

**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 1/4 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

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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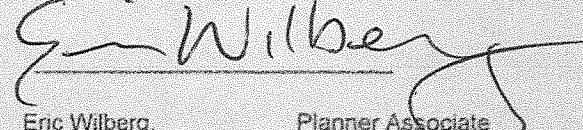
ENVIRONMENTAL DETERMINATION

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,

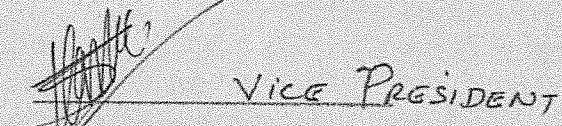
Planner Associate

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



VICE PRESIDENT

Guru Nanak Sikh Temple



TREASURER

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 $\frac{1}{4}$ 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

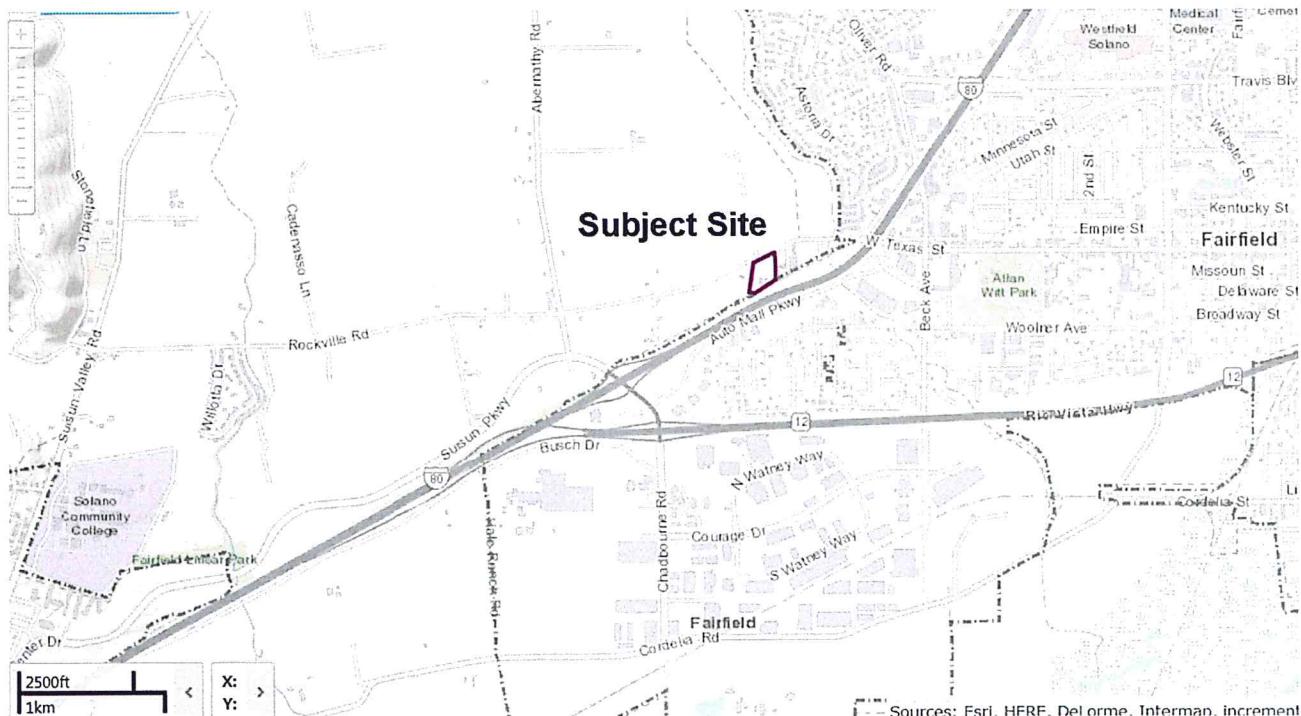
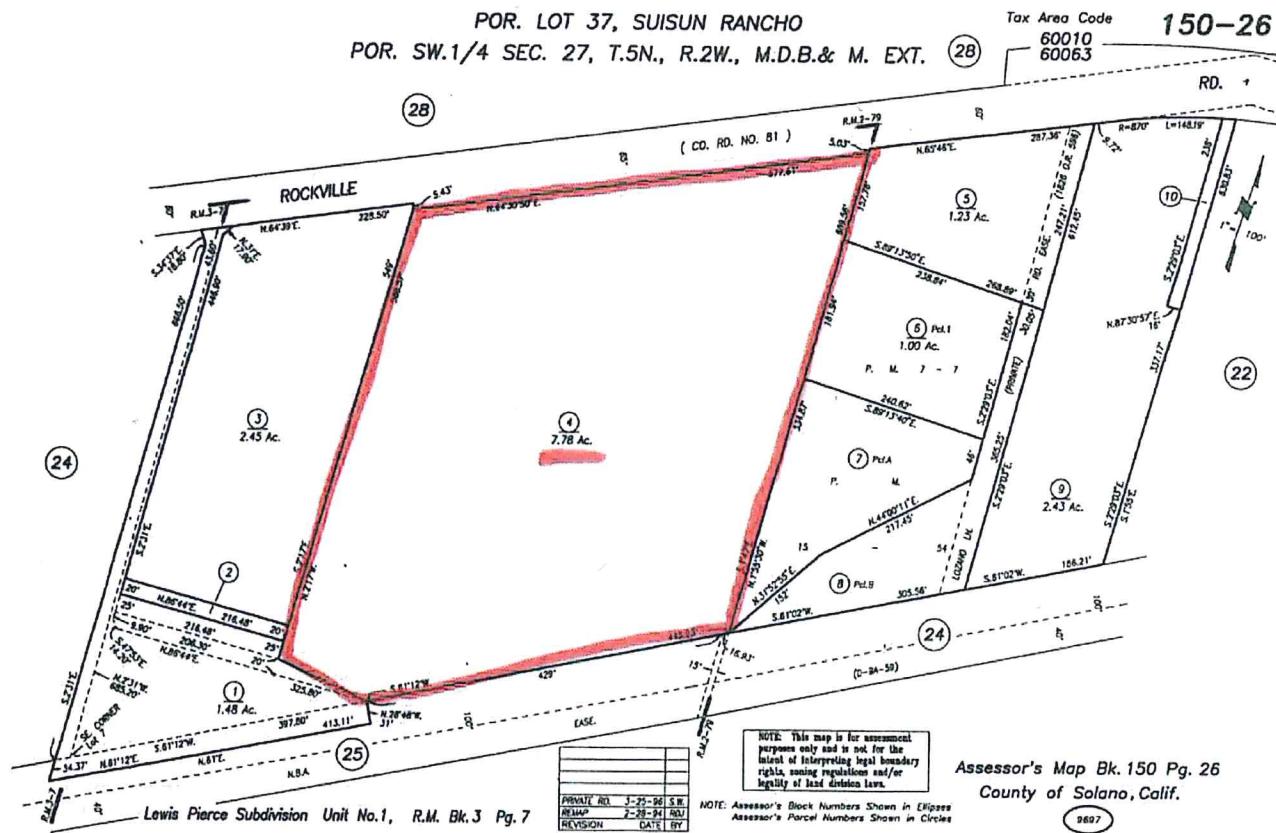
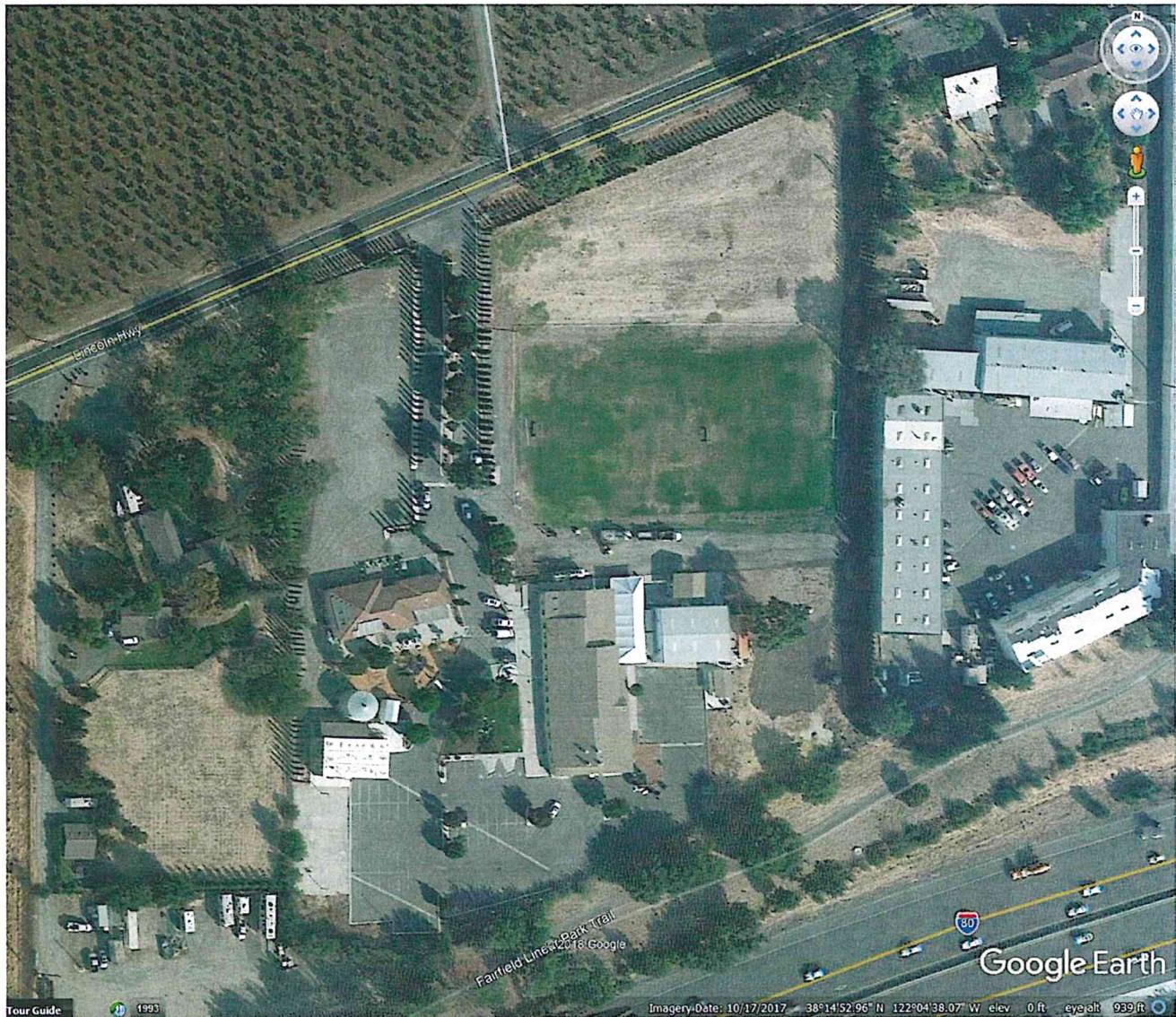


Figure 2: Assessor's Parcel Map





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.

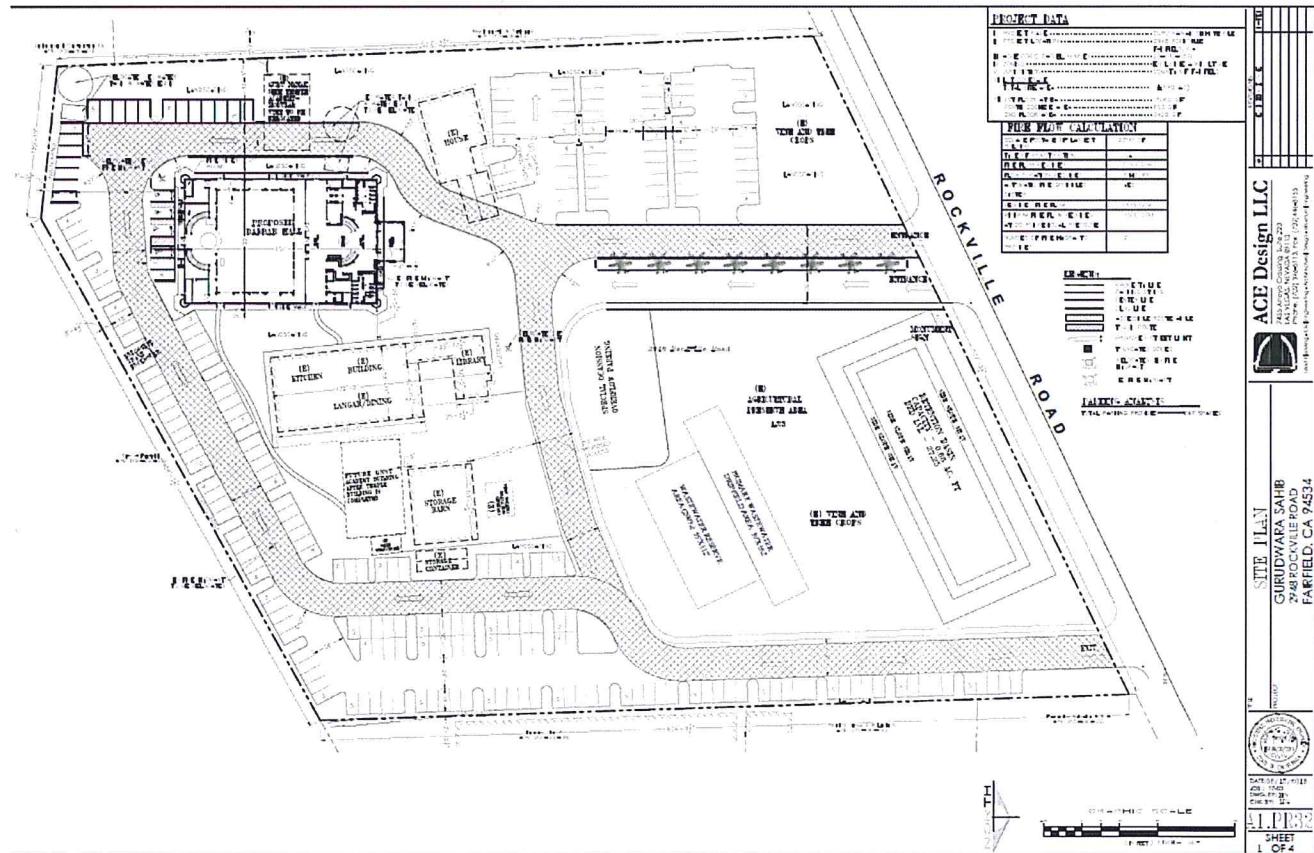
Guru Nanak Sikh Temple Academy

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
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<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	Less Than Significant Impact	No Impact
		With Mitigation	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 checked="" 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.

Initial Study and Negative Declaration Guru Nanak Sikh Temple expansion

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

Figure 5 – View Northwest toward site from I-80

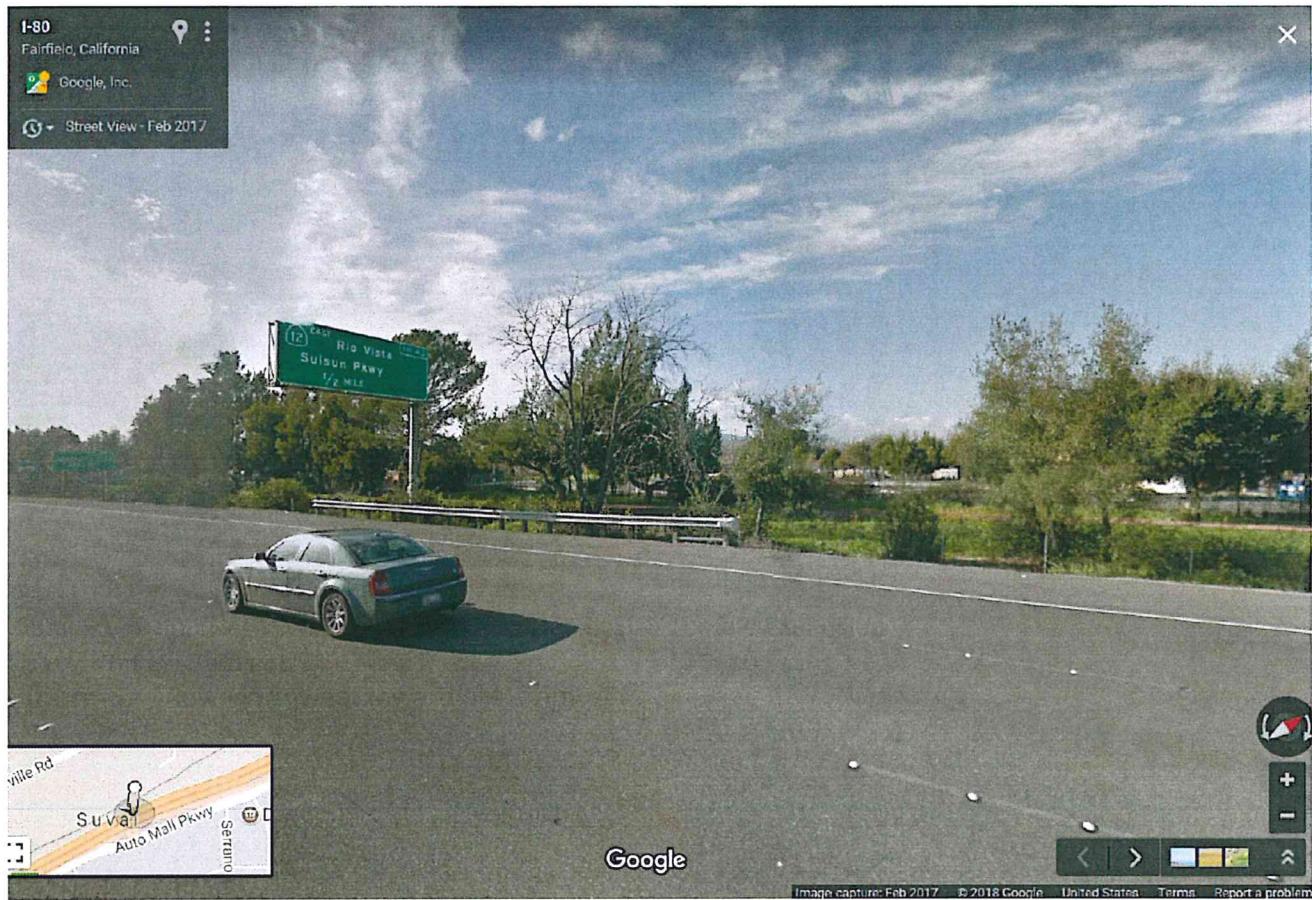
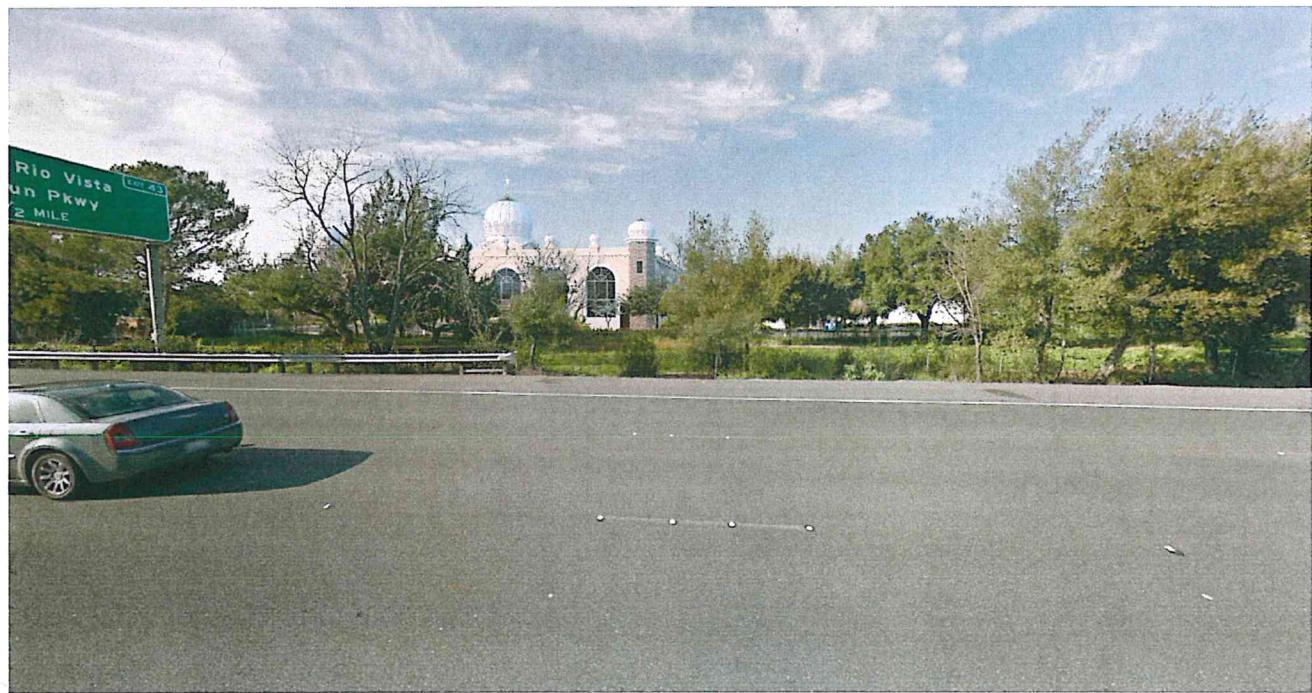


Figure 6 – View Northwest toward site from I-80 (project photo simulation)



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 checked="" 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 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people?		<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 PM2.5 (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 PM2.5), 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)

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		Less Than Significant Impact		No Impact
		With Mitigation	Less Than Significant Impact	With Mitigation	Less Than Significant 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"/>	<input 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"/>	<input 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"/>	<input 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"/>	<input 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"/>	<input 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
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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?

b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?

c. Directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature?

d. Disturb any human remains, including those interred outside of formal cemeteries?

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	Less Than Significant Impact	No Impact
		With Mitigation	With Mitigation	With Mitigation
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"/>
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"/>

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"/>
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 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 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 type="checkbox"/>
e. Otherwise substantially degrade water quality?		<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>
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"/>
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"/>

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 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. ***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	Less Than Significant Impact	Less Than Significant Impact	No Impact
		With Mitigation	With Mitigation	With Mitigation	With Mitigation
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	Less Than Significant Impact	No Impact
		With Mitigation	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"/>
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"/>
c. Physically degrade existing recreational resources?		<input type="checkbox"/>	<input type="checkbox"/>	<input 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 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?

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?

d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible land uses (e.g., farm equipment)?

e. Result in inadequate emergency access?

f. Result in inadequate parking capacity?

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?

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 utilize 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