot Water Distribution Considerations for BMPs*. Presentation made on August 21, 2006 to the California Urban Water Conservation Council.

²⁹ Assumes 2.6 persons per household per U.S. Department of Housing and Urban Development 2005.

³⁰ Acker, L., Klein, G. *Benefits of Demand-Controlled Pumping*. Home Energy. September/October 2006.

³¹ Assumes 8.64 gallons/load and 0.12 loads/person per Mayer, P., DeOreo, W. et al 2000, 2003, and 2004.

³² ENERGY STAR Frequently Asked Questions on Dishwashers. <energystar.custhelp.com/cgi-bin/energystar.cfg/php/enduser/std_adp.php?p_faaid=2539&o_created...> accessed 2/15/08.

³³ Ibid.

³⁴ Assumes 39.36 gallons/load and 0.39 loads/person per Mayer, P., DeOreo, W. et al 2000, 2003, and 2004.

³⁵ Assumes 24.15 gallons/load and 0.35 loads/person per Mayer, P., DeOreo, W. et al 2000, 2003, and 2004.

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

PROJECT TITLE:

Use Permit Application No. U-17-05 and Zone Text Amendment No. ZT-17-03 of the Guru Nanak Sikh Temple

PROJECT DESCRIPTION AND LOCATION:

The proposal involves expansion of the Guru Nanak Sikh Temple located along Rockville Road, within unincorporated Solano County. The primary component of the project involves construction of a new 15,060 square foot temple located near the southwest corner of the property. This structure includes a 9,000 sq. ft. prayer hall, lobby, restrooms, storage, and utility rooms. The proposal would accommodate an increase from 200 to 600 persons per Sunday service. The project is located at 2948 Rockville Road ¼ mile west of the City of Fairfield within the Suisun Valley Agriculture "A-SV-20" Zoning District, APN: 0150-260-040.

FINDINGS:

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

MITIGATION MEASURES INCORPORATED INTO PROJECT DESCRIPTION:

2.3 Air Quality

2.3.a. Require Implementation of Measures to Reduce Construction-Related Exhaust Emissions. The applicant, as a condition of project approval, shall be required to implement the following measures to further reduce exhaust emissions from construction-related equipment:

- Commercial electric power shall be provided to the project site in adequate capacity to avoid or minimize the use of portable gas-powered electric generators and equipment.
- Where feasible, equipment requiring the use of fossil fuels (e.g., diesel) shall be replaced or substituted with electrically driven equivalents (provided that they are not run via a portable generator set).

- To the extent feasible, alternative fuels and emission controls shall be used to further reduce NO_x and PM₁₀ exhaust emissions.
- On-site equipment shall not be left idling when not in use.
- The hours of operation of heavy-duty equipment and/or the amount of equipment in use at any one time shall be limited.
- Construction shall be curtailed during periods of high ambient pollutant concentrations; this may involve ceasing construction activity during the peak hour of vehicular traffic on adjacent roadways or on Spare the Air Days.
- Staging areas for heavy-duty construction equipment shall be located as far as possible from sensitive receptors.
- Before construction contracts are issued, the project applicants shall perform a review of new technology, in consultation with BAAQMD, as it relates to heavy-duty equipment, to determine what (if any) advances in emissions reductions are available for use and are economically feasible. Construction contract and bid specifications shall require contractors to utilize the available and economically feasible technology on an established percentage of the equipment fleet. It is anticipated that in the near future, both NO_x and PM₁₀ control equipment will be available.


2.3.b. Require Implementation of Measures to Reduce Fugitive PM₁₀ Dust Emissions. The applicant, as a condition of project approval, to implement the following enhanced and additional control measures recommended by BAAQMD to further reduce fugitive PM₁₀ dust emissions:

- Hydroseeding shall be used or nontoxic soil stabilizers shall be applied to inactive construction areas (previously graded areas inactive for 10 days or more).
- Exposed stockpiles (e.g., dirt, sand) shall be enclosed, covered, or watered twice daily, or nontoxic soil binders shall be applied to such stockpiles.
- Traffic speeds on unpaved roads shall be limited to 15 mph.
- Sandbags or other erosion control measures shall be installed to prevent runoff of silt to public roadways.
- Vegetation shall be replanted in disturbed areas as quickly as possible.
- Wheel washers shall be installed on all exiting trucks, or the tires or tracks of all trucks and equipment leaving the site shall be washed off.
- Windbreaks shall be installed or trees/vegetative windbreaks shall be planted at windward side(s) of construction areas.

- Excavation and grading activity shall be suspended when winds (instantaneous gusts) exceed 25 mph.
- The area subject to excavation, grading, and other construction activity at any one time shall be limited, as necessary.

PREPARATION:

This Negative Declaration was prepared by the Solano County Department of Resource Management. Copies may be obtained at the address listed below.



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

**Guru Nanak Sikh Temple
U-17-05 & ZT-17-03
Initial Study and
Mitigated Negative Declaration**

**September 2018
Prepared By
Department of Resource Management
County of Solano**

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ENVIRONMENTAL DETERMINATION

On the basis of this initial study:

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

8-31-18

Date

Eric Wilberg
Eric Wilberg, Planner Associate

INCORPORATION OF MITIGATION MEASURES INTO THE PROPOSED PROJECT

By signature of this document, the project proponent amends the project description to include the mitigation measures as set forth in Section 2.

03-02-2018

Date

[Signature]
VICE PRESIDENT
Guru Nanak Sikh Temple

[Signature] TREASURE

DEPARTMENT OF RESOURCE MANAGEMENT

PART II OF INITIAL STUDY OF ENVIRONMENTAL IMPACTS

Introduction

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

Project Title:	Guru Nanak Sikh Temple expansion
Application Number:	U-17-05 and ZT-17-03
Project Location:	2948 Rockville Road Fairfield, CA 94534
Assessor Parcel No.(s):	0150-260-040
Project Sponsor's Name and Address:	Guru Nanak Sikh Temple 2948 Rockville Road Fairfield, CA 94534

General Information

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

- Please review this Initial Study. You may order additional copies of this document from the Solano County Department of Resource Management Planning Services Division at 675 Texas Street, Fairfield, CA, 94533.
- We welcome your comments. If you have any comments regarding the proposed project please send your written comments to this Department by the deadline listed below.
- Submit comments via postal mail to:
Department of Resource Management
Planning Services Division
Attn: Eric Wilberg, Planner Associate
675 Texas Street
Fairfield, CA 94533
- Submit comments via fax to: (707) 784-4805
- Submit comments via email to: ejwilberg@solanocounty.com

Initial Study and Negative Declaration Guru Nanak Sikh Temple expansion
Use Permit U-17-05 and ZT-17-03

Submit comments by the deadline of: October 5, 2018

Next Steps

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

1.0 ENVIRONMENTAL SETTING and PROJECT DESCRIPTION

1.1 ENVIRONMENTAL SETTING:

The project site is a 7.78 acre parcel located ¼ mile west of the City of Fairfield. The property is situated within a predominantly agricultural setting identified as the Suisun Valley Agricultural Region by the Solano County General Plan. The subject site, however, is surrounded by a variety of land uses. The site is bordered to the north by fallow orchard; to the east by a restaurant and commercial service uses; to the south by a recreational pathway and Interstate 80; and to the west by a residence and corporation yard. The parcel has frontage along Rockville Road which provides access to the property. Moving north and west away from the project the landscape is dominated by tree, vine, and row crop production. Conversely, moving east and south towards the City of Fairfield land uses become predominantly residential and commercial in nature.

The parcel is developed with a religious facility along with ancillary structures and uses. Development on site is generally contained on the southern half of the lot and consists primarily of a 6,000 square foot temple which includes a prayer hall, kitchen, dining, library, and restrooms. West of the temple, the lot is developed with a 3,500 sq. ft. residence, a 2,160 modular classroom unit, water tank, and basketball court. Development east of the temple consists of a 3,000 sq. ft. storage structure, covered stage, storage container and shed. Paved and striped parking is located to the south of the structures. The entire site is relatively flat with vegetation consisting primarily of cypress trees lining the perimeter of the lot.

The existing temple and residence are supplied potable water from the City of Fairfield through an Out of Area Water Service Agreement (Appendix 6.3) between the City and the property owner. Existing development utilizes an on-site private septic system.

Figure 1: Vicinity Map

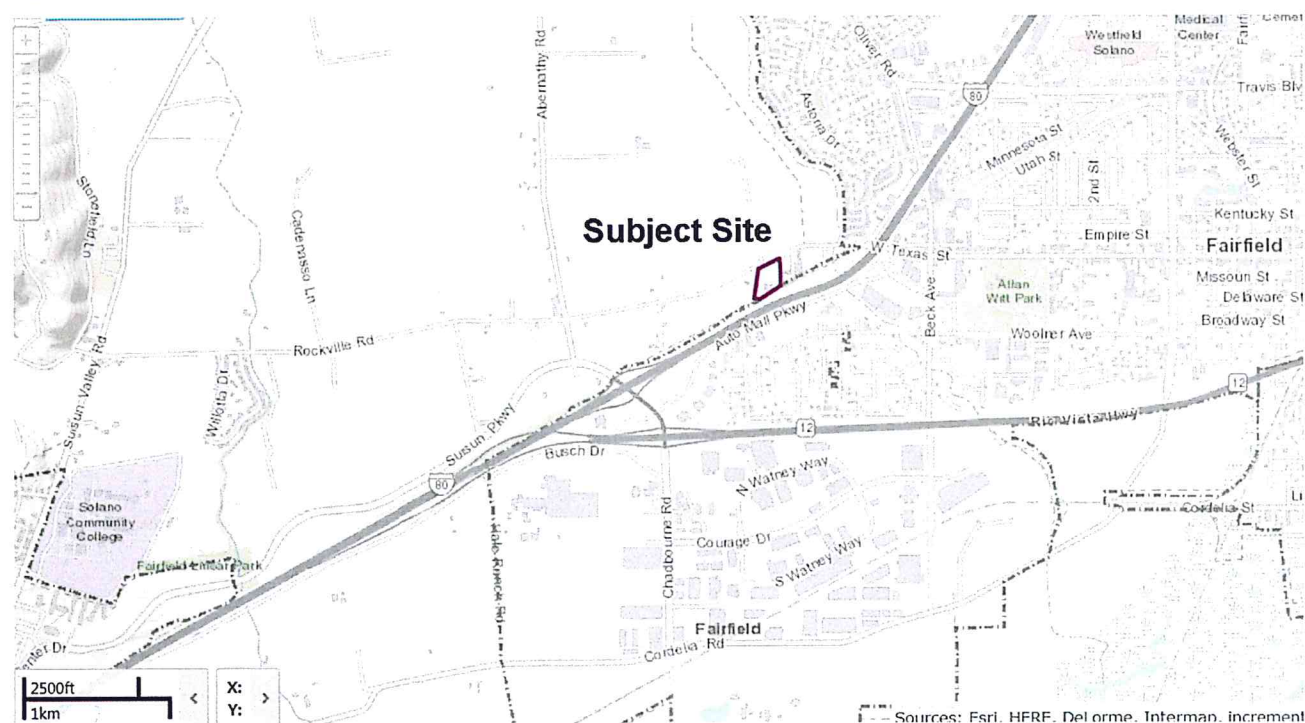


Figure 2: Assessor's Parcel Map

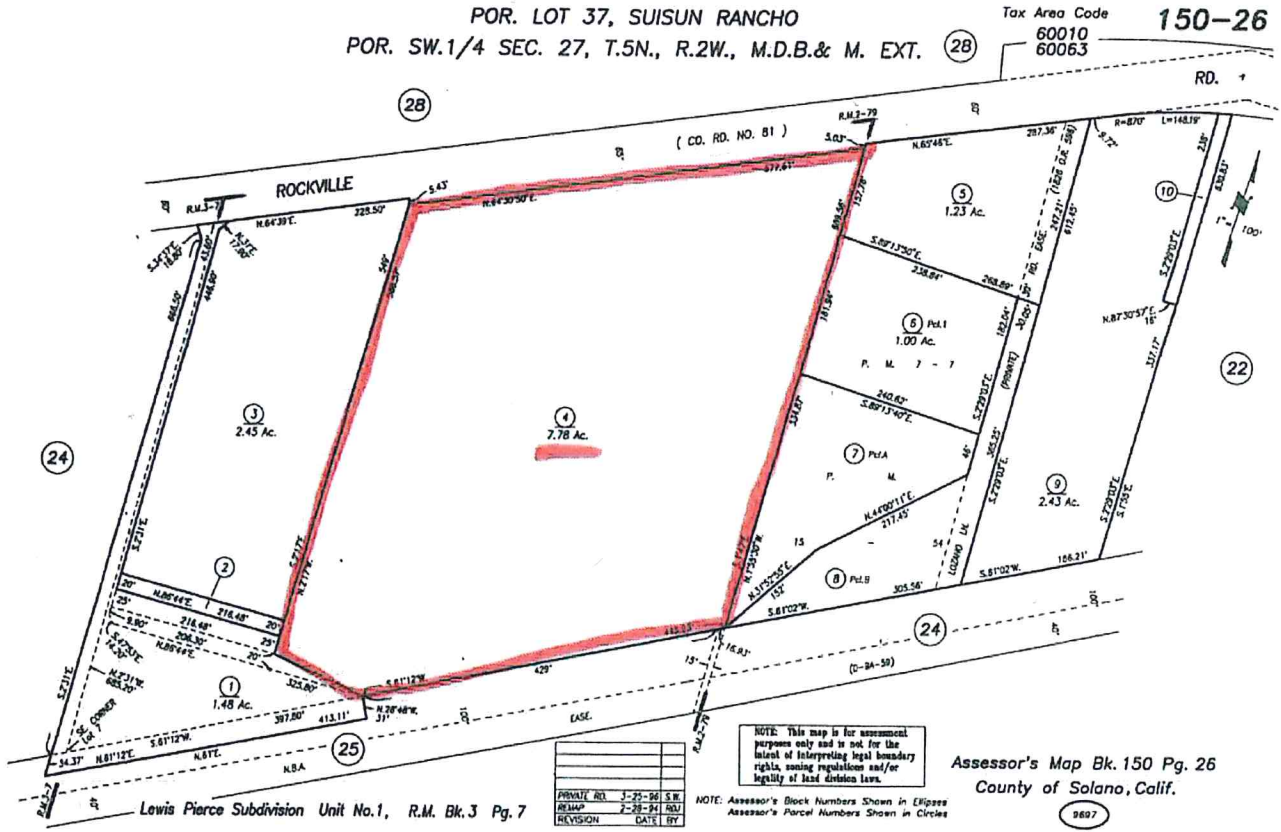


Figure 3: Aerial Photo Project Site – October 2017



1.2 PROJECT DESCRIPTION:

Project Purpose and Objectives

The applicant is proposing an expansion of the Guru Nanak Sikh Temple located along Rockville Road, within unincorporated Solano County. The primary component of the project involves construction of a new 15,060 square foot temple located near the southwest corner of the property. This structure includes a 9,000 sq. ft. prayer hall, lobby, restrooms, storage, and utility rooms. The proposal would accommodate an increase from 200 to 600 persons per Sunday service. The two story structure measures 35 feet in height; however domes and spires would reach a height of 58 feet above ground level.

Peak use of the site would occur on Sunday morning through early Sunday afternoon. A majority of the visitors would arrive between 10 – 10:30 a.m. and depart between 12:30 – 1:30 p.m. Congregants gather and socialize both before and after the service, thus there is no set arrival or

departure times. At the peak hour, a maximum of 600 persons would occupy the proposed worship area. During services an additional 10 persons would be preparing meals within the existing kitchen in the former temple building. Snacks and tea are prepared and served within the kitchen and dining areas normally from 10:00 a.m. to 11:30 a.m. Lunch meals are typically served from 11:30 a.m. to 1:00 p.m.

The project involves up to three (3) large events per year with an anticipated attendance of up to 1,000 persons per event. These events would occur on Sundays with guest arrival and departure times similar to regular services. Smaller gatherings would also occur on Wednesdays of up to 25 persons.

In addition to the new temple, the project includes new and expanded facilities to accommodate the increased demand for parking, vehicle access, septic capacity, storm water retention, and irrigation water.

Parking

The proposal involves an expansion and redesign of the existing paved parking area. New parking areas would be located in the northwest and southeast corners of the lot and would increase the total number of parking spaces from 104 to 247. In addition, the project designates an area within the undeveloped field as special occasion overflow parking.

Access/Circulation

The project proposes a new two lane driveway located approximately 400 feet east of the existing driveway along Rockville Road. The new driveway would serve outbound traffic or "exit" only while the existing driveway will be converted to serve inbound "enter" traffic only. Both entrance and exit roadways would maintain a minimum paved width of 26 feet.

Wastewater

The project proposes a new onsite wastewater treatment system to serve the existing and proposed uses on the property. The system has a peak design capacity to accommodate a maximum occupancy scenario of 600 visitors per Sunday services. Wastewater would be collected in adequately sized septic tanks for primary treatment (including a new grease interceptor tank), and pumped to an Orenco Systems pre-treatment device for advanced secondary treatment. Using an equalization tank to accommodate peak Sunday wastewater flows, treated wastewater would then be evenly timer-dosed to a Subsurface Drip Dispersal Field throughout the week. Soil testing has been completed and suitable areas for primary and reserve leach fields have been identified within the open field northeast of existing development onsite.

Storm water retention

The project proposes to construct and maintain a storm water retention basin near the northern parcel boundary, parallel to the lots frontage along Rockville Road. The retention basin measures approximately 80' by 280' and would be developed with a 0.66 acre foot capacity.

Irrigation Water

Since filing the use permit, the applicant has drilled a new water well onsite. The intended use of the well is for landscape irrigation. Deconstruction of the previously contaminated water well has also occurred.

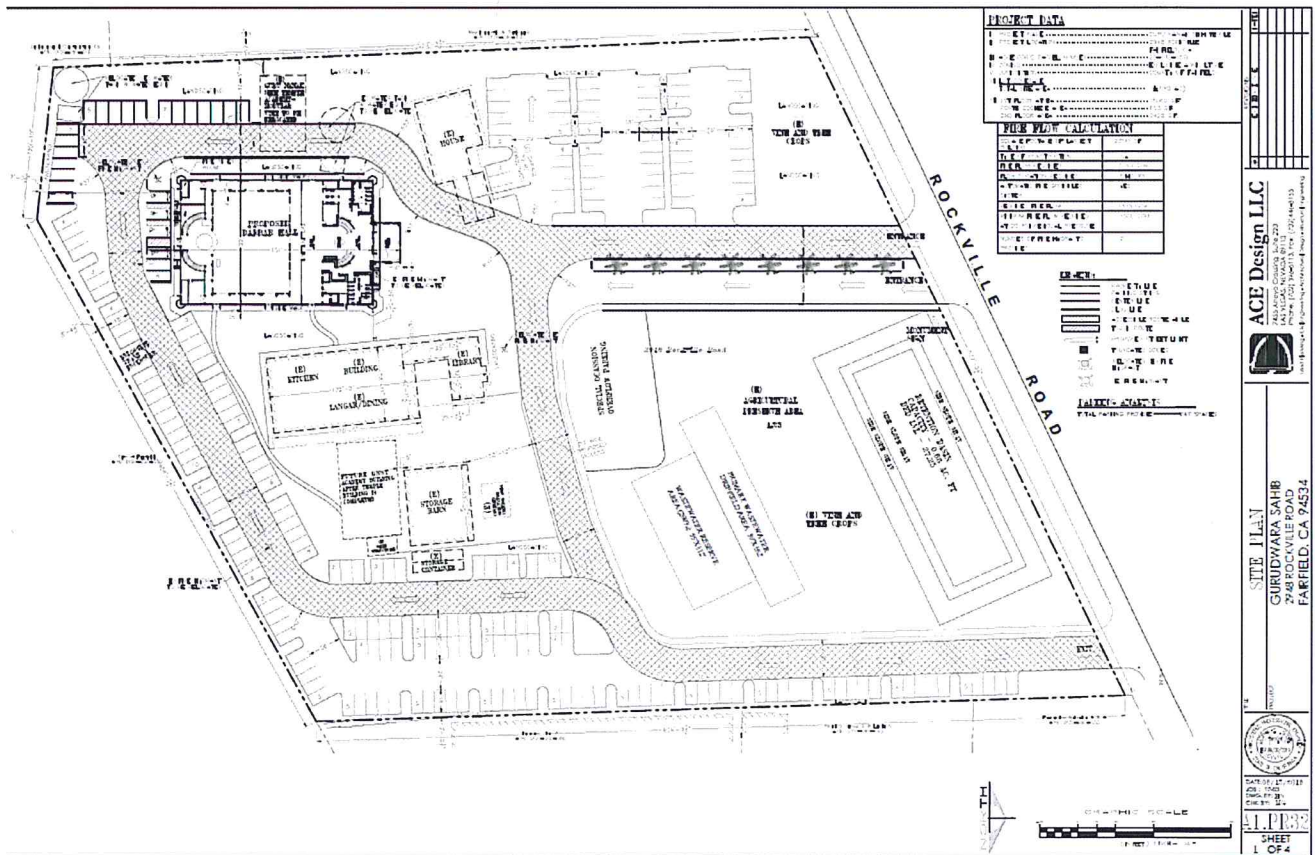
Guru Nanak Sikh Temple Academy

A 2,160 square foot modular unit has been added to the site and is being utilized as the Guru Nanak Sikh Temple Academy. The applicant has indicated that the classrooms would function as an ancillary use to the temple. The classrooms would be and are being utilized during Sunday service (between 10a – 2p) and would not increase the number of persons on-site.

Existing Development

Existing development would remain on-site as part of the proposed expansion project. The existing 6,000 square foot temple would continue to be utilized for public assembly, meal preparation and dining purposes. An existing U occupancy storage building, used as a dining hall, would once again be used solely for storage. The existing residence would remain on-site; however a portion of the attached garage would be demolished to provide adequate vehicle access between the home and the proposed temple. A cargo container and two unenclosed covered stages near the storage barn would remain. The applicant has stated that outdoor activities within the open field would no longer take place due to the increased capacity of the new temple and project.

Figure 4: Proposed Site Plan



1.2.1 ADDITIONAL DATA:

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

1.2.2 Surrounding General Plan, Zoning and Land Uses

	General Plan	Zoning	Land Use
Property	Agriculture	Suisun Valley Agriculture "ASV-20"	Religious facility
North	Agriculture	Suisun Valley Agriculture "ASV-20"	Fallow (previously orchard)
South	Urban/Fairfield	Urban/Fairfield	Outdoor recreation (trail)
East	Service & Neighborhood Commercial	Suisun Valley Agriculture "ASV-20"	Restaurant, commercial service
West	Agriculture	Suisun Valley Agriculture "ASV-20"	Residential, corporation yard

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

1.3.1 General Plan & Zoning

The subject site is designated Agriculture by the Solano County General Plan. Table LU-5 of the General Plan provides a description and intent of the Agricultural designation:

The (Agricultural Designation) provides areas for the practice of agriculture as the primary use, including areas that contribute significantly to the local agricultural economy, and allows for secondary uses that support the economic viability of agriculture. Agricultural land use designations protect these areas from intrusion by nonagricultural uses and other uses that do not directly support the economic viability of agriculture.

Further the General Plan identifies ten Agricultural Regions throughout the County, with the subject site located within the Suisun Valley Agricultural Region. Table AG-3 of the General Plan highlights the unique characteristics of each region and summarizes desired land uses.

The (Suisun Valley) provides for agricultural production, agricultural processing facilities, facilities to support the sale of produce, and tourist services that are ancillary to agricultural production.

The subject site is zoned Suisun Valley Agriculture "A-SV-20" consistent with the General Plan designation. Section 28.23 of the County Zoning Ordinance provides a table of allowed uses and permit requirements applicable to this zoning district. As seen on Table 28.23A, a religious facility (or church identified as a listed land use in other zoning districts) is not listed as an allowed or conditionally allowed land use and is therefore not permissible under current A-SV-20 Zoning District regulations.

On February 2, 1999 the Solano County Board of Supervisors granted approval of the Guru Nanak Sikh Temple facility based on mandatory and suggested findings along with various conditions of approval (Appendix 6.4). At that time a finding was made that the subject site was not suitable for agricultural use because of its location, size, and development on-site. The parcel's proximity to high volume traffic, the presence of mixed nonconforming uses located adjacent or nearby to the property, the wedge-shaped formation of the 5.2 acres not occupied by existing buildings, and the location of the existing buildings rendered the property inappropriate for agricultural use. At the time of approval the subject site was zoned Exclusive Agriculture "A" and the church land use was conditionally allowed within that district.

Since granting of the use permit, the property has been rezoned Suisun Valley Agriculture "A-SV-20". In addition, the church land use has been removed from all Agricultural Zoning Districts, therefore the existing land use is considered nonconforming with regards to current Zoning Regulations. Section 28.114 of the County Zoning Regulations addresses the purpose, intent, and continuance of existing nonconforming uses.

The purpose of the nonconforming section is to establish uniform provisions for the regulation of nonconforming structures, and uses of land that were legally established before the amendment, of the Zoning Code, or previously adopted County ordinances, but which would be prohibited, regulated, or restricted differently under the current provisions of the Code or future amendments.

The intent of the nonconforming section is to:

1. Discourage the long-term continuance of any nonconformities, providing for their eventual elimination, but to permit them to exist under the limited conditions outlined in Section 28.114.
2. Prevent nonconforming uses and structures from being enlarged, expanded, or extended, or being used as justification for adding other structures or uses that are prohibited by the provisions of the Zoning Code applicable to the zoning district in which the nonconformity is located.

The subject site is developed with an existing religious facility therefore no new land use would be introduced to the site; however the project would perpetuate the existing nonconforming land use through the construction of the new temple. Construction of the new parking areas, access and circulations, replacement wastewater system, storm water retention basin, and new classroom structure would constitute an expansion and intensification of the existing religious facility's current nonconforming status. The proposed development and expansion of the religious facility would not be consistent with the existing Zoning Ordinance nonconforming land use regulations therefore, the project requires an amendment to the Solano County Zoning Regulations (Chapter 28) to allow legal non-conforming churches within the Suisun Valley "A-SV-20" and Agricultural Tourist Center "ATC" Zoning Districts to build larger facilities and serve larger congregations.

In addition, as part of the previously approved use permit for the existing temple facility, the property owner entered into an Easement Deed and Agreement with the County of Solano which restricts various aspects of the land uses on-site (Appendix 6.5). This Easement Deed and Agreement would need to be amended to accommodate the increased visitor capacity, expanded developed footprint, and the reduction of the agricultural or open space use on the property.

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

1.4.1 Agencies that May Have Jurisdiction over the Project

- Bay Area Air Quality Management District
- City of Fairfield Public Works
- Solano County Department of Resource Management
- Suisun Fire Protection District
- Solano Irrigation District
- Solano Local Agency Formation Commission

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

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

Findings of SIGNIFICANT IMPACT

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

Findings of LESS THAN SIGNIFICANT IMPACT WITH MITIGATION MEASURES

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

- Air Quality
- Greenhouse Gas Emissions
- Mandatory Findings of Significance

Findings of LESS THAN SIGNIFICANT IMPACT

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

- | | |
|--|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Land Use and Planning |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Geology and Soils | <input type="checkbox"/> Transportation and Traffic |
| <input type="checkbox"/> Hydrology and Water | <input type="checkbox"/> Utilities and Service Systems |

Findings of NO IMPACT

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

Initial Study and Negative Declaration Guru Nanak Sikh Temple expansion

Use Permit U-17-05 and ZT-17-03

- | | |
|--|---|
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Population and Housing |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Hazards and Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Mineral Resources | |

2.1 Aesthetics

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

Environmental Setting

The subject property is located adjacent to Interstate 80, a Scenic Roadway identified on Figure RS-5 of the Solano County General Plan. Views north from I-80 towards the project site include hillsides located approximately 3 miles to the northwest. Dense vegetation including trees and shrubs occupy the area between I-80 and the subject property and obscure views of the hillsides. The various structures and parking areas on-site include existing safety and convenience lighting. The Fairfield Linear Park Trail has public access and located between I-80 and the subject site. The following photographs depict the view northwest from Interstate 80 towards the project site along with a photo simulation of the project.

Figure 5 – View Northwest toward site from I-80

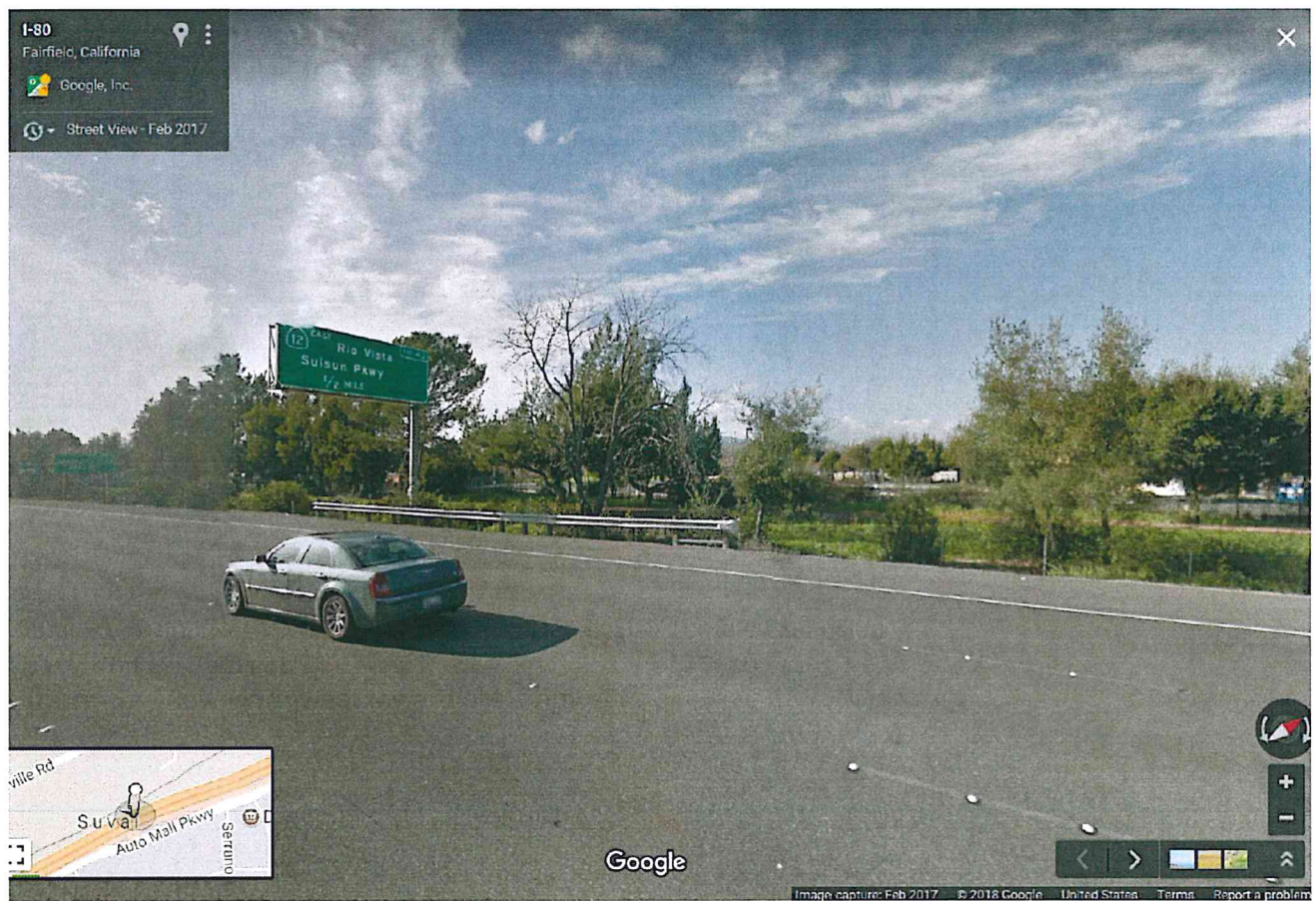
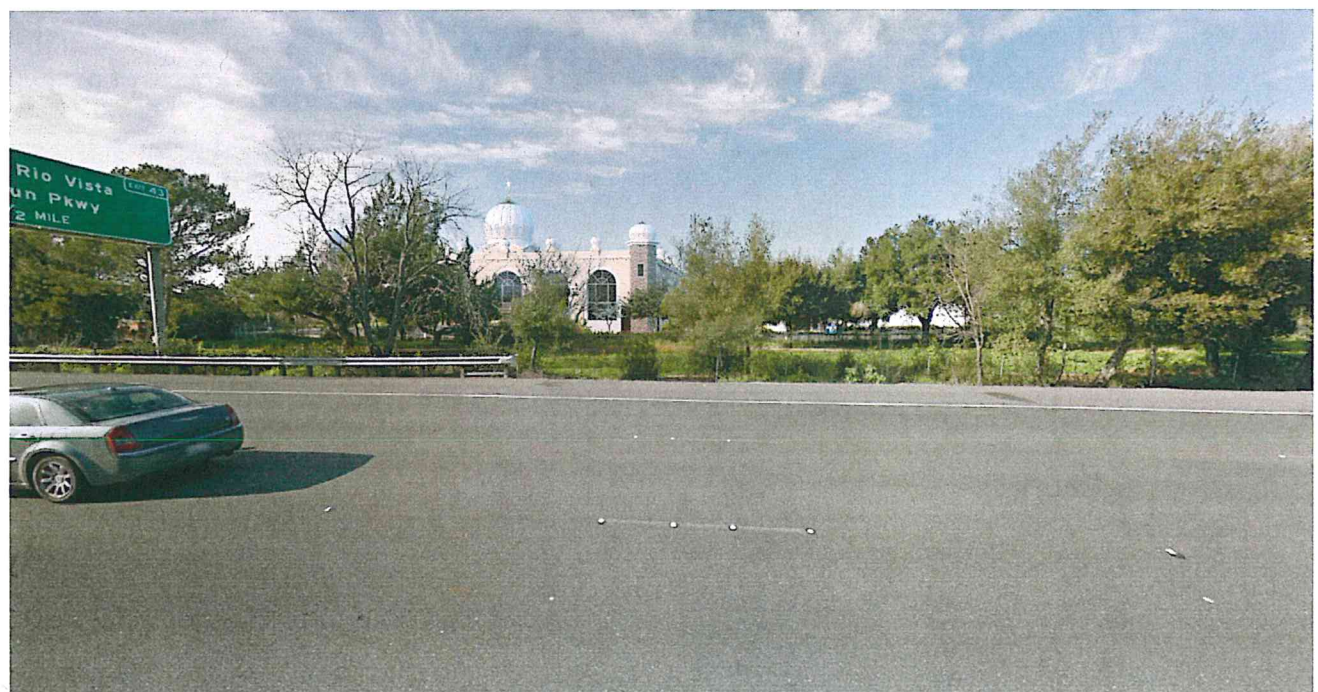


Figure 6 – View Northwest toward site from I-80 (project photo simulation)



Discussion

- a –c. The existing operation and proposed development is visible from Interstate 80; however, existing vegetation both on and off-site obscure views of the subject property. Also, Section 28.23.103 of the Solano County Zoning Regulations requires Architectural Approval for new construction within the Agriculture Suisun Valley “A-SV-20” Zoning District prior to building permit issuance. The Suisun Valley Design Guidelines are utilized as a manual for that approval and ensure development is compatible with land uses throughout the valley. The scale, location, and density of the trees in comparison to the proposed structure would minimize exposure of the project and generates **less than significant impacts** on Scenic Resources.
- d. Existing structures and parking areas on-site utilize safety and convenience lighting. The proposed new temple and reconfigured parking areas would also be lit for safety and convenience. The project would generate a **less than significant impact** on Scenic Resources.
- e. The project is not located near any public open spaces including any parks, plazas, or school yards; however is located adjacent to the Fairfield Linear Park Trail. The new structure would be set back approximately 60 feet from this pathway. **No impact.**

2.2 Agricultural Resources

Checklist Items: Would the project

	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting & Discussion

a –c. The proposed project will not convert any prime farmland or farmland of statewide importance to non-agricultural use. The subject site is identified as Urban and Built-up land on the latest California Department of Conservation’s Solano County Important Farmland map. The parcel is not under an active Williamson Act contract. The lot is developed with an existing religious facility and would not introduce a new land use to the site; however would expand the developed footprint and intensification of the nonagricultural use. The project would not convert farmland to a non-agricultural use. The project would generate a **less than significant impact** on Agricultural Resources.

2.3 Air Quality

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

Environmental Setting

The Suisun Valley is located in the San Francisco Bay Area Air Basin (SFBAAB), which also comprises all of Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, and Santa Clara Counties and the southern portion of Sonoma County. Western Solano County (including the SVSP area) is currently designated as a nonattainment area for the federal and state ozone (8-hour) and PM_{2.5} (24-hour) standards (ARB 2009, EPA 2009). In addition, western Solano County is currently designated as a nonattainment area for the state ozone (1-hour) and the state PM₁₀ (24-hour) standards. Solano County is unclassified for the federal PM₁₀ standard (ARB 2009).

Concentrations of ozone, carbon monoxide (CO), nitrogen dioxide (NO₂), sulfur dioxide (SO₂), respirable and fine particulate matter (PM₁₀ and PM_{2.5}), and lead are used as indicators of ambient air quality conditions. Because these are the most prevalent air pollutants known to be deleterious to human health, and because there is extensive documentation available on health-effects criteria for these pollutants, they are commonly referred to as “criteria air pollutants.” Sensitive receptors within the vicinity of the proposed project include nearby single-family residential dwellings to the southwest, south, and east of the SVSP area.

The ambient concentrations of air pollutant emissions are determined by the amount of emissions released by sources and the atmosphere’s ability to transport and dilute such emissions. Natural factors that affect transport and dilution include terrain, wind, atmospheric stability, and sunlight. Therefore, existing air quality conditions in the area are determined by such natural factors as topography, meteorology, and climate, in addition to the amount of emissions released by existing air pollutant sources. These pollutant sources were discussed within the General Plan EIR, starting on page 4.2-1.

The General Plan EIR found that future development under the General Plan in Solano County would generate emissions of criteria air pollutants (fine particulate matter with an aerodynamic resistance diameter of 10 micrometers or less [PM₁₀]) and ozone precursors, both of which affect regional air quality. The General Plan EIR found that even with Mitigation Measure 4.2-2a (Coordinate with Air Districts on Assumptions from Air Quality Plan Updates) and the various General Plan goals, policies, and programs intended to minimize air quality impacts, implementation of the General Plan would still result in operational emissions in excess of significance thresholds and assumptions used by the Bay Area Air Quality Management District (BAAQMD) for applicable clean air plans and attainment planning efforts. Therefore, the General Plan EIR found that build out of the General Plan would conflict with current air quality planning efforts.

The General Plan EIR also found that future development in Solano County would generate emissions of criteria air pollutants (PM₁₀) and ozone precursors, both of which affect regional air quality. The anticipated population and development with implementation of the General Plan would lead to operational (mobile-source and area-source) emissions that exceed BAAQMD’s significance thresholds. Implementation of General Plan EIR Mitigation Measure 4.2-3a, the adopted General Plan policies and implementation programs, and existing regulations would reduce operational emissions of reactive organic gases (ROG), oxides of nitrogen (NO_x), and PM₁₀, but not to a less-than-significant level.

Construction-related emissions of criteria air pollutants and precursors would still exceed significance thresholds; for this reason, and because of the large amount of development anticipated in Solano County, such emissions would violate or contribute substantially to an existing or projected air quality violation, and/or expose sensitive receptors to substantial pollutant concentrations. As stated on page 4.2-25 of the General Plan EIR, implementation of Mitigation Measures 4.2-1a(1)

and 4.2-1a(2) would reduce short-term, construction-related emissions, but not below the applicable level of significance.

The General Plan EIR found that future urban development pursuant to the General Plan would contribute considerably to nonattainment conditions in Solano County by adding vehicle trips, accommodating construction, and through other means, resulting in a significant cumulative impact.

Odors are generally regarded as an annoyance rather than a health hazard. However, manifestations of a person's reaction to foul odors can range from psychological (e.g., irritation, anger, or anxiety) to physiological (e.g., circulatory and respiratory effects, nausea, vomiting, and headache). The screening-level distance identified by BAAQMD for major sources of odors is 1 mile from sensitive receptors (2 miles for petroleum refineries). Minor sources of odors, such as exhaust from mobile sources, garbage collection areas, and charbroilers associated with commercial uses, are not typically associated with numerous odor complaints, but are known to have some temporary, less concentrated odorous emissions. These sources of odors were discussed on page 4.2-37 of the General Plan EIR.

Discussion

a –d. The proposed temple expansion is consistent with the development assumptions evaluated in the General Plan EIR. Because the proposed project is consistent with the General Plan, it is not anticipated to exceed the impacts analyzed within the General Plan EIR. The Proposed expansion's incremental contribution to regional nonattainment conditions as documented in the General Plan EIR is not an impact peculiar to the project within the meaning of State CEQA Guidelines Section 15183. Rather, the General Plan EIR, and the related findings adopted by the Solano County Board of Supervisors, identified air quality impacts as significant and unavoidable. To the extent that the proposed project contributes incrementally to those impacts, Section 15183 permits the County to conclude that such impacts have been adequately discussed and disclosed in the General Plan EIR on pages 4.2-26 to 4.2-28. ***Less Than Significant With Mitigation. See Mitigation Measures.***

e) Create objectionable odors affecting a substantial number of people?

The project does not propose the siting of any major odor source or siting of sensitive receptors within screening level distances from an existing major odor source (e.g., landfill, wastewater treatment plant, dairy). The construction of the proposed project would result in diesel exhaust emissions from onsite diesel equipment. The diesel exhaust emissions would be intermittent and temporary and would dissipate from the source with an increase in distance. Thus, the construction and operation of the proposed project are not anticipated to result in the creation of objectionable odors affecting a substantial number of people, and this impact would be ***Less Than Significant.***

Avoidance, Minimization Measures and/or Mitigation Measures

Mitigation Measures

Mitigation Measures 2.3.a. Require Implementation of Measures to Reduce Construction-Related Exhaust Emissions. The applicant, as a condition of project approval, shall be required to implement the following measures to further reduce exhaust emissions from construction-related equipment:

- Commercial electric power shall be provided to the project site in adequate capacity to avoid or minimize the use of portable gas-powered electric generators and equipment.
- Where feasible, equipment requiring the use of fossil fuels (e.g., diesel) shall be replaced or substituted with electrically driven equivalents (provided that they are not run via a portable generator set).
- To the extent feasible, alternative fuels and emission controls shall be used to further reduce NO_x and PM₁₀ exhaust emissions.
- On-site equipment shall not be left idling when not in use.
- The hours of operation of heavy-duty equipment and/or the amount of equipment in use at any one time shall be limited.
- Construction shall be curtailed during periods of high ambient pollutant concentrations; this may involve ceasing construction activity during the peak hour of vehicular traffic on adjacent roadways or on Spare the Air Days.
- Staging areas for heavy-duty construction equipment shall be located as far as possible from sensitive receptors.
- Before construction contracts are issued, the project applicants shall perform a review of new technology, in consultation with BAAQMD, as it relates to heavy-duty equipment, to determine what (if any) advances in emissions reductions are available for use and are economically feasible. Construction contract and bid specifications shall require contractors to utilize the available and economically feasible technology on an established percentage of the equipment fleet. It is anticipated that in the near future, both NO_x and PM₁₀ control equipment will be available.

Mitigation Measures 2.3.b. Require Implementation of Measures to Reduce Fugitive PM₁₀ Dust Emissions. The applicant, as a condition of project approval, to implement the following enhanced and additional control measures recommended by BAAQMD to further reduce fugitive PM₁₀ dust emissions:

- Hydroseeding shall be used or nontoxic soil stabilizers shall be applied to inactive construction areas (previously graded areas inactive for 10 days or more).
- Exposed stockpiles (e.g., dirt, sand) shall be enclosed, covered, or watered twice daily, or nontoxic soil binders shall be applied to such stockpiles.
- Traffic speeds on unpaved roads shall be limited to 15 mph.
- Sandbags or other erosion control measures shall be installed to prevent runoff of silt to public roadways.
- Vegetation shall be replanted in disturbed areas as quickly as possible.
- Wheel washers shall be installed on all exiting trucks, or the tires or tracks of all trucks and equipment leaving the site shall be washed off.

- Windbreaks shall be installed or trees/vegetative windbreaks shall be planted at windward side(s) of construction areas.
- Excavation and grading activity shall be suspended when winds (instantaneous gusts) exceed 25 mph.
- The area subject to excavation, grading, and other construction activity at any one time shall be limited, as necessary.

2.4 Biological Resources

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

- f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Environmental Setting & Discussion

- a-f The project is situated substantially within the previously developed footprint of the existing religious facility on-site. As seen on the General Plan's Priority Habitat Areas map (Figure RS-1 of the General Plan), the subject site is not located within any identified wetland or vernal pool area, conservation area, critical habitat, or recovery area. The project site is also situated outside any wildlife corridor or linkage. The proposed project will not conflict with any habitat or natural community conservation plans, therefore, the project should have *no impacts* on biological resources.

2.5 Cultural Resources

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

Environmental Setting & Discussion

a-d. The project is situated substantially within the previously developed footprint of the existing religious facility on-site. There is no evidence of unique paleontological resources or unique geologic features on-site. State law (Section 7050.5 of the California Health and Safety Code) dictates that any human remains found during construction activities shall be reported to the proper official(s). Therefore, **no impacts** to Cultural Resources are anticipated.

2.6 Geology and Soils

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a.				
1) Rupture of a known earthquake fault, as described on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, differential settlement, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting & Discussion

a 1-2. As seen on the Seismic Shaking Potential map, Figure HS-3 of the Solano County General Plan, the Cordelia Fault is located 3 miles west of the subject site. Rupture of this fault or any other fault could expose people or structures to potential substantial adverse effects and strong ground shaking. The Uniform Building Code (UBC) will require that the new temple be

properly designed and engineered so that they meet all UBC requirements. The risk of damage from ground shaking is expected to have a **less than significant impact**.

- a 3. As seen on the Liquefaction Potential map, Figure HS-6 of the Solano County General Plan, the subject site is located within an area of moderate potential for liquefaction and ground failure during a significant seismic event. Prior to issuance of any building permit for the proposed project, the applicant will be required to submit a geotechnical report and all construction will have to be carried out in accordance with the recommendation of a California licensed civil engineer; as such, any impacts to structures due to seismic related ground failure will be **less than significant**.
- a 4. As seen on the Landslide Stability map, Figure HS-5 of the Solano County General Plan, the subject site is situated within Area 1, an area least susceptible to landslide. The parcel is very flat and landslides would be highly unlikely therefore, **no impacts** are anticipated.
- b-d. The proposed temple would be constructed in the location of the existing parking lot on-site. The impervious surfaces on-site would increase due to the proposed additional parking and driveway. In general, the soil is moderately prone to liquefaction and prior to any building permit approval, a geotechnical study will be required and recommendations would be incorporated into the design of the project prior to building permit issuance. Any impacts to soils are expected to be **less than significant**.
- e. The applicant and their engineers have identified adequate areas on-site to accommodate the proposed waste water disposal system through soils evaluation testing. **No impacts** to soils with regard to septic systems are anticipated.

2.7 Greenhouse Gas Emissions

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

Environmental Setting

See discussion under 2.3 Air Quality.

Discussion

a – b. The proposed project may generate greenhouse gas emissions in addition to other emissions during the construction phase of the project. **Less Than Significant With Mitigation. See Mitigation Measures.**

Avoidance, Minimization Measures and/or Mitigation Measures

Mitigation Measures

Mitigation Measures 2.7.a. Require Tier-3 Compliant Construction Equipment. Equipment utilized during grading and construction shall meet Tier-3 standards of emission control.

2.8 Hazards and Hazardous Materials

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

- e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?
-
- f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?
-
- g. Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?
-
- 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?

Environmental Setting

- a-d The project site is not listed on a list of hazardous materials site. Any changes in the types or quantities of materials handled on-site would require a Hazardous Materials Business Plan as determined by the Solano County Environmental Health Division. **No impact** is expected.
- e The project is located within Compatibility Zone D of the Travis Air Force Base Airport Land Use Plan. Per the Travis Air Force Base Airport Land Use Compatibility Plan, Table 2A, airspace review of the project by the Solano Airport Land Use Commission is not for objects less than 200 feet in height. In addition, the subject site is not restricted by a maximum density or intensity for the number of persons per acre as stipulated by Table 2A. **No impact.**
- f-g There is no adopted emergency response plan or emergency evacuation plan over the site that would be impaired by this proposal. The project site is not located in an area of high fire risk and should not expose people or structures to a significant risk of loss. Therefore, **no impacts** are anticipated.

2.9 Hydrology and Water

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for 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, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on-or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. 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"/>

- i. Be subject to inundation by seiche, tsunami, or mudflow?

Environmental Setting & Discussion

- a. The project would utilize an on-site septic system, replacing the existing system, to handle waste water discharge. **No impact**
- b. In the fall of 2017, the property owner constructed a new water well on-site to facilitate irrigation purposes. The previously contaminated well was deconstructed during this same timeframe. **Less than significant impacts** are anticipated on groundwater supplies.
- c – e. The construction of the proposed temple, additional parking, and driveways would increase the square footage of impervious surfaces on-site where vacant land previously existed. This increase could ultimately alter drainage patterns or the rate or amount of surface runoff at the project site or within the immediate vicinity. The project proposes to construct and maintain a storm water retention basin near the northern parcel boundary, parallel to the lots frontage along Rockville Road. The retention basin measures approximately 80' by 280' and would be developed with a 0.66 acre foot capacity. This element of the project would retain storm water on the property and restrict off-site runoff. **Less than significant impacts** are anticipated.
- f – i. As seen on the 100 year Floodplain Zone map, Figure HS-1 of the Solano County General Plan, the project site is located outside of the 100 year floodplain. The location of the new temple should not expose people or structures to significant loss due to flooding, dam or levee failure, or inundation by seiche, tsunami or mudflow. **No impact** is expected.

2.10 Land Use and Planning

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

- c. Conflict with any applicable habitat conservation plan or natural community conservation plan?

Environmental Setting & Discussion

- a. The project will not physically divide any community. **No impact.**
- b. The subject site is designated Agriculture by the Solano County General Plan. Table LU-5 of the General Plan provides a description and intent of that designation:

The (Agricultural Designation) provides areas for the practice of agriculture as the primary use, including areas that contribute significantly to the local agricultural economy, and allows for secondary uses that support the economic viability of agriculture. Agricultural land use designations protect these areas from intrusion by nonagricultural uses and other uses that do not directly support the economic viability of agriculture.

Further the General Plan identifies ten Agricultural Regions throughout the County, with the subject site located within the Suisun Valley Agricultural Region. Table AG-3 of the General Plan highlights the unique characteristics of each region and summarizes desired land uses.

The (Suisun Valley) provides for agricultural production, agricultural processing facilities, facilities to support the sale of produce, and tourist services that are ancillary to agricultural production.

The subject site is zoned Suisun Valley Agriculture "A-SV-20". Section 28.23 of the County Zoning Ordinance provides a table of allowed uses and permit requirements applicable to this zoning district. As seen on Table 28.23A, a religious facility (or church identified as a listed land use in other zoning districts) is not listed as an allowed or conditionally allowed land use and is therefore prohibited within the A-SV-20 district.

On February 2, 1999 the Solano County Board of Supervisors granted approval of the Guru Nanak Sikh Temple facility based on mandatory and suggested findings along with various conditions of approval (Appendix 6.4). At that time a finding was made that the subject site was not suitable for agricultural use because of the location, size, and development on-site. The location, including the proximity to high volume traffic and the presence of mixed nonconforming uses located adjacent or nearby to the property, the wedge-shaped formation of the 5.2 acres not occupied by existing buildings, and the location of the existing buildings rendered the property inappropriate for agricultural use. At the time of approval the subject site was zoned Exclusive Agriculture "A" and the church land use was conditionally allowed;

Since granting of the use permit, the property has been rezoned Suisun Valley Agriculture "A-SV-20". In addition, the church land use has been removed from all Agricultural Zoning Districts, therefore the existing land use is considered nonconforming with regards to current Zoning Regulations. Section 28.114 of the County Zoning Regulations addresses the purpose, intent, and continuance of existing nonconforming uses.

The purpose of the nonconforming section is to establish uniform provisions for the regulation of nonconforming structures, and uses of land that were legally established before the amendment, of the Zoning Code, or previously adopted County ordinances, but which would be prohibited, regulated, or restricted differently under the current provisions of the Code or future amendments.

The intent of the nonconforming section is to:

1. Discourage the long-term continuance of any nonconformities, providing for their eventual elimination, but to permit them to exist under the limited conditions outlined in Section 28.114.
2. Prevent nonconforming uses and structures from being enlarged, expanded, or extended, or being used as justification for adding other structures or uses that are prohibited by the provisions of the Zoning Code applicable to the zoning district in which the nonconformity is located.

The subject site is developed with an existing religious facility therefore no new land use would be introduced to the site; however the project would perpetuate the existing nonconforming land use through the construction of the new temple. Construction of the new parking areas, access and circulations, replacement wastewater system, storm water retention basin, and new classroom structure would constitute an expansion and intensification of the existing religious facility's current nonconforming status. The proposed development and expansion of the religious facility would not be consistent with the existing Zoning Ordinance nonconforming land use regulations therefore, the project requires an amendment to the Solano County Zoning Regulations (Chapter 28) to allow legal nonconforming churches within the Suisun Valley "A-SV-20" and Agricultural Tourist Center "ATC" Zoning Districts to build larger facilities and serve larger congregations.

In addition, as part of the previously approved use permit for the existing temple facility, the property owner entered into an Easement Deed and Agreement with the County of Solano which restricts various aspects of the land uses on-site (Appendix 6.5). This Easement Deed and Agreement would need to be amended to accommodate the increased visitor capacity, expanded developed footprint, and the reduction of the agricultural or open space use on the property. **Less than significant impacts** to Land Use and Planning are anticipated.

- c. There is no habitat or natural community conservation plan in the project vicinity. Therefore, **No impacts** are anticipated.

2.11 Mineral Resources

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

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

Environmental Setting & Discussion

a-b. As seen on the Mineral Resources map, Figure RS-4 of the Solano County General Plan, there are no active mines or mineral resource zones within the vicinity of the project site. Therefore, no mineral resources will be lost and **no impacts** are anticipated.

2.12 Noise

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

Environmental Setting & Discussion

- a-d. Construction activities associated with the development of the project would increase the noise levels in the immediate vicinity on a temporary basis. The proposed construction activities would take place between 7:00 a.m. to 5:00 p.m. Monday through Saturday. The nearest dwelling, other than the existing residence on-site, is located on the adjacent parcel west of the subject property. Due to the temporary nature of the increase in noise levels it is anticipated that the project will have a **less than significant impact** with respect to noise.
- e-f. The project is located within Travis Airport Land Use Compatibility Plan (LUCP) Zone D. As seen on Figure 2B of the LUCP, the subject site located outside any of the identified noise contours. The project would not expose people to an increase in noise above any existing level(s). **No impact** is expected.

2.13 Population and Housing

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

Environmental Setting & Discussion

- a-c. The project will not impact the existing population level in Solano County. The project does not involve the displacement of homes or people and will have **no impact** on housing.

2.14 Public Services

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

Environmental Setting & Discussion

a. The subject site is located within and currently served by the Suisun Fire protection district and is within the jurisdiction of the Solano County Sheriff’s Department for the unincorporated County. No schools or parks will be affected. Existing infrastructure provides the property with domestic drinking water from the City of Fairfield. An on-site septic system would serve the project with no impacts to municipal sanitation services. **No impacts** to Public Services.

2.15 Recreation

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

Environmental Setting & Discussion

a-c. The project would not increase or include recreational facilities or physically degrade existing recreational resources. **No impact** is expected.

2.16 Transportation and Traffic

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio of roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

b.	Exceed, either individually or cumulatively, a level of service standard 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 due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible land uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e.	Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f.	Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g.	Conflict with adopted policies, plans, or programs regarding public transit, bicycle or pedestrian facilities or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The project site is directly accessed via Rockville Road, an east-west collector road that begins just west of Green Valley Road and becomes W Texas Street just west of Interstate 80. Rockville Road has one lane in each direction with class II bike lane and posted speed limit from 25 to 55 mph. The project site is accessed by the following major roadways:

Interstate 80 (I-80) is an east-west interstate freeway with four lanes in each direction near the project site. I-80 provides regional access to the project site via two interchanges – Rockville Rd. to the east and Chadbourne Rd. to the west.

Oliver Road is a north-south minor arterial road that begins at Waterman Blvd. and terminates at Rockville Rd. It has two lanes in each direction for the segment from Watermen Blvd. to Travis Blvd. with class II bike land and posted speed limit of 45 mph, and one lane in each direction from Travis Blvd. to Rockville Rd.

Abernathy Road is a north-south collector road that begins a Mankas Corner Road and terminates at Suisun Parkway. It has one lane in each direction with posted speed limit of 45 mph.

Suisun Parkway is an east-west major arterial road that begins at Abernathy Rd. and continues along north side of I-80 connecting Business Center Drive east of Suisun Valley Rd. Completed and opened to traffic in 2010, it has two lanes in each direction with class II bike lane and posted speed limit of 45 mph.

Chadbourne Road is a north-south collector road that begins at Abernathy Rd. and terminates south of Cordelia Rd. It has two lanes in each direction with class II bike lane and posted speed limits from 35 mph to 45 mph.

Discussion

a –b. The applicant has furnished a Traffic Impact Study (Appendix 6.2) to evaluate the potential traffic impacts associated with the proposed temple expansion project. The traffic conditions analyzed in the study were made using the level of service (LOS) concept for both study intersections and roadway segments. LOS is a qualitative measure of the level of delay and congestion experienced by motorists and designated by six levels “A” through “F”, from best to worst. According to section 1-4 of the Solano County Road Improvement Standards and Land Development Requirements, significant traffic impacts at study intersections and roadway segments are defined when the addition of the project related traffic causes any of the following:

- 1) Existing LOS to deteriorate from an acceptable level (C or better) to an unacceptable level (D or below).
- 2) A decrease in LOS for those intersections or roadway segments that currently operate at LOS D, E, or F.

The intersection and roadway segment level of service analysis results for existing conditions plus project conditions indicate all study areas would continue to operate at acceptable LOS and thus the project would not result in any significant impact to the existing traffic operations. Further details, methodology, traffic counts, and analysis are provided in the study. ***Less than significant impact.***

- c. The project does not include any air transportation and will not interfere with air traffic. ***No Impact.***
- d. The proposed facility does not include any features which create dangerous conditions. ***No Impact.***
- e. The project does not alter the access to the site. The new building will have emergency access on all sides. ***No Impact.***
- f. Solano County Code Chapter 28 Zoning Regulations, Section 28.94 Parking Requirements requires one parking space per four seats for public assembly type land uses, which includes religious facilities. Therefore, with a maximum seating capacity of 600 persons per Sunday service and about 10 persons performing meal preparation, the project is required to provide a minimum 153 parking spaces on-site. The project proposes 208 parking spaces which is sufficient to accommodate the increased vehicles generated by the expansion. In addition, the applicant has provided an overflow parking area should the need arise and on special event days. ***No Impact.***
- g. Due to its location in an agricultural area, the project does not conflict with any alternative transportation plans or policies. ***No Impact.***

2.16 Utilities and Service Systems

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>

Environmental Setting & Discussion

- a. The subject site is located within the San Francisco Bay Regional Water Quality Control Board District. The project would utilized on-site wastewater treatment methods therefore would not exceed RWQCB requirements. **No Impact.**

- b. The project proposes a new, replacement wastewater treatment system to serve the existing and proposed development on-site. The system has a peak design capacity to accommodate a maximum occupancy scenario of 600 visitors per Sunday services. Wastewater would be collected in adequately sized septic tanks for primary treatment (including a new grease interceptor tank), and pumped to an Orenco Systems pre-treatment device for advanced secondary treatment. Using an equalization tank to accommodate peak Sunday wastewater flows, treated wastewater would then be evenly timer-dosed to a Subsurface Drip Dispersal Field throughout the week. Soil testing has been completed and suitable areas for primary and reserve leach fields have been identified within the open field northeast of existing development onsite. **Less than significant impacts** are anticipated.
- c. The construction of the proposed temple, additional parking, and driveways would increase the square footage of impervious surfaces on-site where vacant land previously existed. This increase could ultimately alter drainage patterns or the rate or amount of surface runoff at the project site or within the immediate vicinity. The project proposes to construct and maintain a storm water retention basin near the northern parcel boundary, parallel to the lots frontage along Rockville Road. The retention basin measures approximately 80' by 280' and would be developed with a 0.66 acre foot capacity. This element of the project would retain storm water on the property and restrict off-site runoff. **Less than significant impacts** are anticipated.
- d. The existing temple and residence are supplied potable water from the City of Fairfield through an Out of Area Water Service Agreement (Agreement) between the City and the property owner. The Agreement guarantees the City of Fairfield to serve demands through the connection up to 2,500 gallons for any 24-hour period and 50,000 gallons for any month.

The applicant has supplied a Water Usage Analysis Report (Appendix 6.6) which estimates current and future water usage during peak 24-hour period (Sundays), peak 24-hour period (Wednesdays) and during non-event days. The Report states that the primary consumption of water resulting from the project will be from the increased visitors utilizing the proposed temple, the existing residence, and the kitchen/dining facilities. The Report concludes that the only noticeable difference in daily water consumption will be from peak Sunday visitation based on a maximum of 600 persons per Sunday service. Any special events anticipated to host more than 600 visitors would require that portable sanitation and hand wash facilities be provided, as well as catered and or potluck style meals.

In summary, the anticipated water usage for the proposed temple expansion and increased visitation is estimated to be approximately 3,800 gallons on a peak Sunday and on average approximately 26,000 gallons per month. This increase indicates an amendment may be necessary to the existing Agreement serving potable water to the subject site. An alternative water source may be necessary to serve the project such as annexation to the City of Fairfield to accommodate the increased demand for municipal services. **Less than significant impacts** are anticipated.

- e. Wastewater is treated on-site and the project does not require a wastewater treatment provider. **No Impact.**
- f – g. It can be expected that an increase in the number of visitors to the site will increase in the amount of solid waste generated at this facility; however **Less than significant impacts** to the local landfill's capacity and applicable government regulations are anticipated.

2.17 Mandatory Findings of Significance

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

Discussion

a-c. No environmental impacts attributable to this proposal have been identified that would have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of an endangered, rare or threatened species, eliminate important examples of the major periods of California history or prehistory, have impacts that are individually limited, but cumulatively considerable, or cause substantial adverse effects on human beings. Mitigation measures have been incorporated into the project which reduces potential impacts on environmental resources to less than significant levels.

3.0 Agency Coordination and Public Involvement

3.1 Consultation and Coordination with Public Agencies

The Initial Study is being circulated for public comment and referred to the State Clearinghouse for coordinated review by state agencies. (See Section 5.0 Distribution List)

3.2 Public Participation Methods

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

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

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

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4.0 List of Preparers

Solano County Department of Resource Management

This Initial Study was prepared by the Solano County Department of Resource Management.

5.0 Distribution List

Federal Agencies

State Agencies

Regional Agencies

Bay Area Air Quality Management District
San Francisco Regional Water Quality Board

Local Agencies

City of Fairfield Public Works Department
Solano County Building & Safety Division
Solano County Environmental Health Division
Solano County Public Works Engineering Division
Solano Irrigation District
Suisun Fire District
Solano Local Agency Formation Commission

6.0 Appendices

- 6.1 Guru Nanak Sikh Temple Application and Part I, Initial Study
- 6.2 Traffic Impact Study
- 6.3 Agreement for Out of Area Water Service
- 6.4 Solano County Board of Supervisors Resolution No. 99-34
- 6.5 Easement Deed and Agreement
- 6.6 Water Usage Analysis Report

