



DEPARTMENT OF RESOURCE MANAGEMENT  
PLANNING SERVICES APPLICATION FORM

675 Texas Street Suite 5500, Fairfield, CA 94533

(707) 784-6765 Phone  
(707) 784-4805 Fax

www.solanocounty.com

- Application Type:  New     Extension (maps)     Minor Revision     Map Modification
- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Administrative Permit (AD)    | <input type="checkbox"/> Minor Use Permit (MU)          | <input type="checkbox"/> Sign Permit (SGN)         |
| <input type="checkbox"/> Architectural Review (AR)     | <input type="checkbox"/> Mobilehome Storage Permit (MH) | <input checked="" type="checkbox"/> Use Permit (U) |
| <input type="checkbox"/> General Plan Amendment (G)    | <input type="checkbox"/> Mutual Agreement (MA)          | <input type="checkbox"/> Variance (V)              |
| <input type="checkbox"/> Major Subdivision (S)         | <input type="checkbox"/> Performance Standards (PS)     | <input type="checkbox"/> Waiver (WA)               |
| <input type="checkbox"/> Marsh Development Permit (MD) | <input type="checkbox"/> Policy Plan Overlay (PP)       | <input type="checkbox"/> Zone Text Amendment (ZT)  |
| <input type="checkbox"/> Minor Subdivision (MS)        | <input checked="" type="checkbox"/> Rezone (Z)          |  |

2-17-01 / 10-17-05    FOR OFFICE USE ONLY    4/12/17    JL

Application No: \_\_\_\_\_ MR# \_\_\_\_\_ Hrg: AD ZA PC BOS \_\_\_\_\_ Date Filed: \_\_\_\_\_ Plnr: \_\_\_\_\_

Project Name: GURU NANAK SIKH TEMPLE, FAIRFIELD

**Subject Site Information**

Site Address: 2948 ROCKVILLE ROAD City: FAIRFIELD State: CA Zip: 94534

Assessor's Parcel Number (s): ~~28-130-150~~ 150-260-04 Size (sq. ft/acre): ±7.80AC

Preferred Property Access by Staff:  OK to access  Call applicant before access  Call owner before access

**Contact Information**

Property Owner Name: GURU NANAK SIKH TEMPLE

Contact Name: CHARNJIT BHULLAR Phone: 707-315-5532 Email: CBHULLAR@YAHOO.COM

Mailing Address: 817 EMERALD BAY DRIVE City: FAIRFIELD State: CA Zip: 94534

Architect/Engineer/Land Surveyor Company Name: ACE DESIGN LLC

Contact Name: JASPAL SIDHU Phone: 702-429-7355 Email: JASPAL@ACEENGINEERING.US

Mailing Address: 6283 DEAN MARTIN DRIVE, SUITE B City: LAS VEGAS State: NEVADA Zip: 89118

Applicant/Company Name: GURU NANAK SIKH TEMPLE

Contact Name: CHARNJIT BHULLAR Phone: 707-315-5532 Email: CBHULLAR@YAHOO.COM

Mailing Address: 817 EMERALD BAY DRIVE City: FAIRFIELD State: CA Zip: 94534

**Other Contacts:**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_



**3 Williamson Act Contract**

A. Is any portion of the property under Williamson Act Contract?  Yes  No

If yes, Contract No. \_\_\_\_\_ please provide a copy.

If yes, has a Notice of Non-Renewal been filed?  Yes  No

If yes, please provide a copy.

B. Are there any agricultural conservation, open space or similar easements affecting the use of the project site? (such easements do not include Williamson Act contracts)

Yes  No if yes, please list and provide a copy. PLEASE SEE ATTACHED

**4 Additional Background Information**

A. Does the proposal propose the demolition or alteration of any existing structures on the subject site?

Yes  No If yes, please describe in the project narrative.

B. List any permits that are required from Solano County and/or other local, state, federal agencies (i.e. building permit, Department of Fish and Game permits, etc.)

BUILDING PERMIT, GRADING PERMIT, OTHER TBD

C. List any known previously approved projects located on the property (i.e. Use Permit, Parcel Maps, etc). Identify the project name, type of project and date of approval.

CONDITIONAL USE PERMIT NO. (U-97-13), ARCHITECTURAL REVIEW (AR-97-04)

D. List any known professionally prepared reports for the project (i.e. biological survey, traffic study, geologic, hazardous materials, etc.)

CONCEPTUAL SITE PLAN, BUILDING DESIGN (RENDERING), TRAFFIC STUDY, SEPTIC SYSTEM REVIEW

E. Does the project involve Housing and Urban Development (HUD) federal funding?  Yes  No  
Is HUD funding anticipated?  Yes  No

If yes, indicate the type of funding (i.e. CDBG grant, HOME, Investment Partnership Program, etc), funding amount, whether awarded or application pending and fiscal year of award or application request.

H. Is this part of a larger project? If yes, please explain.  Yes  No

## 5 Existing Conditions

Describe in general the project site and surrounding properties as they presently exist; including but not limited to, information on existing land uses, unique physical and topographic features, soil stability, plants and animals, cultural, historical, or scenic aspects, and any other information which would assist the Department in understanding the project's environmental setting. Clear, representative color photographs may be submitted to show the project area. Draw in property boundaries on the photographs.

- EXISTING SITE IS VERY FLAT. THERE IS AN EXISTING HOUSE, ENGINEERED STORAGE BARN, AND EXISTING TEMPLE BUILDING. THERE ARE 112 PARKING SPACES AND A ENTRY DRIVE WAY. REMAINDER OF THE SITE IS IN AGRICULTURAL PRESERVE. THERE IS NO NATIVE VEGETATION AND A FEW EXISTING TREES.
- A. Project site:
- B. Surrounding properties:  
TO SOUTH: FAIRFIELD LINEAR PARK TRAIL AND I-80  
TO WEST: INDUSTRIAL STORAGE YARD AND RESIDENCE  
TO NORTH: ROCKVILLE ROAD  
TO EAST: MEXICAN RESTAURANT AND LIGHT INDUSTRIAL
- C. Existing use of land:  
THE PROPERTY IS FOR RELIGIOUS USE AND NEEDED PARKINGS  
AGRICULTURE AREA IS FALLOW.
- D. Describe number and type of existing structures:

	Type/Number	Square Feet
Residential	1 HOUSE	3500
Agricultural	1 STORAGE SHED	3000
Commercial		
Industrial		
Other	1 SIKH TEMPLE	6000

- E. Describe existing vegetation on site, including number and type of existing trees.  
THERE IS NO NATIVE VEGETATION ON THE SITE. THE AG PRESERVE AREA IS FALLOW. THERE ARE A FEW EXISTING TREES.
- F. If in agricultural use, describe type of use or crop (cattle, sheep, hay, vegetables, fruit, etc).  
FALLOW PASTURE

G. Slope of property:

Flat or sloping (0 - 6% slope) ± 7.8 ACRES acres  
 Rolling (7 - 15% slope) \_\_\_\_\_ acres  
 Hilly (16 - 24% slope) \_\_\_\_\_ acres  
 Steep (> 24% slope) \_\_\_\_\_ acres

H. Describe existing drainage conditions on site. Indicate direction of surface flows, adjacent parcels affected.

PROPERTY SLOPES VERY GENTLY TO THE NORTH EAST AND DRAINS TO DITCH AT ROCKVILLE ROAD. THE DEVELOPED AREA ALL DRAINS TO THE SOUTH EAST CORNER VIA DRAINAGE PIPES

I. Describe land uses on adjacent parcels (specify types of crops if agricultural).

North	ROCKVILLE ROAD AGRICULTURE PRUNES	South	FAIRFIELD LINEAR PARK TRAIL I-80 FREEWAY
East	INDUSTRIAL RESTAURANT	West	RESIDENCE/ INDUSTRIAL STORAGE

J. Distance to nearest residence(s) or other adjacent use(s): 100' (ft/mi)

K. Describe and indicate location of any power lines, water mains, pipelines or other transmission lines which are located on or adjacent to the property.

POWER LINES ON ROCKVILLE ROAD, POWER LINES FEED HOUSE AND TEMPLE COMING DOWN THE DRIVE WAY

L. Describe number and location of natural creeks or water courses through or adjacent to the property. Specify names (if any). Indicate whether ephemeral (brief flows following rains), intermittent (seasonal flows during wet season), or perennial (year-round flows).

NONE

M. Describe number and location of man-made drainage channels through or adjacent to the property. Specify names, if any.

N. Identify and describe any on-site or adjacent marshes, wetlands, vernal pools, wet meadows, riparian (i.e. dependant on water bodies) vegetation, etc.:

O. Are there any unique, sensitive, rare, threatened, or endangered animals, plants, or habitats on the project site or located in close proximity which may be affected by the project?

Yes \_\_\_\_\_ No X Don't Know \_\_\_\_\_ If yes, please list:

P. Describe existing vehicle access(s) to property:

DRIVEWAY ENTERS PROPERTY OFF ROCKVILLE ROAD

Q. List and describe the nature and location of all existing easements serving or affecting the property, including access, utility, and other public or private easements (see deed or recent preliminary title report).

EASEMENT DEED AND AGREEMENT (PLEASE SEE ATTACHED)

R. List and describe any freestanding and attached signage on the property. Describe the dimensions, area and height. Include the location on the site plan.

MONUMENT SIGN IDENTIFYING GURU NANAK SIKH TEMPLE  
APPROXIMATE DIMENSIONS 5' X 8'

**6 Proposed Changes to the Site**

A. Topography and grading (attach copy of grading plan showing existing and proposed topography and drainage patterns.)

i. Percent of site previously graded: 42 %.

ii. Project area (area to be graded or otherwise disturbed): 21,348 sq. ft./acres.

iii. Estimate amount of soil to be moved (cut and/or fill):

         Less than 50 cubic yds<sup>3</sup> X More than 50 cubic yds<sup>3</sup>          More than 1000 cubic yds<sup>3</sup>

iv. Estimate amount of soil to be:

Imported 0 yd<sup>3</sup> Exported 0 yd<sup>3</sup> Used on site 75 yd<sup>3</sup>.

B. Number, size and type of trees, and type and quantity of vegetation to be removed. ( size of trees = diameter at 4ft. above grade)

A SMALL TREE AND BUSHES / GRASS

C. Number, type and use of existing structures to be removed, and removal schedule:

NONE

D. Describe proposed fencing and/or visual screening (landscaping):

EXISTING FENCING WILL REMAIN, AGRICULTURAL TREES AND VINES  
PROPOSED ALONG ROCKVILLE ROAD WILL PROVIDE VISUAL SCREENING

E. Proposed access to project site (road name, driveway location, etc.):

PROJECT ACCESS WILL BE PROVIDED, ROCKVILLE ROAD.

F. Proposed source and method of water supply:

CITY OF FAIRFIELD WATER

G. Proposed method of sewage disposal (specify agency if public sewer):

ON SITE SEPTIC SYSTEM AND LEACH FIELD EXISTING SYSTEM  
MAY NEED TO BE EXPANDED

H. Provisions for solid/hazardous waste disposal (specify company or agency if applicable):

A TRASH ENCLOSURE WILL BE PROVIDED ON SITE, NO HAZARDOUS WASTE WILL BE GENERATED.

I. List hazardous materials or wastes handled on-site:

NONE

J. Duration of construction and/or anticipated phasing:

1 YEAR

K. Will the proposed use be affected by or sensitive to existing noise in the vicinity? If so, describe source (e.g. freeway, industrial) and distance to noise source.

NO

## 7 Proposed Site Utilization

A. RESIDENTIAL PROJECTS

N/A

1. Number of structures: Single Family: \_\_\_\_\_ Multi-family: \_\_\_\_\_ Accessory: \_\_\_\_\_

If multi-family, number of units: \_\_\_\_\_ Maximum height: \_\_\_\_\_

2. Signage: Freestanding: \_\_\_\_\_ Dimension(s): \_\_\_\_\_ Area: \_\_\_\_\_ (sq.ft)  
Attached/Wall: \_\_\_\_\_ Dimensions(s): \_\_\_\_\_ Area: \_\_\_\_\_ (sq.ft)

B. NON-RESIDENTIAL PROJECTS (Commercial, Industrial, Agricultural, Other)

1. Lot coverage:

Building coverage: 28,000 (sq.ft) Surfaced area: 80,200 (sq.ft)

Landscaped or open space: 33,500 (sq.ft) +

2. Total floor area: 32,000 (sq.ft)

3. Number of stories: 1 Maximum height: 35 (ft.)

4. Proposed hours of operation:

Days: SATURDAY AND SUNDAY

From: 10:00 AM a.m./p.m to 3:00 PM a.m./p.m

PRIMARY USE DAY WILL BE SUNDAY

Year round:  Yes  No

Months of operation: from JAN through DEC

5. Proposed construction schedule:  
 Daily construction schedule: from 7 AM a.m./p.m. to 5 PM a.m./p.m.  
 Days of construction: 6
6. Will this project be constructed in phases? Describe:  
PHASES TBD
7. Maximum number of people using facilities:  
 At any one time: 600 - 700 Throughout day: 10:00 AM - 2:00 PM
8. Total number of employees: 1  
 Expected maximum number of employees on site: 1  
 During a shift: \_\_\_\_\_ During day: \_\_\_\_\_
9. Number of parking spaces proposed: 170
10. Maximum number of vehicles expected to arrive at site: PLEASE SEE TRAFFIC STUDY ATTACHED  
 At any one time: \_\_\_\_\_ day: \_\_\_\_\_
11. Radius of service area: 40 MILES
12. Type of loading/unloading facilities:  
DRIVE WAY ENTRANCE OFF ROCKVILLE ROAD
13. Type of exterior lighting proposed:  
PROGRAMMED LED WITH NIGHT SKY AND LIGHT TRESPASS CONTROL AND OCCUPANCY SENSORS
14. Describe all anticipated noise-generating operations, vehicles or equipment on-site.  
LOW LEVEL CONSTRUCTION NOISE
15. Describe all proposed uses which may emit odors detectable on or off-site.  
NO ODOR, JUST COOKING ON SUNDAY
16. Describe all proposed freestanding and wall signage. Include the dimensions, area and height.  
MONUMENT SIGN AT ENTRANCE 5'H X 8' W



# 8 Environmental Checklist

Indicate the following items applicable to the project or its effects. Discuss in Section 9 all items checked "Yes" or "Maybe". *Attach additional sheets as necessary.*

	YES	MAYBE	NO
A. Change in existing natural features including any bays, tidelands, lakes, streams, beaches, natural landforms or vegetation.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B. Change in scenic views or vistas from existing residential areas, public lands or roads.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C. Change in scale, pattern or character of general area of project.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D. Increased amounts of solid waste or litter.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
E. Dust, ash, smoke, fumes or odors on site or in vicinity.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
F. Change in ground water quality or quantity.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
G. Alteration of existing drainage patterns, or change in surface water quantity or quality.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
H. Change in existing noise or vibration levels.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I. Construction on filled land or construction or grading on slopes of 25% or more.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
J. Storage, use or disposal of materials potentially hazardous to man or wildlife, including gasoline and diesel fuel. (See Environmental Health Division for assistance or information).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
K. Increase in demand for public services (police, fire, water, sewer, etc.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
L. Increase in fossil fuel consumption (electricity, natural gas, oil, etc.).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
M. Change in use of or access to an existing recreational area or navigable stream.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
N. Change in traffic or vehicular noise on road system in immediate vicinity.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
O. Increased hazards for vehicles, bicycles or pedestrians.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P. Removal of agricultural or grazing lands from production.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Q. Relocation of people.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**9 Additional Information by Applicant**

In order to make this application COMPLETE, please submit any additional data, information or special study reports that may be necessary to determine whether the project may have significant effect on the environment or to evaluate any adverse impacts, and to determine how they may be mitigated. Add additional pages as necessary.

**10 Information Verification - Signed by Owner and Applicant**

Owner and Applicant must sign below certifying that all information is to the best of his/her knowledge true and correct.

If the applicant is not the owner of record of all property included in this application, the signature given below is certification that the owners of record have knowledge of and consent to the filing of this application and supporting information. Additionally, the undersigned does hereby authorize representatives of the County to enter upon the above mentioned property for inspection purposes. This certification acknowledges that if the project exceeds double that of the application fee, applicants are subject to the hourly billing rate of staff time. You will be notified if the project is approaching this threshold.

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Owner signature: H Sonami Date: 04/12/17

PRINTED NAME: HARINDER SHAMI

Applicant signature: Charanjit Bhullar Date: 4/12/17

PRINTED NAME: CHARNJIT BHULLAR

**For Office Use Only**

Planning Permit Fee(s)		Environmental Review Fees	
U-17-05	\$ 6080	Initial Study	\$ 1017
Z-17-01	\$ 3447	Archaeological Study (Sonoma State NWIC)	\$ 75
-	\$	Negative Declaration	\$ 215
-	\$	CA Fish and Games (ND or EIR)	\$ 2210.25
-	\$	Initiate EIR	\$
-	\$	Mitigation/Monitoring Plan	\$
Total	\$	Total	\$
Total Fees Paid (P + E)	\$ 14,942.25	Receipt No.:	DATE:

Staff verify: Zoning: \_\_\_\_\_ GP Land Use & Consistency: \_\_\_\_\_

Comments: \_\_\_\_\_ Staff/Date: \_\_\_\_\_

T:\PLANNING\Planning Templates\Front Counter Application and Instruction Forms\COUNTER FORMS - (O-R-I-G-I-N-A-L-S)\Land Use Permit\Permit Application & Instructions\Land Use Permit - Application.doc(June 23, 2011)

## **PROJECT NARRATIVE: VISION FOR GURU NANAK SIKH TEMPLE, FAIRFIELD GURDWARA**

April 10, 2017

### **EXISTING CONDITIONS**

The Guru Nanak Sikh Temple, Fairfield is located at 2948 Rockville Road, Fairfield, Ca. The Temple has been operating at this site since 2002. Currently there are three buildings on the 7.80 acer site: The priests home (3500 sf); the Temple building (6000 sf) which houses the prayer hall, dining room, kitchen, conference room, and restrooms; and a pre-engineered metal storage building (3000 sf). There are also 112 existing parking spaces. The North East portion of the site is an Agricultural Preserve Area

### **OVERALL GOALS AND OBJECTIVES**

To create a Gurdwara that is true to the universal principals of the Sikh religion, embracing tolerance, human equality and respect for God's creation, the natural environment around us. A place where the Sikh community can gather and that is welcoming to all people.

### **VISION FOR NEW GURDWARA**

The Fairfield Sikh Gurdwara will be designed and built to the highest standards of sustainability. The architecture will be influenced by both traditional Indian architecture and the most ecologically appropriate and sustainable technology and design approaches now available to create a truly beautiful memorable Temple.

### **MASTER PLAN CONCEPT**

The Proposed Master Plan calls for the construction of a new 13,860 sq. ft. Temple which will contain a 9000 sq. ft. worship area. The temple height will be 35 ft. not including the dome. The new temple will be located at the South East corner of the property adjacent to I-80. The architectural style will reflect the style of Sikh Temples similar to other Sikh Temple throughout California, it will be an amalgam of traditional and modern styles.

The existing Temple building will be retained for dinning and administrative functions; the kitchen will be improved. The existing Priest's house and storage buildings will also be retained as will the existing Agricultural Preserve Area. The existing driveway now 55 ft. wide will be reconfigured to a 26 ft. width. The number of car parking spaces will be increased to 170. With an

additional 100 spaces in a "special occasion" overflow area. The permanent parking area will meet current Solano County parking standards and T-24 accessibility requirements. A car drop off area is provided at the temple entrance. Also the Nishan Sahib (Temple flag) is located near the entrance surrounded by an open area. There will be an exit road that will also be helpful for emergency vehicles i.e. fire trucks and ambulance etc.

Along Rockville Road it will be planted in vine and tree crops to provide a buffer and to maintain the agricultural ambiance along Rockville Road. The remainder will be utilized for pasture and vegetable crops.

The Landscape Planting Concept utilizes all drought tolerant plantings of California native shrubs grasses and flowers. The tree plantings and are also native and drought tolerant, designed to shade the parking and outdoor use areas. All irrigation will be drip except for one small turf area at the flag pole. All outdoor lighting will utilize LED lights designed to minimize energy use light trespass, to preserve night sky quality. The parking lot lighting will be programmed to be off when the parking is not occupied.

#### **SITE UTILIZATION**

Peak use of the site will occur on Sunday morning through early Sunday afternoon. At the peak hour 600 people could occupy the 9000 sq. ft. worship area (assumes an occupancy of 1 person per 15 sq. ft.). At that time virtually everyone on the site will be in the worship area with a only 10 people remaining in the kitchen area preparing the meal. Thus the peak site occupancy will be 610 people, who per Solano County regulations will require 153 parking spaces (170 parking spaces will be provided, please see the site plan). Most people will be arriving between 10:00 and 10:30 am and leaving between 12:30 and 1:30 pm. Congregants gather and socialize both before and after the service, thus there is no set arrival or departure time so both arrival and departure of the congregation is gradual, keeping traffic impacts to a minimum.

On average no more than three times each year there may be an event that will draw up to 400 additional participants. These events occur on Sundays people will typically arrive between 10:00 and 10:30 am and will leave between 12:30 and 2:00 pm