

MINUTES OF THE SOLANO COUNTY PLANNING COMMISSION

Meeting of August 1, 2019

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

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

EXCUSED: None

STAFF PRESENT: Bill Emlen, Director; Mike Yankovich, Planning Program Manager; Eric Wilberg, Planner Associate; Jim Laughlin, Deputy County Counsel; Anthony Endow, Senior Environmental Health Specialist; Jason Riley, Engineering; and Kristine Sowards, Planning Commission Clerk

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

Approval of the Agenda

The Agenda was approved with no additions or deletions.

Approval of the Minutes

The minutes of the regular meeting of July 18, 2019 were approved as prepared.

Items from the Public

There was no one from the public wishing to speak.

Regular Calendar

Item No. 1

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

Eric Wilberg, project planner, provided an overview of staff's written report. The Guru Nanak Sikh Temple is requesting approval of the use permit amendment application to enhance and

expand upon the existing religious facility to accommodate the needs of their growing congregation. 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. 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. Staff recommended approval of the project.

Commissioner Hollingsworth referred to the email the commission received by a member of the public voicing concern with the protection of agricultural land. He commented that with the original approval of this project in 1999 by the Board of Supervisors, they found that this site was not suitable for agricultural use due to its location and size, and that it had already been developed. He wanted to know if that continues to be the case, that the site is not suitable for agriculture. Mr. Wilberg said the project has not changed in size or location and so the findings that were made in 1999 during the original approval have been carried over to this use permit amendment.

Commissioner Rhoads-Poston inquired about ingress and egress. She said the entrance is currently a single car entry, and she wanted to know if there was a plan to make it a two-lane entry. Mr. Wilberg said there are two existing lanes; one as an entrance and one as an exit. He said this project proposes two entrance-only driveways leading into the temple. The exit will be a new roadway located approximately 500 feet south, closer to the neighboring parcel. The exit would be separate from the two-entrance driveways. Commissioner Rhoads-Poston asked about parking. Mr. Wilberg explained that there would be 2.5 parking spaces for each member of the congregation, which should be suitable. He noted that there is space allocated in the field just beyond the temple for overflow parking.

Mr. Yankovich mentioned that once the church has been in operation for two years, the Resource Management Department will determine whether a single turn lane would be warranted.

Chairman Walker disclosed that he had toured the temple site and saw some of the project renderings prior to the zoning code text amendment that was brought before the commission this past February.

Commissioner Rhoads-Poston commented that although there appears to be plenty of parking onsite, she wondered if it would be proactive to post no parking signs along Rockville Road. Mr. Wilberg stated that the project is conditioned to prohibit offsite parking. He did not believe there was currently any no parking signage along the frontage of the subject site. Mr. Yankovich noted that the county's public works department would examine this aspect of the project to decide whether there would be evidence requiring the posting of no parking signs.

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

Jasnant Singh Bains, Lorraine Way, Yuba City, noted that his family farms approximately 450 acres of prune orchard across and to the north of the Sikh Temple. He said they are a part of the Sikh community and he and his family favor this project and urged the commission's approval.

Balbir Sull, West Texas Street, Fairfield, stated that she has been a resident of the area for over 30 years. She noted how the Sikh community is growing in Solano County and how their community is bringing more business and revenue to the area. She stated that they have a need to accommodate more people into their church. She said the church provides community service to the entire Bay Area with activities such as blanket and food drives, among other relief efforts. She asked the commission to vote in favor of the project.

Balininder Pahal, Sierra Court, Fairfield, stated that she is an area realtor and long-time resident. She said the Sikh Temple helps the community and they will continue to provide that support. Ms. Pahal said that they require a larger facility to enable them to accommodate their Sikh weddings, adding that this would also bring added revenue to the area. She also noted that the added space will accommodate classrooms and future projects.

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

A motion was made by Commissioner Rhoads-Poston and seconded by Commissioner Cayler to adopt the mitigated negative declaration and approve Amendment No. 1 to Use Permit No. U-97-13. The motion passed unanimously. (Resolution No. 4677)

ANNOUNCEMENTS and REPORTS

There were no announcements or reports.

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