

Solano County

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



Agenda - Final

Thursday, April 19, 2018

7:00 PM

Board of Supervisors Chambers

Planning Commission

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

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

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

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

AGENDA

CALL TO ORDER

SALUTE TO THE FLAG

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF THE MINUTES

[PC 18-015](#) April 5, 2018 Planning Commission Minutes

Attachments: [draft minutes](#)

ITEMS FROM THE PUBLIC:

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

the Commission and may be referred to staff.

REGULAR CALENDAR

[PC 18-016](#)

Continued public hearing to consider Amendment No. 1 to Use Permit No. U-91-17 of D/K Dixon for the continuation of a hazardous waste storage and transfer facility that collects, stores, and transfers used oil, oily wastewater, and waste antifreeze from off-site generators. D/K Dixon is proposing to add an additional waste transfer tank farm to receive and manage the same types of wastes and is proposing to install a new product antifreeze blending and storage unit, as well as a new pit-type truck scale. All proposed uses are within the established footprint of the operating business. The property is located in the Municipal Service Area/Urban Commercial area off Midway Road at 7300 Chevron Way in an "A-40" Exclusive Agricultural Zoning District, APN 0109-230-170

Attachments:

[A - PC Resolution](#)

[B - Assessor Parcel Map](#)

[C - Negative Declaration & Initial Study](#)

[D - Caltrans Comments 02162018](#)

[D - Clearinghouse Letter with attachment](#)

[D - DTSC Comments](#)

[E1 - Existing Site Plan](#)

[E2 - Proposed Site Plan](#)

ANNOUNCEMENTS AND REPORTS

ADJOURN

*To the Planning Commission meeting of May 3, 2018 at 7:00 P.M., Board Chambers,
675 Texas Street, Fairfield, CA*



Solano County

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

Agenda Submittal

Agenda #: **Status:** PC Minutes
Type: PC-Document **Department:** Planning Commission
File #: PC 18-015 **Contact:** Kristine Sowards
Agenda date: 4/19/2018 **Final action:**
Title: April 5, 2018 Planning Commission Minutes

Governing body:

District:

Attachments: [draft minutes](#)

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

Meeting of April 5, 2018

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, Walker, Hollingsworth, Bauer, and Chairperson Cayler
EXCUSED: None
STAFF PRESENT: Mike Yankovich, Planning Program Manager; Jim Laughlin, Deputy County Counsel; and Kristine Sowards, Planning Commission Clerk

Chairperson Cayler 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 March 15, 2018 were approved as prepared.

Items from the Public

There was no one from the public wishing to speak.

Regular Calendar

Item No. 1

PUBLIC HEARING to consider Use Permit Application No. U-17-09 and Marsh Development Permit Application No. MD-17-02 of **Verizon Wireless** (c/o Complete Wireless Consulting, Inc. (Hwy 680 Cygnus) to install a 65' monopole with associated ground equipment as part of a wireless telecommunications facility to be located on a 2.8-acre parcel zoned Exclusive Agriculture "A-20" off Marshview and Goodyear Road as they intersect with Interstate 680. The site is approximately 1.5 miles southeast of the City of Fairfield, APN: 0046-110-280. (Project Planner: Karen Avery) **STAFF RECOMMENDATION:** Continue item to the regular meeting of May 17, 2018

Mike Yankovich stated that the applicant has submitted a request for continuance to allow them additional time to complete site design revisions. Staff concurred with the request.

A motion was made by Commissioner Walker and seconded by Commissioner Bauer to continue this item to the regular meeting of May 17, 2018. The motion passed unanimously.

ANNOUNCEMENTS and REPORTS

There were no announcements or reports.

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



Agenda Submittal

Agenda #: **Status:** PC-Regular

Type: PC-Document **Department:** Planning Commission

File #: PC 18-016 **Contact:** Karen Avery, Senior Planner

Agenda date: 4/19/2018 **Final action:**

Title: Continued public hearing to consider Amendment No. 1 to Use Permit No. U-91-17 of D/K Dixon for the continuation of a hazardous waste storage and transfer facility that collects, stores, and transfers used oil, oily wastewater, and waste antifreeze from off-site generators. D/K Dixon is proposing to add an additional waste transfer tank farm to receive and manage the same types of wastes and is proposing to install a new product antifreeze blending and storage unit, as well as a new pit-type truck scale. All proposed uses are within the established footprint of the operating business. The property is located in the Municipal Service Area/Urban Commercial area off Midway Road at 7300 Chevron Way in an "A-40" Exclusive Agricultural Zoning District, APN 0109-230-170

Governing body:

District:

- Attachments:**
- [A - PC Resolution](#)
 - [B - Assessor Parcel Map](#)
 - [C - Negative Declaration & Initial Study](#)
 - [D - Caltrans Comments 02162018](#)
 - [D - Clearinghouse Letter with attachment](#)
 - [D - DTSC Comments](#)
 - [E1 - Existing Site Plan](#)
 - [E2 - Proposed Site Plan](#)

Date	Ver.	Action By	Action	Result
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RECOMMENDATION:

1. The Planning Commission ADOPT the Negative Declaration and the mandatory and additional findings with respect to Amendment No. 1 to Use Permit No. U-91-17and;
2. The Planning Commission ADOPT the attached draft Resolution and APPROVE Amendment No. 1 to Use Permit No. U-91-17, subject to the recommended Findings and Conditions of Approval.

EXECUTIVE SUMMARY:

D/K Dixon is requesting to continue to operate a hazardous waste storage and transfer facility that collects, stores, and transfers used oil, oily wastewater, and waste antifreeze from off-site generators. D/K Dixon is also proposing to add an additional waste transfer tank farm to receive and manage the same types of wastes as they do now and is also proposing to install a new product antifreeze blending and storage unit, as well as a new pit-type truck scale within the existing business footprint.

ENVIRONMENTAL ANALYSIS:

Per the California Environmental Quality Act (CEQA), a Draft Negative Declaration was prepared and circulated for public review and comment. The public comment ended on February 26, 2018. Three comment letters were received and are included as Attachment D. See further environmental discussion below in “H - Environmental Analysis” of the staff report.

BACKGROUND:

U-78-17 was approved by the Planning Commission on April 4, 1978 for a wholesale distribution of petroleum products and related petroleum equipment.

U-91-17 was approved by the Planning Commission on November 21, 1991 for the pre-existing wholesale distribution of petroleum products and related petroleum products.

U-91-17-MR#2 was approved by Planning Commission on October 7, 1999 for hazardous waste storage and transfer facility for use oil, oily wastewater and waste antifreeze from off-site generators.

U-91-17-MR#3 was approved by Planning Commission on November 19, 1998 for the installation of four, 20,000 gallon above ground fuel tanks for diesel fuel or gasoline (replacing underground tanks).

U-91-17-MR#2EX#1 a time extension for the continued use of a hazardous waste storage and transfer facility to collect, store and transfer used oil, oily wastewater and waste antifreeze from off-site generators was approved by the Planning Commission on August 15, 2002 thru 2012. In 2012 the applicant filed for a minor revision to add a manufactured office. Since that time, the project description has been revised several times and the project description for this project is the outcome of these revisions.

PROPERTY INFORMATION:

A. Applicant/Owner:

Advanced Environmental, Inc.
3650 East 26th Street
Vernon, CA 90085

B. General Plan Land Use Designation/Zoning:

General Plan: Urban Commercial - Municipal Service Area
Zoning: Exclusive Agricultural “A-40”

C. Existing Use: D/K Dixon Waste Transfer and Storage Facility

D. Adjacent Zoning and Uses:

North: Commercial Highway (CH) - vacant
South: Exclusive Agricultural (A-40) - California Pipe Fitters
East: Exclusive Agricultural (A-40) - Gas tank storage for Sheldon Gas Company
West: Exclusive Agricultural (A-40) - Vacant - then I-80/Midway Road interchange

E. Environmental Setting

The project site is located at 7300 Chevron Way which intersects with Midway Road in unincorporated Solano County; east of the boundaries of the City of Vacaville and approximately .33 of a mile from the Interstate 80

and Midway Road interchange. The Assessor's Parcel Number is 0109-230-170 and the entire parcel is 17.6 acres in size. The parcel is bisected by a 60' public road known as Chevron Way. The approximately 9-acre portion on the west side of Chevron Way is vacant of structures and is covered in grasses. The developed portion of the parcel is on the eastern side of Chevron Way and is approximately 7.5 acres in size. The 7.5 portion of the parcel is currently used by D/K Dixon for the operation of a hazardous waste storage and transfer facility to collect, store, and transfer used oil, oily wastewater, and waste antifreeze from off-site generators located within a 100-mile radius.

Current development on the project site includes:

One (1) 50' x 50' modular office building (2500 sq. ft.)

One (1) 50 x 100' warehouse building (5000 sq. ft.)

One (1) 24' x 60' modular office trailer used as a training room and locker room

One (1) remediation compound - 1785 sq. ft.

One (1) elevated concrete loading dock

One (1) office trailer used for the Transfer Facility Office (445 sq. ft.)

One (1) wood building used as the Transfer Facility Laboratory Office (128 sq. ft.)

One (1) metal shipping container used for storing emergency response supplies (160 sq. ft.)

One (1) wood building (Tuff Shed) used for sample storage (100 sq. ft.)

One (1) metal truck scale (69' x 11')

One (1) concrete and cinder block - secondary containment for above-ground diesel fuel tank (diesel tank not in use)

Six (6) above ground storage tanks totaling 50,000- gallon capacity

The 7.5-acre portion of the parcel is bordered by a chain link fence with two entry gates - one near the office building and one near the loading dock area and one near the existing loading dock area. Both of these gates are accessed from Chevron Way.

There is a row of mature trees (oaks and pines) along with several bushes, located along the frontage of the property bordering Midway Road. The entire compound has been graded and majority of the site is covered in weathered asphalt in parking and traffic areas and with concrete pads in the storage tank areas. The remaining portion of the compound is covered in gravel with some native soil along the eastern most boundary. The property is flat with 0-6% slopes and drainage flows east to west.

The land use on the surrounding properties includes California Pipe business to the south, an RV storage business to the southwest, vacant highway commercial property directly north and a Sheldon Gas storage tank facility to the east. Prior to the Sheldon Gas parcel there is a flood control easement for the Sweeney Channel, which is part of the Ulatis Flood Control Project managed by the Solano County Water Agency. Other manmade drainage channels sit along the north, west and south side of the parcel. The nearest residential dwelling is approximately .10 of a mile northwest on an agricultural property located east of the vacant highway commercial property. The Sacramento Veterans Cemetery entrance is approximately .75 of a mile to the east.

Potable water is provided by Solano Irrigation District. A septic system and all other utilities are also located onsite. There is outdoor security lighting around the tanks and buildings. There is a 4' x 8' business identification sign located on the chain link fence facing the northwest (main) entrance to the facility.

Site History:

A wholesale distribution operation for petroleum products and related petroleum equipment facilities (BC Stocking) was approved to operate on the site in 1978 by the Solano County Planning Commission. A new use permit was approved in 1991 for the same petroleum product business. There were subsequent revisions to the use permit (Minor Revision No. 2) which added the hazardous waste storage and transfer facility to collect, store, and transfer used oil, oily wastewater and waste antifreeze from off-site generators. This use permit was extended by the Solano County Planning Commission in 2002 through 2012. The current property

owner (Advanced Environmental) purchased the property in 2004 and applied for a 4th revision to the use permit in 2012 to add a modular office trailer. This 4th minor revision application was subsequently revised and resubmitted in 2017 which is the project identified as Amendment 1 to Use Permit U-91-17 and is defined in the project description below.

F. Project Description

In addition to the continuation of the hazardous waste storage and transfer facility that collects, stores and transfers used oil, oily wastewater, and waste antifreeze from off-site generators, D/K Dixon is proposing to add an additional waste transfer tank farm to receive and manage the same types of wastes as they do today (used oil, oily wastewater and waste antifreeze). D/K Dixon is also proposing to install a new product antifreeze blending and storage unit, as well as a new pit-type truck scale.

A summary of proposed changes is described below:

1. Construct a 4,000 sq. ft. Waste Transfer Tank Farm to include:
 - a. Install seven (7), 33,000-gallon horizontal, UL-142, AST tanks - five (5) tanks to contain used oil, one (1) tank to contain used glycol (spent antifreeze); and one (1) tank to contain storm water. Six of the seven tanks will have split compartments, 16,500-gallon capacity each. (Note: these volumes are approximate as designed prior to construction);
 - b. Install one (1) 1,200-gallon vertical tank to contain carbon which will be used to filter storm water so that storm water will meet discharge requirements prior to discharging;
 - c. Install a drum storage area to contain one hundred twenty (120), 55-gallon drums to store Non-RCRA liquid and solid waste;
 - d. Construct Secondary Containment system for the new Tank Farm.
2. Construct one (1) 2,400 sq. ft. truck loading and unloading area for the new Tank Farm.
3. Install a new pit type truck scale.
4. Install approximately 68,000 sq. ft. A.C.C paving for travel aisle areas and striped parking stalls for the addition of 14 parking spaces.
5. Install a new 40' foot driveway and rolling gate on the south west portion of the facility along Chevron Way to provide access to the transfer facility.
6. Construct an 1,800 sq. ft. Product Antifreeze Tank Farm along the south west portion of the facility to include:
 - a. Install nine (9) 6,000 gallon AST dish bottom tanks on skirts to hold new glycol.
 - b. Construct a Secondary Containment system for the Product Antifreeze Tank Farm.
 - c. Construct Truck loading/unloading area.

Demolition

1. Remove existing empty 20,000 gallon AST
2. Remove existing small gate along the southwest corner

D/K Dixon operates Monday-Saturday from 3:00 a.m. to 12:00 a.m. Construction hours are proposed to be from 7:00 a.m. to 5:00 p.m. There are approximately 20-25 employees on-site during operating hours working in opposing shifts. There are no proposed changes to the operating hours or in the number of employees with this project.

No new lighting other than security lighting around the new tank farms is proposed. There is a 4' x 8' business identification sign located on the chain link fence facing the northwest (main) entrance to the facility. No new signage is proposed.

Discussion and Analysis

G. General Plan and Zoning Consistency

General Plan

The General Plan designation for the D/K Dixon property is Urban Commercial/Municipal Service Areas. Urban Commercial allows for commercial and non-commercial uses. The property is located within a Municipal Service Area (MSA) outside the city limits of Vacaville. Because of the MSA designation, permanent commercial uses cannot occur until the property is annexed into the city of Vacaville. The applicant is not proposing a new land use; the property has been used as a transfer station for petroleum products since 1978 and will continue to operate as a transfer station for new, used, and recycled oil, oily wastewater and antifreeze. As described in the above project description, the project is in compliance with the 2008 Solano County General Plan.

Zoning

The property is zoned Exclusive Agricultural(A-40). Per Table 28.21A of the Solano County Zoning Regulations, refuse, disposal, incineration, recycling or composting is allowed with an approved conditional use permit. Per Table 28.21A, transitional industrial uses are allowed in the A-40 zones after obtaining a minor use permit. The property has been used as a storage and transfer business for almost 40 years when a conditional use permit was approved by the Solano County Planning Commission in 1978.

As mentioned above, the property falls within an MSA; land uses located within the boundaries of an MSA are considered a Transitional Commercial Use in Section 28.76 of the Zoning Regulations which limits urban commercial uses to a fixed term of ten years. Transitional Commercial uses also requires any new construction to be temporary in nature so that they can be removed upon annexation. Properties within MSA's outside of Vacaville requires new buildings, structures, and landscaping to meet the City of Vacaville's design guidelines. The proposed project is not a new use. All proposed construction, installation of storage tanks and truck scale, are temporary construction and are proposed within the existing disturbed footprint of the existing facility. The use permit will be limited to ten years in the conditions of approval. After ten years, the applicant may approach the Solano County Department of Resource Management and the City of Vacaville for renewal options at that time.

H. Environmental Analysis

An Initial Study and Negative Declaration have been prepared for the project and circulated for public review. The public comment period expired February 26, 2018. Four comment letters were received and are included as Attachment D.

Letter #1 - State Clearinghouse and Planning Unit

The State Clearinghouse and Planning Unit act as the clearinghouse for environmental documents being processed throughout the state of California. The Clearinghouse sends environmental documents to other state agencies and collects their responses to send to the lead agency responsible for preparing the final environmental document. A list of the agencies routed the D/K Dixon Draft Initial Study and Negative Declaration are shown on the Document Details Report page included in the letter from the Clearinghouse. The Central Valley Regional Quality Control Board sent comments to the Clearinghouse; as well as to Solano County (see Letter #2).

Letter #2 - Central Valley Regional Water Quality Control Board

A comment letter was received from the Central Valley Regional Water Quality Control Board listing potential permits that D/K Dixon may need to obtain for their proposed expansion project. The operator and the Solano County Environmental Health Division are aware that existing permits will need to be updated and condition of approval No. 17 listed below, requires D/K Dixon to obtain all necessary and required permits from the Central Valley Regional Quality Control Board.

Letter #3 - Caltrans

A comment letter was received from Caltrans regarding D/K Dixon's Construction General Permit and Storm Water Pollution Prevention Plan (SWPPP). D/K Dixon has a SWPPP on file with the Central Valley Regional Water Quality Control Board and will be updating their Construction Permit and SWPPP as part of the permitting process; this would come after the review and approval of the land use permit by the Solano County Planning Commission. Condition of approval No. 22 requiring these permits to be updated is included below.

Letter #4 - Department of Toxic Substances

A comment letter was received from the Department of Toxic Substances (DTSC). The DTSC letter stated that it is their belief that the environmental baseline for the proposed project's environmental review is the year 2008; this is the year that DTSC processed an Initial Study/Negative Declaration for D/K Dixon for a renewal of their DTSC Class C Standardized Permit. However, per CEQA, the baseline established for environmental review of a project is based upon the existing conditions at the site at the time environmental review begins. Therefore, the current existing use of the D/K Dixon facility was used as the environmental baseline for County staff when evaluating the proposed expansion project. The applicant is proposing no changes to the existing hours of operation, no changes in the amount of trucks entering/exiting the site (approximately 25 per day), no changes in the number of employees, thus there would be no significant impacts to air quality, traffic, noise, and greenhouse gas emissions with the addition of this project.

During the initial review of the project, the applicant supplied Solano County Public Works Engineering with the details of truck trips to and from the property on an average day for the facility. The information was reviewed by Public Works Engineering staff who determined that this amount of truck traffic would not have a significant impact to Midway Road or to Chevron Way. No road improvements are required nor is a road impact fee imposed by the Public Works Engineering Division.

Trucks Arriving:

9 - 3 axles truck - 10 tons
3 - 2 axle trucks - 7 tons
4 - 2 axle tankers - 9 tons

Trucks Departing:

6 - 3 axle trucks - 24 tons

The project was also reviewed by the Yolo-Solano Air Quality Control District which stated that no permits were needed from the District unless demolition of any of the manufactured units were to take place due to potential asbestos in those units. As noted in the project description, the demolition of the manufactured units is not part of this proposed project.

Staff has reviewed the Tribal Cultural Resources inclusion on the Initial Study Checklist. This included reviewing the requirements under Section 21080.3.1 of CEQA which requires consultation with a tribe prior to the release of a Negative Declaration, Mitigated Negative Declaration or Environmental Review *if* the tribe has made a written request to be notified of proposed projects within its geographic area of affiliation, and upon notification by the lead agency, the tribe responds in writing within 30 days of receiving such notice. At this time, no tribe has made a request for such a notice of projects in the D/K Dixon area. As stated in the project description, this site has been historically disturbed for a number of years and it is unlikely that any tribal cultural resource would be significantly impacted by the proposed project. However, condition of approval No. 5 is included which states that if any cultural or tribal resource is discovered during construction activities, the applicant shall cease construction and notify the Solano County Coroner if human remains are found or notify the State Native American Heritage Commission if tribal resources are discovered.

In summary, the Negative Declaration found that the project could not have a significant effect on the environment. Details regarding each of the California Environmental Quality Act (CEQA) checklist items considered for this project are discussed in Attachment C.

I. Project Review and Analysis

As noted above, this project site has been in operation since the late 1970's beginning as a wholesale petroleum distribution business then converting to a hazardous waste collection, storage, and transfer facility in 1991 with a new use permit. The applicant is requesting the continuation of this operation and the addition of waste transfer tank farm, the addition of a new anti-freeze blending facility and a new pit-type truck scale. Per Table 28.21A of the Solano County Zoning Regulations, refuse, disposal, incineration, recycling or composting is allowed in the A-40 zoning district with the approval of a use permit. D/K Dixon assumed the operations in 2004 and has been diligent in keeping the operation in compliance with the existing use permit.

As part of the Department of Resource Management project review process, the application Initial Study, and Negative Declaration have been reviewed by various County Departments, as well as other local agencies. Any recommended conditions of approval have been incorporated into the use permit resolution.

Solano County Building Division

The Building Division reviewed the application and commented that the construction of the new tank farms, truck scale and parking lot striping will require approval of a building permit. Conditions of approval requiring necessary building permits is included below.

Solano County Public Works Engineering Division

Chevron Way is a County of Solano maintained road. Any on-site grading and driveway improvements will require a grading permit and encroachment permit as noted in the conditions of approval below. As part of the grading permit review, the applicant will be required to submit a drainage plan showing all off-site and on-site improvements necessary to manage storm water issues related to the development.

Solano County Environmental Health Division

The project was reviewed by the Environmental Health Division Technical Section and Hazardous Materials Section. The conditions of approval require the permittee to contact the Central Valley California Regional Water Quality Control and the Department of Toxic Substances to obtain any and all required permits based upon this expansion.

Solano Irrigation District

The project was reviewed by the Solano Irrigation District which provides potable water to the facility. A complete list of their requirements is included below.

Yolo-Solano Air Quality Management District

The project was reviewed by the Yolo-Solano Air Quality Control District (YSAQMD) and responded that the toxicity of the products handled by D/K Dixon does not warrant a permit through their jurisdiction. YSAQMD did note that the if demolition of the manufactured offices was to take place, permits would be required from them as asbestos may be exposed during the demolition. No demolition of the offices is planned with the proposed project.

Dixon Fire Department

The project was reviewed by the Dixon Fire Department which provides fire protection to the facility. A complete list of their requirements is included in the conditions of approval below.

City of Vacaville

No comments were received from the City of Vacaville.

FINDINGS:

- 1. The establishment, maintenance, or operation of the proposed use is in conformity with the County General Plan with regard to traffic circulations, population densities and distribution, and other aspects of the General Plan.**

The General Plan designation for the D/K Dixon property is Urban Commercial/Municipal Service Areas. Urban Commercial allows for commercial and non-commercial uses. The property is located within a Municipal Service Area (MSA) outside the city limits of Vacaville. Because of the MSA designation, permanent commercial uses cannot occur until the property is annexed into the city of Vacaville. The applicant is not proposing a new land use; the property has been used as a transfer station for petroleum products since 1978 and will continue to operate as a transfer station for new, used, and recycled oil, oily wastewater and antifreeze. As described in the above project description, the project is in compliance with the 2008 Solano County General Plan.

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

Vehicular access to the site will continue to be from Chevron Way, a public road located off Midway Road. The site has existing electrical power and the building plans will be reviewed and approved by the Solano County Building and Safety Division before a permit is issued. Grading and drainage plans will be reviewed and approved by the Public Works Engineering Division. The Solano Irrigation District supplies potable water to the site and the site maintains an on-site septic system.

- 3. The subject use will not, under the circumstances of the particular case, constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in or passing through the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.**

A Draft Initial Study and Negative Declaration was prepared and circulated by the Department of Resource Management. No potentially significant adverse environmental impacts are likely to occur with this project. Implementation of conditions of approval would prevent the project from creating significant effects to the persons residing or working in, or passing through the neighborhood; nor would the conditioned project be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

CONDITIONS OF APPROVAL:

General

1. Approval is hereby granted to D/K Dixon for the continuation of the hazardous waste storage and transfer facility that collects, stores, and transfers used oil, oily wastewater, and waste antifreeze from off-site generators. Approval is also granted for the proposed addition of a waste transfer tank farm to receive and manage the same types of wastes (used oil, oily wastewater and waste antifreeze) and the proposed installation of a new project antifreeze

blending and storage unit, as well as a new pit-type truck scale as in accordance with the plans and information submitted with Amendment No. 1 of Use Permit Application No. U-91-17 and approved by the Solano County Planning Commission.

2. The permittee shall take such measures as may be necessary or as may be required by the County to prevent offensive noise, lighting, dust or other impacts, which constitute a hazard or nuisance to motorists, persons or property in the surrounding areas.
3. No additional uses or new or expanded buildings shall be established or constructed beyond those identified on the approved development plans without prior approval of a new, revised, or amended use permit.
4. The premises shall be maintained in a neat and orderly manner and kept free of accumulated debris and junk.
5. If any cultural or tribal resources, including human remains, are discovered during construction, the applicant shall immediately cease construction and notify the Solano County Coroner if human remains are found or notify the State Native American Heritage Commission if tribal resources are discovered.
6. Failure to comply with any of the conditions of approval or limitation set forth in this permit shall be cause for the revocation of the use permit.
7. The use permit shall be limited to ten (10) years, April 19, 2028. After ten years, the applicant may approach the Solano County Department of Resource Management and the City of Vacaville for renewal options at that time.

Building & Safety Division

8. Prior to any construction or improvements taking place, a Building Permit Application shall be submitted as per Section 105 of the 2010 California Building Code, or the latest edition enforced at the time of building permit application. "Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit."
9. The building and any site improvements shall be designed using the 2016 California Building Standards Codes including the mandatory measures found in the 2016 California Building Code Chapter(s) 1,2,3,5,6,7,8, and A5 for Voluntary Measures. The building shall meet all the requirements for commissioning a Green Building due to the size exceeding 10,000 square feet. The commissioning information is found in Section 5.410.2 of the 2016 California Green Building Code (CalGreen). The building shall be designed by a licenses and/or registered architect/engineer who is knowledgeable in Green Building Codes.
10. Certificate of Occupancy "111.1 Use and Occupancy. No building shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the Solano County Building Official has issued a certificate of occupancy."

11. A geotechnical/soils report shall be required for any expansions to existing buildings or for the construction of new buildings.
12. Plans and Specifications shall meet the requirements as per Section 107 of the 2016 California Building Code. "Construction documents, statement of special inspections and other data shall be submitted in one or more sets with each permit application. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional." Electronic media documents are permitted when approved by the building official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provision of this code and relevant laws, ordinances, rules and regulations, as determined by the building official.
13. The site and all facilities shall meet all of the accessibility requirement found in Chapter 11B of the 2016 California Building Code. The designer is required to design for the most restrictive requirements between ADA Federal Law and the 2016 California Building Code. The Solano County Building Division will be reviewing the plans for the most restrictive requirements of the two. There shall be a complete site plan, drawn to scale and designed by a licensed architect reflecting all site accessibility.
14. All accessible paths of travel and parking areas shall be a hard-scaped surface and shall meet all of the worst case requirements between Chapter 11B of the 2016 California Building Code and the ADA Federal Law.

Environmental Health Division

15. The applicant shall modify their existing Hazardous Materials Business Plan (HMBP) by revising the chemical inventory, site diagram, emergency response plan, and employee training plan. The applicant shall revise their HMBP and submit the revisions in the California Environmental Reporting System. The applicant shall contact Dixon Fire and provide any necessary equipment and foam to respond to an incident involving a pool fire in or around the aboveground storage tanks at this facility.
16. The applicant shall verify with the Solano County Hazardous Materials Section the installation of the Piping and Instrument Diagram and their secondary containment drawings and specifications. Adequate overflow protection and a high level alarm system with emergency shut down mechanism in place are also required.
17. The applicant shall contact the California Regional Water Quality Control Board, Central Valley Region and US EPA Region IX, for any requirements for permitting of the proposed or future truck wash rack facility with respect to Waste Discharge Requirements and possible Class V injection well standards.
18. Product storage shall be clarified for the seven tanks, each of 33,000-gallon capacity. The site plan shall include the mapping of the proposed tank locations, proposed buildings, proposed onsite sewage disposal system, proposed treatment system components and monitoring well locations.
19. If the applicant uses shop built tanks, they must install aboveground storage tanks designed to UL 142 standards that are installed pursuant to California Building Code and California Fire Code.
20. The applicant shall contact a professional engineer to review and if necessary, modify their Spill Prevention Countermeasure Plan to include the proposed increase of capacity as required by Title 40 Code of Federal Regulations Part 112 and contact US EPA Region IX for any other federal requirements.

21. Any new onsite sewage disposal design proposal shall include information as to existing underground piping and infrastructure to ensure that new septic system construction does not negatively impact the existing septic system, existing monitoring wells, and/or existing underground piping systems. The maximum capacity of the onsite sewage system shall be clarified with any design submittal application. Any onsite sewage disposal systems serving at least 20 people, operator must contact US EPA Regions IX to verify the need for a Class V Injection Well Permit.
22. The applicant shall inform the California Regional Water Quality Control Board, Central Valley Region, who has assigned case No. 480215 for this site information regarding the use permit amendment for any actions if necessary; including updating their Construction General Permit and their Storm Water Pollution Prevention Plan (SWPPP).
23. The applicant shall maintain permits as required through the State of California Water Resources Control Board, Division of Drinking Water, in coordination with the Solano Irrigation District - Stocking Ranch Potable Water System. The property is located within the Solano Irrigation District service area and is subject to the Rules and Regulations, assessments and charges of the District.
24. The applicant shall inform the California Department of Toxic Substances Control (DTSC) of the proposed use permit amendment to allow for review to determine if any further action or change in permitting is necessary by the DTSC.
25. D/K Dixon has a SWPPP on file with the Central Valley Regional Water Quality Control Board and will be updating their Construction Permit and SWPPP as part of the permitting process upon review and approval of the land use permit by the Solano County Planning Commission

Public Works Engineering Division

26. The permittee shall apply for, secure and abide by the terms and conditions of grading permit prior to any onsite grading. Public Works Engineering will require the submittal of a drainage plan showing all offsite and onsite improvements necessary to manage storm water issues related to this development.
27. The permittee shall apply for, secure and abide by the conditions of an encroachment permit for any planned or any existing driveway connections to Chevron Way that does not have an existing encroachment permit issued by Solano County. All driveway connections to public roads shall meet Solano County Road Improvement Standards and Land Development Requirements.

Solano Irrigation District

28. The subject property shall not be permitted to use more water than historical consumption for the site.

Dixon Fire Department

29. The proposed improvements do not appear to have any conflict with the District facilities.
30. All permits shall be approved by the Dixon Fire Department.
31. The water supply system may need to be updated for fire protection services.
32. Installation of the tanks shall be in compliance of the 2016 California Fire Code Chapter 57.

ATTACHMENTS:

- Attachment A - Draft Resolution
- Attachment B - Assessor Map
- Attachment C - Negative Declaration
- Attachment D - Comment Letters
- Attachment E1 - Existing Site Plan

SOLANO COUNTY PLANNING COMMISSION

RESOLUTION NO. XX

WHEREAS, the Solano County Planning Commission has considered Amendment No. 1 to Use Permit No. U-91-17 of **D/K Dixon** for the continuation of a hazardous waste storage and transfer facility that collects, stores, and transfers used oil, oily wastewater, and waste antifreeze from off-site generators. D/K Dixon is proposing to add an additional waste transfer tank farm to receive and manage the same types of wastes and is proposing to install a new product antifreeze blending and storage unit, as well as a new pit-type truck scale. All proposed uses are within the established footprint of the operating business. The property is located in the Municipal Service Area/Urban Commercial area off Midway Road at 7300 Chevron Way in an "A-40" Exclusive Agricultural Zoning District, APN 0109-230-170, and;

WHEREAS, the Commission has reviewed the report of the Department of Resource Management and heard testimony relative to the subject application at the duly noticed public hearing held on March 15, 2018 and then continued to the regular meeting of April 19, 2018, and;

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

1. The establishment, maintenance, or operation of the proposed use is in conformity with the County General Plan with regard to traffic circulations, population densities and distribution, and other aspects of the General Plan.

The General Plan designation for the D/K Dixon property is Urban Commercial/Municipal Service Areas. Urban Commercial allows for commercial and non-commercial uses. The property is located within a Municipal Service Area (MSA) outside the city limits of Vacaville. Because of the MSA designation, permanent commercial uses cannot occur until the property is annexed into the city of Vacaville. The applicant is not proposing a new land use; the property has been used as a transfer station for petroleum products since 1978 and will continue to operate as a transfer station for new, used, and recycled oil, oily wastewater and antifreeze. As described in the above project description, the project is in compliance with the 2008 Solano County General Plan.

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

Vehicular access to the site will continue to be from Chevron Way, a public road located off Midway Road. The site has existing electrical power and the building plans will be reviewed and approved by the Solano County Building and Safety Division before a permit is issued. Grading and drainage plans will be reviewed and approved by the Public Works Engineering Division. The Solano Irrigation District supplies potable water to the site and the site maintains an on-site septic system.

3. The subject use will not, under the circumstances of the particular case, constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in or passing through the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

A Draft Initial Study and Negative Declaration was prepared and circulated by the Department of Resource Management. No potentially significant adverse environmental impacts are likely to occur with this project. Implementation of conditions of approval would prevent the project from

creating significant effects to the persons residing or working in, or passing through the neighborhood; nor would the conditioned project be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

BE IT, THEREFORE, RESOLVED, that the Planning Commission of the County of Solano does hereby approve Amendment No. 1 to Use Permit No. U-91-17 subject to the following recommended conditions of approval:

General

1. Approval is hereby granted to D/K Dixon for the continuation of the hazardous waste storage and transfer facility that collects, stores, and transfers used oil, oily wastewater, and waste antifreeze from off-site generators. Approval is also granted for the proposed addition of a waste transfer tank farm to receive and manage the same types of wastes (used oil, oily wastewater and waste antifreeze) and the proposed installation of a new project antifreeze blending and storage unit, as well as a new pit-type truck scale as in accordance with the plans and information submitted with Amendment No. 1 of Use Permit Application No. U-91-17 and approved by the Solano County Planning Commission.
2. The permittee shall take such measures as may be necessary or as may be required by the County to prevent offensive noise, lighting, dust or other impacts, which constitute a hazard or nuisance to motorists, persons or property in the surrounding areas.
3. No additional uses or new or expanded buildings shall be established or constructed beyond those identified on the approved development plans without prior approval of a new, revised, or amended use permit.
4. The premises shall be maintained in a neat and orderly manner and kept free of accumulated debris and junk.
5. If any cultural or tribal resources, including human remains, are discovered during construction, the applicant shall immediately cease construction and notify the Solano County Coroner if human remains are found or notify the State Native American Heritage Commission if tribal resources are discovered.
6. Failure to comply with any of the conditions of approval or limitation set forth in this permit shall be cause for the revocation of the use permit.
7. The use permit shall be limited to ten (10) years, April 19, 2028. After ten years, the applicant may approach the Solano County Department of Resource Management and the City of Vacaville for renewal options at that time.

Building & Safety Division

8. Prior to any construction or improvements taking place, a Building Permit Application shall be submitted as per Section 105 of the 2010 California Building Code, or the latest edition enforced at the time of building permit application. "Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit."

9. The building and any site improvements shall be designed using the 2016 California Building Standards Codes including the mandatory measures found in the 2016 California Building Code Chapter(s) 1,2,3,5,6,7,8, and A5 for Voluntary Measures. The building shall meet all the requirements for commissioning a Green Building due to the size exceeding 10,000 square feet. The commissioning information is found in Section 5.410.2 of the 2016 California Green Building Code (CalGreen). The building shall be designed by a licenses and/or registered architect/engineer who is knowledgeable in Green Building Codes.

10. Certificate of Occupancy “111.1 Use and Occupancy. No building shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the Solano County Building Official has issued a certificate of occupancy.”

11. A geotechnical/soils report shall be required for any expansions to existing buildings or for the construction of new buildings.

12. Plans and Specifications shall meet the requirements as per Section 107 of the 2016 California Building Code. “Construction documents, statement of special inspections and other data shall be submitted in one or more sets with each permit application. The construction documents shall be prepared by a registered design professional where required by the statues of the jurisdiction in which the project is to be constructed. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional.” Electronic media documents are permitted when approved by the building official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provision of this code and relevant laws, ordinances, rules and regulations, as determined by the building official.

13. The site and all facilities shall meet all of the accessibility requirement found in Chapter 11B of the 2016 California Building Code. The designer is required to design for the most restrictive requirements between ADA Federal Law and the 2016 California Building Code. The Solano County Building Division will be reviewing the plans for the most restrictive requirements of the two. There shall be a complete site plan, drawn to scale and designed by a licensed architect reflecting all site accessibility.

14. All accessible paths of travel and parking areas shall be a hard-scaped surface and shall meet all of the worst case requirements between Chapter 11B of the 2016 California Building Code and the ADA Federal Law.

Environmental Health Division

15. The permittee shall modify their existing Hazardous Materials Business Plan (HMBP) by revising the chemical inventory, site diagram, emergency response plan, and employee training plan. The applicant shall revise their HMBP and submit the revisions in the California Environmental Reporting System. The applicant shall contact Dixon Fire and provide any necessary equipment and foam to respond to an incident involving a pool fire in or around the aboveground storage tanks at this facility.

16. The permittee shall verify with the Solano County Hazardous Materials Section the installation of the Piping and Instrument Diagram and their secondary containment drawings and specifications. Adequate overflow protection and a high level alarm system with emergency shut down mechanism in place are also required.

17. The permittee shall contact the California Regional Water Quality Control Board, Central Valley Region and US EPA Region IX, for any requirements for permitting of the proposed or future truck

wash rack facility with respect to Waste Discharge Requirements and possible Class V injection well standards.

18. Product storage shall be clarified for the seven tanks, each of 33,000-gallon capacity. The site plan shall include the mapping of the proposed tank locations, proposed buildings, proposed onsite sewage disposal system, proposed treatment system components and monitoring well locations.

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23. The permittee shall maintain permits as required through the State of California Water Resources Control Board, Division of Drinking Water, in coordination with the Solano Irrigation District – Stocking Ranch Potable Water System. The property is located within the Solano Irrigation District service area and is subject to the Rules and Regulations, assessments and charges of the District.

24. The permittee shall inform the California Department of Toxic Substances Control (DTSC) of the proposed use permit amendment to allow for review to determine if any further action or change in permitting is necessary by the DTSC.

25. D/K Dixon has a SWPPP on file with the Central Valley Regional Water Quality Control Board and will be updating their Construction Permit and SWPPP as part of the permitting process upon review and approval of the land use permit by the Solano County Planning Commission

Public Works Engineering Division

26. The permittee shall apply for, secure and abide by the terms and conditions of grading permit prior to any onsite grading. Public Works Engineering will require the submittal of a drainage plan showing all offsite and onsite improvements necessary to manage storm water issues related to this development.

27. The permittee shall apply for, secure and abide by the conditions of an encroachment permit for any planned or any existing driveway connections to Chevron Way that does not have an existing encroachment permit issued by Solano County. All driveway connections to public roads shall meet Solano County Road Improvement Standards and Land Development Requirements.

Solano Irrigation District

28. The subject property shall not be permitted to use more water than historical consumption for the site.

Dixon Fire Department

29. The proposed improvements do not appear to have any conflict with the District facilities.

30. All permits shall be approved by the Dixon Fire Department.

31. The water supply system may need to be updated for fire protection services.

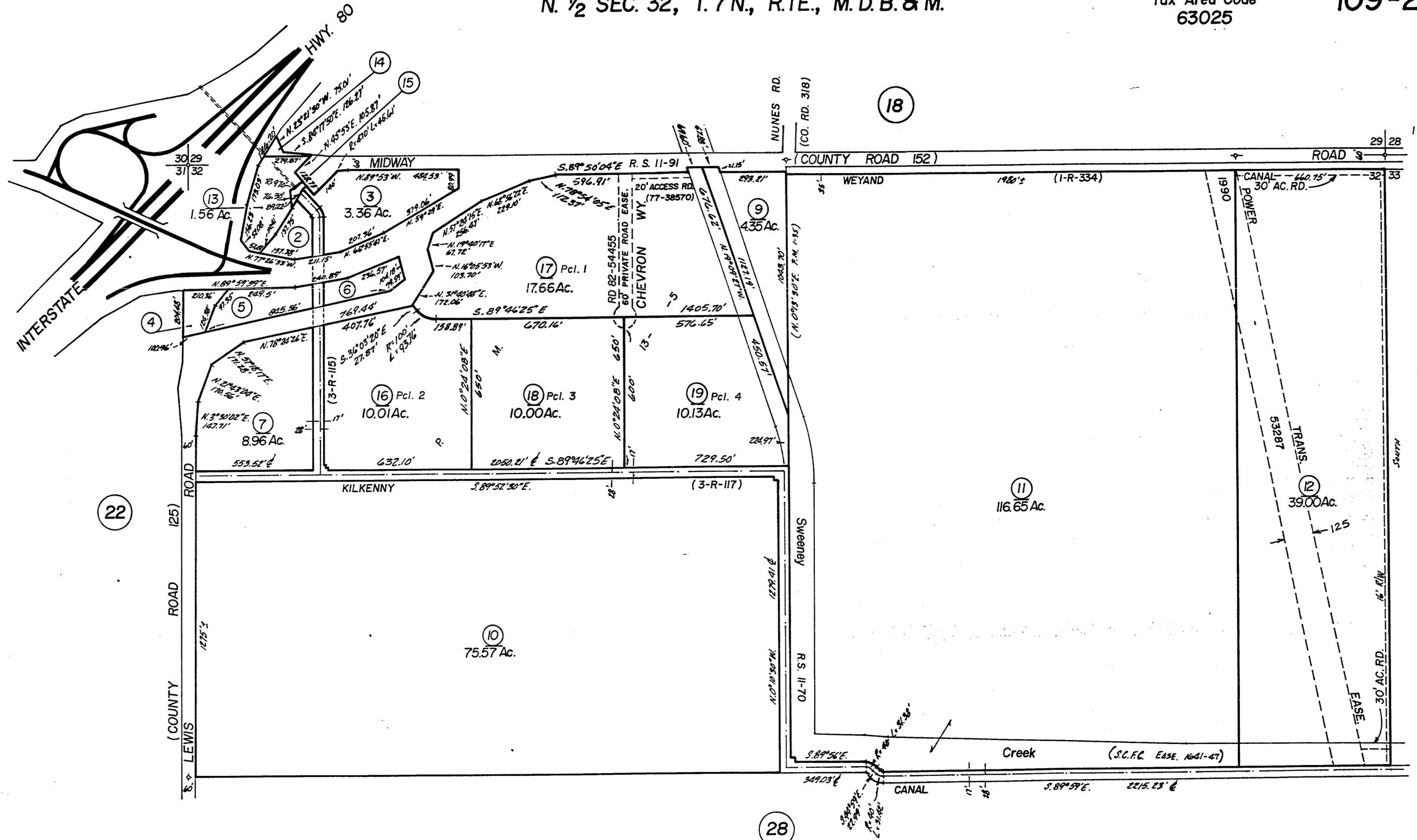
32. Installation of the tanks shall be in compliance of the 2016 California Fire Code Chapter 57.

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Planning Commission on April 19, 2018 by the following vote:

AYES:	Commissioners	_____

NOES:	Commissioners	_____
EXCUSED:	Commissioners	_____

By: _____
Bill Emlen, Secretary



REVISION	DATE	BY
EASE.	7-9-90	S.S.
PUT. RD. NAME	12-11-80	DT
	6-10-77	M.R.

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

D/K Dixon

**Use Permit No. U-91-17-AM1
Draft Initial Study and
Negative Declaration**



January 23, 2018

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

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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 State CEQA Guidelines, Section 15063.

Project Title:	D/K Dixon
Application Number:	U-91-17-AM1
Project Location:	7300 Chevron Way, Dixon
Assessor Parcel No.(s):	0109-230-170
Project Sponsor's Name and Address:	Advanced Environmental, Inc. 3650 East 26 th Street Vernon, CA 90085

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 Planning Services Division, Resource Management Department, County of Solano at 675 Texas Street, Suite 5500, 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

Planning Services Division
Resource Management Department
Attn: Karen Avery, Senior Planner
675 Texas Street Suite 5500
Fairfield, CA 94533

- Submit comments via fax to: (707) 784-4805
- Submit comments via email to: kmavery@solanocounty.com
- Submit comments by the deadline of: February 26, 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.

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.

1/23/18
Date

Karen Avery
Karen Avery
Senior Planner

1.0 ENVIRONMENTAL SETTING and PROJECT DESCRIPTION

1.1 ENVIRONMENTAL SETTING:

The project site is located at 7300 Chevron Way which intersects with Midway Road in unincorporated Solano County; east of the boundaries of the City of Vacaville and approximately .33 of a mile from the Interstate 80 and Midway Road interchange. The Assessor's Parcel Number is 0109-230-170 and the entire parcel is 17.6 acres in size. The parcel is bisected by a 60' public road known as Chevron Way. The approximately 9-acre portion on the west side of Chevron Way is vacant of structures and is covered in grasses. The developed portion of the parcel is on the eastern side of Chevron Way and is approximately 7.5 acres in size. The 7.5 portion of the parcel is currently used by D/K Dixon for the operation of a hazardous waste storage and transfer facility to collect, store, and transfer used oil, oily wastewater, and waste antifreeze from off-site generators located within a 100-mile radius.

Current development on the project site includes:

One (1) 50' x 50' modular office building (2500 sq. ft.)

One (1) 50 x 100' warehouse building (5000 sq. ft.)

One (1) 24' x 60' modular office trailer used as a training room and locker room

One (1) remediation compound – 1785 sq. ft.

One (1) elevated concrete loading dock

One (1) office trailer used for the Transfer Facility Office (445 sq. ft.)

One (1) wood building used as the Transfer Facility Laboratory Office (128 sq. ft.)

One (1) metal shipping container used for storing emergency response supplies (160 sq. ft.)

One (1) wood building (Tuff Shed) used for sample storage (100 sq. ft.)

One (1) metal truck scale (69' x 11')

One (1) concrete and cinder block – secondary containment for above-ground diesel fuel tank (diesel tank not in use)

Six (6) above ground storage tanks totaling 50,000- gallon capacity

The 7.5-acre portion of the parcel is bordered by a chain link fence with two entry gates – one near the office building and one near the loading dock area and one near the existing loading dock area. Both of these gates are accessed from Chevron Way.

There is a row of mature trees (oaks and pines) along with several bushes, located along the frontage of the property bordering Midway Road. The entire compound has been graded and majority of the site is covered in weathered asphalt in parking and traffic areas and with concrete pads in the storage tank areas. The remaining portion of the compound is covered in gravel with some native soil along the eastern most boundary. The property is flat with 0-6% slopes and drainage flows east to west.

The land use on the surrounding properties includes California Pipe business to the south, an RV storage business to the southwest, vacant highway commercial property directly north and a Sheldon Gas storage tank facility to the east. Prior to the Sheldon Gas parcel there is a flood control easement for the Sweeney Channel, which is part of the Ulatis Flood Control Project managed by the Solano County Water Agency. Other manmade drainage channels sit along the north, west and south side of the parcel. The nearest residential dwelling is approximately .10 of a mile northwest on an agricultural property located east of the vacant highway commercial property. The Sacramento Veterans Cemetery entrance is approximately .75 of a mile to the east.

Potable water is provided by Solano Irrigation District. A septic system and all other utilities are also located onsite. There is outdoor security lighting around the tanks and buildings. There is a 4' x 8' business identification sign located on the chain link fence facing the northwest (main) entrance to the facility.

Site History:

A wholesale distribution operation for petroleum products and related petroleum equipment facilities (BC Stocking) was approved to operate on the site in 1978 by the Solano County Planning Commission. A new use permit was approved in 1991 for the same petroleum product business. There were subsequent revisions to the use permit (Minor Revision No. 2) which added the hazardous waste storage and transfer facility to collect, store, and transfer used oil, oily wastewater and waste antifreeze from off-site generators. This use permit was extended by the Solano County Planning Commission in 2002 through 2012. The current property owner (Advanced Environmental) purchased the property in 2004 and applied for a 4th revision to the use permit in 2012 to add a modular office trailer. This 4th minor revision application was subsequently revised and resubmitted in 2017 which is the project identified as Amendment 1 to Use Permit U-91-17 and is defined in the project description below.

1.2 PROJECT DESCRIPTION:

In addition to the continuation of the hazardous waste storage and transfer facility that collects, stores and transfers used oil, oily wastewater, and waste antifreeze from off-site generators, D/K Dixon is proposing to add an additional waste transfer tank farm to receive and manage the same types of wastes as they do today (used oil, oily wastewater and waste antifreeze). D/K Dixon is also proposing to install a new product antifreeze blending and storage unit, as well as a new pit-type truck scale.

A summary of proposed changes is described below:

1. Construct a 4,000 sq. ft. Waste Transfer Tank Farm to include:
 - a. Install seven (7), 33,000-gallon horizontal, UL-142, AST tanks – five (5) tanks to contain used oil, one (1) tank to contain used glycol (spent antifreeze); and one (1) tank to contain storm water. Six of the seven tanks will have split compartments, 16,500-gallon capacity each. (Note: these volumes are approximate as designed prior to construction);
 - b. Install one (1) 1,200-gallon vertical tank to contain carbon which will be used to filter storm water so that storm water will meet discharge requirements prior to discharging;
 - c. Install a drum storage area to contain one hundred twenty (120), 55-gallon drums to store Non-RCRA liquid and solid waste;
 - d. Construct Secondary Containment system for the new Tank Farm.
2. Construct one (1) 2,400 sq. ft. truck loading and unloading area for the new Tank Farm.
3. Install a new pit type truck scale.
4. Install approximately 68,000 sq. ft. A.C.C paving for travel aisle areas and striped parking stalls for the addition of 14 parking spaces.
5. Install a new 40' foot driveway and rolling gate on the south west portion of the facility along Chevron Way to provide access to the transfer facility.
6. Construct an 1,800 sq. ft. Product Antifreeze Tank Farm along the south west portion of the facility to include:
 - a. Install nine (9) 6,000 gallon AST dish bottom tanks on skirts to hold new glycol.
 - b. Construct a Secondary Containment system for the Product Antifreeze Tank Farm.
 - c. Construct Truck loading/unloading area.

Demolition

1. Remove existing empty 20,000 gallon AST
2. Remove existing small gate along the southwest corner

D/K Dixon operates Monday-Saturday from 3:00 a.m. to 12:00 a.m. Construction hours are proposed to be from 7:00 a.m. to 5:00 p.m. There are approximately 20-25 employees on-site during operating

hours working in opposing shifts. There are no proposed changes to the operating hours or in the number of employees with this project.

No new lighting other than security lighting around the new tank farms is proposed. There is a 4' x 8' business identification sign located on the chain link fence facing the northwest (main) entrance to the facility. No new signage is proposed.

1.2.1 ADDITIONAL DATA:

NRCS Soil Classification:	Class III and IV
Agricultural Preserve Status/Contract No.:	N/A
Non-renewal Filed (date):	
Airport Land Use Referral Area:	Zone E
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	Urban Commercial – Municipal Service Area	Exclusive Agriculture – A-40	D/K Dixon- Commercial
North	Highway Commercial	Commercial Highway - CH	Vacant
South	Urban Commercial – Municipal Service Area	Exclusive Agriculture – A-40	Commercial – California Pipe Business
East	Urban Commercial - Municipal Service Area	Exclusive Agriculture – A-40	Gas tank storage for Sheldon Gas Company
West	Urban Commercial – Municipal Service Area	Exclusive Agriculture – A-40	Vacant - then I-80/Midway Road

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

1.3.1 General Plan

The General Plan designation for the D/K Dixon property is Urban Commercial/Municipal Service Areas. Urban Commercial allows for commercial and non-commercial uses. The property is located within a Municipal Service Area (MSA) outside the city limits of Vacaville. Because of the MSA designation, permanent commercial uses cannot occur until the property is annexed into the city of Vacaville. The applicant is not proposing a new land use; the property has been used as a transfer station for petroleum products since 1978 and will continue to operate as a transfer station for new, used, and recycled oil, oily wastewater and antifreeze. As described in the above project description, the project is in compliance with the 2008 Solano County General Plan.

1.3.2 Zoning

The property is zoned Exclusive Agricultural(A-40). Per Table 28.21A of the Solano County Zoning Regulations, refuse, disposal, incineration, recycling or composting is allowed with an approved conditional use permit. Per Table 28.21A, transitional industrial uses are allowed in the A-40 zones after obtaining a minor use permit. The property has been used as a storage and transfer business for almost 40 years when a conditional use permit was approved by the Solano County Planning Commission in 1978.

As mentioned above, the property falls within an MSA; land uses located within the boundaries of an MSA are considered a Transitional Commercial Use in Section 28.76 of the Zoning Regulations which limits urban commercial uses to a fixed term of ten years. Transitional Commercial uses also requires any new construction to be temporary in nature so that they can be removed upon annexation. Properties within MSA's outside of Vacaville requires new buildings, structures, and landscaping to meet the City of Vacaville's design guidelines. The proposed project is not a new use. All proposed construction, installation of storage tanks and truck scale, are temporary construction and are proposed within the existing disturbed footprint of the existing facility. The use permit will be limited to ten years in the conditions of approval. After ten years, the applicant may approach the Solano County Department of Resource Management and the City of Vacaville for renewal options at that time.

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

California Department of Toxic Substances Control – Revised Standardized Permit
Solano County Public Works Engineering
Solano County Building and Safety Division
Solano County Environmental Health

1.41 Agencies that May Have Jurisdiction over the Project

California Department of Toxic Substances Control
Yolo/Solano Air Quality Control and Management District
Central Valley Regional Water Quality Control Board
Solano Irrigation District
Solano County Water Agency

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 other information 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 Due to Mitigation Measures Incorporated into the Project

Based on the Initial Study, Part I as well as other information reviewed by the Department of Resource Management, the following environmental resources were considered and the potential for significant impacts were 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:

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:

- Aesthetics
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology and Water
- Noise

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:

- | | |
|---|--|
| <input type="checkbox"/> Agricultural Resources | <input type="checkbox"/> Population & Housing |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Transportation & Traffic |
| <input type="checkbox"/> Land Use Planning | |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities & Service Systems |

2.1 Aesthetics

Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Increase the amount of shading on public open space (e.g. parks, plazas, and/or school yards)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

a-c. The project site is located within $\frac{3}{4}$ mile of the nearest scenic roadway, Interstate 80, as designated by the Resources Chapter of the Solano County General Plan. However, the waste recycling and storage facility has been operating on the property since the late 1970's. The addition of horizontal tanks within an established facility's footprint will not cause substantial effects on the visual aesthetics of the area. The 7.5-acre portion of the property used for the transfer and storage facility is surrounded by a chain link fence. There is a row of mature trees and various shrubs along Midway Road. Both the fence and existing landscaping reduces visibility of the activity taking place on the property from Midway Road. **No impacts** are expected.

d. The current operation utilizes night time security lights. The applicant is proposing to add additional security lights in the new product antifreeze tank farm and around the new waste transfer tank farm site. The security lights will be directed away from neighboring properties; therefore, a **less than significant impact** is expected.

e. The project would not increase shading on public open space. **No impact**.

2.2 Agricultural Resources

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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

- | | | | | | |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b. | Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. | Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion:

a-c. The property is not under a Williamson Act Contract and the soils on the property are Class III and IV which is not considered as Prime Farmland. The proposed project is located in an agricultural area of Solano County and is zoned Exclusive Agricultural (A-40); however, the 2008 General Plan designated the property as Urban Commercial within a Municipal Service Area for the City of Vacaville. The use on the 7.5-acre portion of the property has not been fully agricultural since 1978 when a use permit was approved by the Solano County Planning Commission to operate a wholesale distribution operation for petroleum products and other related petroleum equipment facilities. Revisions to the use permit were approved beginning in 1991 which further recognized the property as a used oil transfer and recycling operation including on-site product storage. The proposed project does not expand the footprint of the existing disturbed portion of the property. **No impact** to agricultural resources.

2.3 Air Quality

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

Discussion:

a-c. D/K Dixon is located within the Yolo-Solano Air Quality Management District (YSAQMD), with is a local air pollution control district under the authority of the California Air Resource Board. The YSAQMD has reviewed the project and concluded that no further permitting is required from the YSAQMD. The D/K Dixon project will not violate any air quality standard or contribute substantially to the existing regulations already implemented by the YSAQMD. The wastes (used oil, oily water, new/used antifreeze) associated with the D/K Dixon facility have a very low vapor pressure and airborne releases are essentially nonexistent; nor are they volatile. The applicant has indicated that there will be no increase in truck trips due to the increase in storage capability associated with the expansion project. **No impacts** to existing air quality standards or cumulative impacts to air quality is expected.

d-e. The hazardous wastes being stored on-site have a low vapor pressure and would not expose the nearest sensitive receptor – a single family residence .10 of a mile northeast of the facility – to any substantial pollutant concentrations or create odors affecting a substantial number of people. **No impact.**

2.4 Biological Resources

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

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

Discussion:

a. The project site has been disturbed by the property owner and previous property owners since 1978. The Solano County General Plan did not designate this area as a priority habitat area per Figure RS-1. These Priority Habitat Areas are located throughout the County but not within this area in rural Vacaville/Dixon. **No impacts** expected.

b-f. The proposed project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, impede the use of native wildlife nursery sites, conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, or conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. **No impact.**

2.5 Cultural Resources

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

a-d. There are no structures on the property that are considered historical. The proposed project will be located on grounds that have been disturbed by the property owner and previous property owners. No changes in archaeological, paleontological or geologic resources are anticipated. 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** 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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"/>

Discussion:

a-i,ii. The Public Health and Safety Chapter of the General Plan indicates that the area is not in an earthquake fault zone and does not have unique geologic or physical features. The closest known fault, Midland Fault, is approximately two miles north. Rupture of this fault or any fault, could expose people or structures to potential substantial adverse effects and strong ground shaking. However, properly designed structures, using the current Uniform Building Code requirements, should reduce any damage from ground shaking impacts to be **less than significant**.

a.iii & c. Figure HS-6 (Liquefaction Potential) of the Health and Safety chapter in the General Plan, shows the subject property to be located within an area of low to medium liquefaction potential. A geotechnical study will be required for any building permit approval to ensure the building and structure foundations meet the required standards for the soil conditions on site. Thus impacts are anticipated to be **less than significant**.

a.iv. The project site is not located in an area known for landslides, per Solano County General Plan Figure HS-5 – Landslide Stability. **No impact.**

b. The site has been previously disturbed over a number of years. The construction of new concrete containment areas and tank foundations, as well as the truck scale will require a minimal amount of surface displacement and should not result in a substantial loss of topsoil. **No impact.**

d. As noted above, the site specific geotechnical studies would be required at the time of building permit application. This would verify the absence or presence of potentially expansive soils and any mitigation necessary. Therefore, impacts are expected to be **less than significant.**

e. The current operation has an existing waste water disposal system. No impacts to soils with regard to septic systems are anticipated. **No impact.**

2.7 Greenhouse Gas Emissions

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. Greenhouse gas emissions from the project are associated with the combustion of fuels such as diesel and gasoline. Emissions would occur during vehicle trips to and from the site. However, the applicant has indicated that no new truck trips are being proposed with this project. The applicant estimates that the number of trucks entering and leaving the site per day is approximately twenty-five (25). The project is limited to a ten-year term and/or annexation by the city of Vacaville. Given the temporary nature of the project coupled with the global nature of greenhouse gas emissions. **Less than significant impact is anticipated.**

b. As proposed, the project should not conflict with goals and policies of the Solano County Plan which are intended to reduce or indirectly reduce GhG emissions. Nor would the project conflict with the County's recently adopted Climate Action Plan (June 2011). **No impact.**

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 checked="" type="checkbox"/>	<input 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

materials into the environment?

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?	<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 result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g.	Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h.	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Project:

The project involves increasing the storage capacity of used oil, spent antifreeze and oily water, adding storage of new antifreeze product and a new truck scale. The site is currently under regulatory oversight by the Solano County Environmental Health Hazardous Materials Section as Site #80044. The site is also a current Local Oversight Program (LOP) clean-up site, and oversight is provided by Solano County Division of Environmental Health LOP Section. The LOP is focusing on groundwater contamination and cleanup which includes monitoring wells and all piping systems to ensure compliance with standards. The project also requires the approval and issuance of a Standardized Permit from the California Department of Toxic Substances Control for the storage and transport of non-RCRA hazardous waste from and to D/K Dixon.

Discussion:

a-b. The increase in storage capacity for used oil and used/new antifreeze will result in a small, increased potential for hazard due to the increase in volume of wastes being transferred and stored at D/K Dixon. The loading and unloading of these wastes currently occurs and will continue to occur within areas that have a secondary containment system and will prevent any spill directly to the ground. As part of their Hazardous Materials Business Plan, the D/K Dixon facility has emergency procedures that would further prevent and control any significant hazard to the public or environment. **Less than significant impact is expected.**

c. The closest school is C.A. Jacobs Intermediate School located at 200 North Lincoln Street in Dixon which is approximately 3.7 miles away from the D/K Dixon facility and would not be impacted by activities at the D/K Dixon transfer and storage facility. **No impact.**

d. The project site is not listed on a list of hazardous materials site and does not create a significant hazard to the public or environment. The D/K Dixon facility is subject to various state and local permits to ensure the facility does not pose threat to the environment. **No impact expected.**

e-f. The closest airport is the Nut Tree Airport approximately 4 miles to the southwest. The project site is located within Zone D, per Table 1: Land Use Compatibility Criteria in the Travis AFB Land Use and Compatibility Plan. Zone D requires a project to be reviewed by the Solano County Airport Land Use Commission when there are proposed objects greater than 200' in height but Zone D does not require review of land use projects based upon density of people per acre. All of the new structures proposed by D/K Dixon are less than 200'; therefore, the project does not require Airport Land Use Commission review for the height of the proposed tanks or density of people associated with land-use projects. **No impact.**

g-h The project would not impair the implementation or physically interfere with an emergency response or evacuation plan. The Dixon Fire Department has reviewed the project application and had no additional requirements. D/K Dixon has a current Hazardous Waste Business Plan and emergency plan in place. **No impact.**

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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on-or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on-or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	systems or provide substantial additional sources of polluted runoff?				
f.	Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g.	Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h.	Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i.	Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j.	Be subject to inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Project:

The project involves increasing the storage capacity of used oil, spent antifreeze and oily water, adding storage of new antifreeze product and a new truck scale. The site is currently under regulatory oversight by the Solano County Environmental Health Hazardous Materials Section as Site #80044. The site is also a current Local Oversight Program (LOP) clean-up site, and oversight is provided by Solano County Division of Environmental Health LOP Section. The LOP is focusing on groundwater contamination and cleanup which includes monitoring wells and all piping systems to ensure compliance with standards. The project also requires the approval and issuance of a Standardized Permit from the California Department of Toxic Substances Control for the storage and transport of non-RCRA hazardous waste from and to D/K Dixon. The project also requires permits from the Central Valley Regional Water Quality Control Board Storm Water discharge program.

Discussion:

a. The increase in storage capacity as described above does not violate any water quality standards or waste discharge requirements. The project may increase the long term possibility of spills that may lead to a violation; however, the existing operation and proposed expansion of the operation uses secondary containment systems to prevent any leaks or spills from becoming a hazard. Also, leaks and spills are more easily detected in secondary containment systems versus bare ground which leads to quicker response times. Also, workers are present during the transfer of waste to tanks and vice versa so visual monitoring is also used to prevent spillage. Due to the monitoring and permitting required by the above agencies in regards to water quality standards, plus the safety features being used by the applicant, there is a **less than significant impact** on existing groundwater from the D/K Dixon facility.

b. D/K Dixon obtains potable water from the Solano Irrigation District. The site has previously been under investigation due to historic releases of petroleum on bare soil and from underground storage tanks that were previously located on the site. Remediation activities have taken place and the site is monitored by the Solano County Environmental Health Division for compliance. **Less than significant impact** is expected.

c-f. The drainage in the area will not significantly change by the proposed project. The discharge point will remain the same and existing drainage patterns will be maintained. The proposed project includes adding new asphalt for additional parking near the proposed used oil tank farm and new concrete in the secondary containment. The rate of stormwater runoff is maintain by a planned detention basin that is sized to retain the increased runoff created by the addition of impervious surface. The applicant submitted a site map for the detention basin with rational method calculations that demonstrates adequate volume is planned which would make a **less than significant impact** on water quality.

g-h. According to FEMA maps, the project site is not located within a 100-year flood zone (Panel #06095C0167F – dated 8/2/2012). As proposed, the project will not place housing or structures within a 100-year flood nor impede or redirect flood flows. **No impacts.**

i-j. Per the Health and Safety Chapter of the Solano County General Plan, the proposed project is not located in an area prone to inundation due to dam or levee failure, seiche, tsunami, or mudflow. Therefore, the project will have **no impacts.**

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 type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a-c. The project would not divide an established community as the project is in a rural area of Solano County. The project site is zoned Exclusive Agricultural-40 and the parcel has an approved used permit for operating a petroleum recycling and transfer station. The General Plan designates the subject property Urban Commercial within a Municipal Service Area recognizing that the property will eventually be annexed into the City of Vacaville. The project will not conflict with any Habitat Conservation Plan or natural Community Conservation Plan as there is no conservation plan in the area. **No impacts** are expected.

2.11 Mineral Resources

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

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

Discussion:

a-b. There are no known mineral resources of value to the region in the project area and no locally important mineral resource recovery sites delineated in County documents. Therefore, no mineral resources will be lost and **no impacts** will occur.

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 checked="" type="checkbox"/>	<input 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"/>

Setting:

The site is surrounded by existing commercial uses to the east, west, and south and agricultural uses to the north. Interstate 80 is 3/10's of a mile to the west. The nearest sensitive receptor (single family residence) is located approximately 1/10th of a mile north on a large agricultural property. Table HS-2 of the Solano County General Plan indicates a community noise exposure of less than 75 dBA to be normally acceptable for agricultural uses as well as industrial and manufacturing uses.

Discussion:

a-d. Construction and grading for the installation of the truck scale and new storage tanks is temporary in nature and noise levels are anticipated to be less than significant to the nearest receptor due to the distance between D/K Dixon and the sensitive receptor. The only permanent noise-producing activities are the movement of vehicles entering/exiting the facility and movement of vehicles within the facility itself - transferring waste from truck to storage tanks and vice-versa. This transfer and storage facility has been in operation on-site since 1978 with no history of noise complaints. The site is also located in close distance to Interstate-80 which also adds to the ambient noise levels of the area. **Less than significant impacts expected.**

e-f. The closest airport is the Nut Tree Airport approximately 4 miles to the southwest. The runway for Travis AFB is located approximately 9 miles to the south. The project site is located within Zone D, per Table 1: Land Use Compatibility Criteria in the Travis AFB Land Use and Compatibility Plan. Zone D does not limit the maximum densities of people (residential uses) or intensities of other uses both indoor or outdoor. The proposed project would not expose people residing or working in the project area to excessive noise levels due to the distance from both airports. There are no private air strips in the vicinity. **No impact.**

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"/>

Discussion:

a-c,. The proposed project will not induce population growth directly or indirectly or construct infrastructure that could induce population growth. The project does not involve the displacement of homes or people or necessitate construction of more housing elsewhere. **No impact.**

2.14 Public Services

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to				

maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
1) Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5) Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The project itself will have a minimal effect on public services.

(a 1-5) The Fire District has adequate facilities and this project does not require the need for new fire station facilities. The Sheriff’s Department has adequate facilities and staff to serve the area. The project would not require the need for new schools or parks. Approval of this proposed project would have **no impact** on public services.

2.15 Recreation

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

Discussion:

a-c. The proposed project would not increase the number of use of existing parks or other recreational facilities, nor require the construction or expansion of new recreational facilities nor physically degrade existing recreational resources. **No impact.**

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. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with an applicable congestion management program, including, but not limited to level of service standard and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible land uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Conflict with adopted policies, plans, or programs regarding public transit, bicycle or pedestrian facilities or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a,b,d,e,f. A hazardous waste transfer station has been operating on the site since 1978, first by BC Stocking and now by D/K Dixon. The transport trips are not proposed to increase with this project. D/K Dixon is located very close to Interstate-80 and the project would not impact overall area traffic or traffic circulation patterns. There are no road design features proposed with this project that would create or increase hazards such as sharp curves or dangerous intersections. There is adequate emergency access provided by Chevron Way. There is no increase in employees by the proposed project and parking for the project meets the parking requirements per the Solano County Zoning Regulations. **No impact.**

c. The closest airport is the Nut Tree Airport approximately 4 miles to the southwest. The project site is located within Zone D, per Table 1: Land Use Compatibility Criteria in the Travis AFB Land Use and Compatibility Plan. Zone D requires a project to be reviewed by the Solano County Airport Land Use Commission when there are proposed objects greater than 200' in height. All of the new structures proposed by D/K Dixon are less than 200'; therefore, the project does not require Airport Land Use

Commission approval or nor does the project require lighting per the Federal Aviation Administration. **No impact.**

g. The proposed project does not conflict with adopted policies, plans, or programs supporting alternative transportation. **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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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"/>

Discussion:

a-g. The project site is located in unincorporated Solano County and there is an existing septic system on-site. No changes to the septic system is being proposed. The proposed project will not require the construction of new wastewater treatment facilities. Potable water is provided by Solano Irrigation District and no impacts to water use is anticipated. The existing landfills in Solano County has capacity to serve D/K Dixon. **No impacts** 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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. The proposed project is an expansion of an existing use within a disturbed area; no new land is to be disturbed that would cause the project to 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, or eliminate important examples of the major periods of California history or prehistory.

b. The proposed project is an expansion of an existing use within an already disturbed area; as proposed and discussed in the above Initial Study, the project will not have impacts that are individually limited, but cumulatively considerable.

c. The project will not have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly.

3.0 Agency Coordination and Public Involvement

3.1 Consultation and Coordination with Public Agencies

The Initial Study is being circulated for public comment.

3.2 Public Participation Methods

The Initial Study is 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:

Karen Avery
Senior Planner
Planning Services Division
Resource Management Department
675 Texas Street Suite 5500
Fairfield, CA 94533

PHONE: (707) 784-6765
FAX: (707) 784-4805
EMAIL: kmavery@solanocounty.com

4.0 List of Preparers

This Initial Study was prepared by the Solano County Department of Resource Management. The following staff and consultants contributed to the preparation of this Initial Study:

Solano County Department of Resource Management Staff

5.0 Distribution List

State Agencies

Department of Toxic Substances

Regional Agencies

Yolo-Solano Air Quality Management District
Central Valley Regional Water Quality Control Board
Solano County Water Agency

Other

City of Vacaville
City of Dixon

6.0 Appendices

6.1 Initial Study, Part I – Use Permit application

6.2 Assessor's Parcel Map

6.3 Proposed Site Map



**DEPARTMENT OF RESOURCE MANAGEMENT
PLANNING SERVICES APPLICATION FORM**

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

675-Texas Street-Suite 5500, Fairfield,-CA-94533

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 type="checkbox"/> Rezone (Z) | |

FOR OFFICE USE ONLY

Application No: U-01-17 ^{AM 1} MR# MR# Hrg: AD ZA (PC) BOS Date Filed: 2/7/17 ^{Resubmittal} Plnr: Avery

Project Name: Advanced Environmental, Inc., dba D/K Dixon

Subject Site Information

Site Address: 7300 Chevron Way City: Dixon State: CA Zip: 95620

Assessor's Parcel Number (s): 0109-230-170 Size (sq. ft/acre): 17.66 total acres

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

Contact Information

Property Owner Name: Advanced Environmental, Inc.

Contact Name: Rosemary Domino Phone: 323.268.3387 Email: rdomino@asburvenv.com

Mailing Address: 3650 East 26th Street City: Vernon State: CA Zip: 90085

Architect/Engineer/Land Surveyor Company Name: _____

Contact Name: _____ Phone: _____ Email: _____

Mailing Address: _____ City: _____ State: _____ Zip: _____

Applicant/Company Name: Advanced Environmental, Inc. dba D/K Dixon

Contact Name: Jason Sprinkle Phone: 707.693.6008 Email: jsprinkle@worldoilcorp.com

Mailing Address: 7300 Chevron Way City: Dixon State: CA Zip: 95620

Other Contacts:

Name: Jason Chase Phone: 707.693.6008 Email: jchase@worldoilcorp.com

Mailing Address: 7300 Chevron Way City: Dixon State: CA Zip: 95620

I Project Narrative

Describe the type of development, proposed uses/business, phases, changes or alterations to the property or building and intent or purpose of your proposal clearly. Attach additional sheets as necessary.

The purpose of Conditional Use Permit Extension Application is to continue with the hazardous waste storage and transfer facility to collect, store, and transfer used oil, oily wastewater, and waste antifreeze from off-site generators which consist of operating 6 above-ground storage tanks totaling 50,000 gallons of storage capacity. Additionally, D-K Dixon is proposing to install a new waste transfer tank farm (Tank Farm) to receive and manage the same types of wastes (used oil, used antifreeze, oily water, and oily solids) it is currently permitted to receive and manage by the California Department of Toxic Substance Control (DTSC). The installation of the new Tank Farm will allow for more efficient receiving, testing, and shipping of permitted waste at the D-K Dixon facility. The new truck loading and unloading area and the new drum storage area will be designed so that any leaks and/or storm water will flow directly into the new Waste Transfer Tank Farm's secondary containment system. In addition to notifying Solano County (County), D-K Dixon is in the process of modifying its DTSC's Standardized Permit Application to include the new Tank Farm, the new truck loading and unloading area, and the new drum storage area.

D-K Dixon is also proposing to install a new product antifreeze blending and storage unit to help provide a better response time in getting the product antifreeze to customers. Activities involving permitting and installing the new truck scale and the product antifreeze tank do not require permit approval with the DTSC, but with the County.

DK Dixon is proposing the following changes to its Conditional Use Permit. Although the total acreage for the property is 17.66, the proposed changes will only affect the developed area (7.5 acres):

1. Construct a 4,000 sq.ft. Waste Transfer Tank Farm to include:
 - a. Install seven 33,000 gallon horizontal, UL-142, AST tanks; five (5) tanks to contain used oil, one (1) tank to contain used glycol (spent antifreeze); and one (1) tank to contain storm water. Six (6) of the 7 tanks will have split compartments, 16,500 gallon capacity each. The volumes are approximate as designed prior to construction,
 - b. Install one 1,200 gallon vertical tank to contain carbon used to filter storm water that meets storm water discharge requirements prior to discharging,
 - c. Install drum storage area to contain one hundred twenty 55 gallon drums,
 - d. Construct Secondary Containment system for the new Tank Farm,
2. Construct one 2,400 sq. ft. truck loading and unloading area for the new Tank Farm,
3. Install a new truck scale,
4. Install approx. 52,365 sq. ft. of concrete on the south side of the property,
5. Expand the existing leach field,
6. Install one 40 foot driveway and rolling gate on the south west portion of the property, along Chevron Way, to access the transfer facility,
7. Construct 1,800 sq. ft. Product Antifreeze Tank Farm along the south west portion of the facility, along Chevron Way to include:
 - a. Install nine 6,000 gallon AST dish bottom tanks on skirts,
 - b. Install a Secondary Containment system for the Product Antifreeze Tank Farm,
 - c. Construct Truck Loading/Unloading Area.
8. Replace existing modular office building with newer similar modular building.

Demolition

1. Remove existing empty 20,000 gallon AST.
2. Remove existing small gate along the south west corner.
3. Existing modular office located on the northeast corner of the property (24' x 60').

2 General Plan, Zoning and Utilities:

General Plan, Zoning or Williamson Act Contract information is available at our offices or can be obtained by visiting www.solanocounty.com. Click on the "Interactive Map" icon, then search by address or assessor parcel number.

Current General Plan Designation: MSA

Current Zoning: A-40 Agricultural

Proposed General Plan Designation: _____

Proposed Zoning: _____

Current Water Provider: Solano Irrigation District

Current Sewage Disposal: Septic System

Proposed Water Provider: Same as above

Proposed Sewage Disposal: Same

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.*

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 from Solano County to upgrade the septic system and to install the product antifreeze tank farm and waste transfer tank farm units. Revised Standardized Permit from DTSC.

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.

Use Permit No. U-91-17 (Revision 2) 10/7/99; Land Use Permit No. U-91-17 (Revision 2) Time Expansion 8/15/02

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

None

- 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.

A. Project site:

Advanced Environmental, Inc. dba D/K Dixon located at 7300 Chevron Way, Dixon, CA 95620
 Longitude: West 121,53', 37"; Latitude: North 38, 24', 51". 17.66 Acre size parcel of land located 1/4 mile east of I-80 Freeway at the southwest corner of Midway Road and Chevron Way. Use will occur on the Eastern portion of the parcel.

B. Surrounding properties:

California Pipe (south), Sheldon Gas (east), Sacramento Valley National Veteran Cemetery (east), Farmland (north). Few businesses to the west, also I-80 Freeway to the west and agricultural land further west.

C. Existing use of land:

Storage and transfer facility for used oil, oily wastewater, and used antifreeze from off-site then transferred to a licensed and permitted recycling and/or treatment facility.

D. Describe number and type of existing structures:

	Type/Number	Square Feet
Residential	None	
Agricultural	None	
Commercial	See item "Other" listed below	
Industrial	Tank farm	3,538
Other	Various, see list below	

One: Office	50' x 50' (2,500 sq.ft.)
One: Warehouse	50' x 100' (5,000 sq.ft.)
One: Remediation Compound (B2010-0088)	20' x 20' (400 sq.ft.)
One: Canopy – Tank farm loading/unloading area safety canopy (B-2008-0603)	59'5" x 30' (1,785 sq.ft.)
One: Office Trailer containing office, training room and a	24' x 60' (1,440 sq.ft.)

uniform locker room	
One: Elevated – concrete loading dock	41' x 50' x 3'6" (2,050 sq.ft.)
One: Office Trailer – Transfer Facility Office	44'5" x 10' (445 sq.ft.)
One: Wood building – Transfer facility lab office	16' x 8' (128 sq.ft.)
One: Metal shipping container – Emergency response supply storage	20' x 8' (160 sq.ft.)
One: Concrete and cinder block – Secondary containment for above-ground diesel fuel tank	39'5" x 20' x 3'5" (790 sq.ft.)
One: Metal truck scale	69' x 11' (759 sq.ft.)
One: Wood building – Tuff Shed - sample storage	10' x 10' (100 sq.ft.)

E. Describe existing vegetation on site, including number and type of existing trees.

10 trees; California Oak and Pine, miscellaneous bushes

F. If in agricultural use, describe type of use or crop (cattle, sheep, hay, vegetables, fruit, etc).

Not in agricultural use.

G. Slope of property:

Flat or sloping (0 - 6% slope) 17.66 acres
Rolling (7 - 15% slope) 0 acres
Hilly (16 - 24% slope) 0 acres
Steep (> 24% slope) 0 acres

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

Direction of surface flow is east to west. No adjacent parcels affected.

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

North	Agricultural – Tomatoes, Sunflowers	South	Calpipe
East	Sheldon Gas, Sacramento Valley National Veteran Cemetery	West	Brickyard to the west along with Hwy 80, West of Hwy 80 agricultural nut & fruit trees

J. Distance to nearest residence(s) or other adjacent use(s): 1,000 ft. (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.

Along the North, East, and South property line: Power lines/poles. Power lines located immediately north of Midway Road. Southwest corner of Property: Water main.

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).

Sweeny Creek – Along the east side of the property

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

Drainage channels sit along the north, west and south side of the eastern portion of the parcel.

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

Small wetland is approximately 2 miles northeast of the parcel.

- 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 Don't Know _____ If yes, please list:

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

Midway Road exit off of Freeway I-80 on to Chevron Way. Access to the facility is from Chevron Way.

- 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).

Chevron Way, 60' private road easement. Along the east side of the property, 69.60; Solano County Flood Control easement (1641-47). Along the north side of the property, 20' access road easement.

- 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.

No freestanding signage on the property. 4'x 8' Business identification sign is located on the fence towards the Northwest (main) entrance to the facility.

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: 100 %.

ii. Project area (area to be graded or otherwise disturbed): approx. 52,365 sq. ft.

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

Less than 50 cubic yds³ _____ More than 50 cubic yds³ _____ More than 1000 cubic yds³

iv. Estimate amount of soil to be:

Imported 0 yd³ Exported 0 yd³ Used on site 0 yd³.

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

No trees or vegetation to be removed.

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

One 20,000 gallon AST diesel tank to be removed; tank to be removed prior to constructing the new product antifreeze blending and storage unit.

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

No changes proposed to existing fencing boundaries. One truck access gate to be installed toward the Southwest portion of the property, access from Midway Road.

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

I-80 Freeway exit Midway Road east, south on Chevron Way.

F. Proposed source and method of water supply:

Solano Irrigation District

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

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

DeMenno-Kerdoon, Compton, CA – Liquids; US Ecology, Vernon, CA - Solids

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

Used oil, oily wastewater, used antifreeze, and oily solids.

J. Duration of construction and/or anticipated phasing:

1-3 months to upgrade septic system; 9-18 months to install product antifreeze tank farm and waste transfer tank farm.

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.

The proposed use will not be affected by or sensitive to existing noise in the vicinity.

7 Proposed Site Utilization

A. RESIDENTIAL PROJECTS

1. Number of structures: Single Family: 0 Multi-family: 0 Accessory: 0

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: Please see list of existing structures as referenced in section 5.D.

Building coverage: _____ (sq.ft) Surfaced area: _____ (sq.ft)

Landscaped or open space: _____ (sq.ft)

2. Total floor area: _____ (sq.ft)
3. Number of stories: one Maximum height: _____ (ft.)
4. Proposed hours of operation:
Days: Monday – Saturday
From: 3:00am a.m./p.m. to 12:00am a.m./p.m.
-
-

Year round: Yes No Months of operation: from _____ through _____

5. Proposed construction schedule:
Daily construction schedule: from 7:00 a.m. to 5:00 p.m.
Days of construction: Monday – Saturday
6. Will this project be constructed in phases? Describe:
The project is to be constructed in one phase.
7. Maximum number of people using facilities:
At any one time: 20 Throughout day: 25
8. Total number of employees: 20
Expected maximum number of employees on site: 41
During a shift: 20 During day: 20
9. Number of parking spaces proposed: No additional spaces proposed.
10. Maximum number of vehicles expected to arrive at site:
At any one time: 40 day: 40
11. Radius of service area: 100 miles.
12. Type of loading/unloading facilities:
Currently: 6 above-ground storage totaling 50,000 gallons of storage capacity used for: used oil, oily wastewater, used antifreeze received from off-site for storage and transfer to a licensed recycling or treatment facility.
Future: product antifreeze tank farm unit, 54,000 total gallons of storage. Additional waste transfer tank farm unit, 204,600 gallons of storage capacity used for: used oil, oily wastewater, used antifreeze received from off-site for storage and transfer to a licensed recycling or treatment facility and 34,200 gallons for managing storm water.
13. Type of exterior lighting proposed:
No new lighting proposed for current operations. Security lighting as required for new product antifreeze tank farm unit and new waste transfer tank farm unit.

14. Describe all anticipated noise-generating operations, vehicles or equipment on-site.

Diesel engine from trucks, transfer pumps (Roper pump) used at the transfer facility tank farm, and forklift.

15. Describe all proposed uses which may emit odors detectable on or off-site.

Diesel engine exhaust from truck engines.

16. Describe all proposed freestanding and wall signage. Include the dimensions, area and height.

No new signage proposed.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
K. Increase in demand for public services (police, fire, water, sewer, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
L. Increase in fossil fuel consumption (electricity) natural gas, oil, etc.).	<input checked="" type="checkbox"/>	<input 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"/>

- | | YES | MAYBE | NO |
|--|--------------------------|--------------------------|-------------------------------------|
| 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.

Response to item identified in Section 8, above:

8.D.: Solid waste will increase due to performing routine housekeeping and maintenance for the tank farms.

8.J.: The installation of the waste transfer tank farm unit will allow DK Dixon to increase the volume for storage and transfer of used oil, used antifreeze, oily water and non-RCRA solids, all which are currently authorized for DK Dixon to handle and manage in its current operations. DK Dixon also has been managing product antifreeze in totes and drums. Both tank farms and loading and unloading operations will be contained within a secondary containment system, thus protecting human health and the environment.

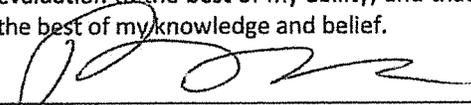
8.L.: Additional electricity will be used to operate the newly installed lights, pumps, tank gauges, and alarm systems.

10 Information Verification - Signed by Owner and Applicant

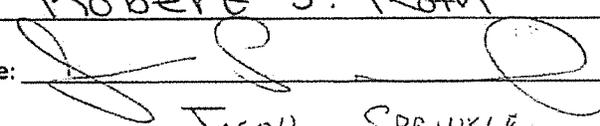
Owner and Applicant must sign below certifying that all information is to the best of his/her knowledge true and correct.

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:  Date: 2/01/2017

PRINTED NAME: Robert S. Roth

Applicant signature:  Date: 1-30-17

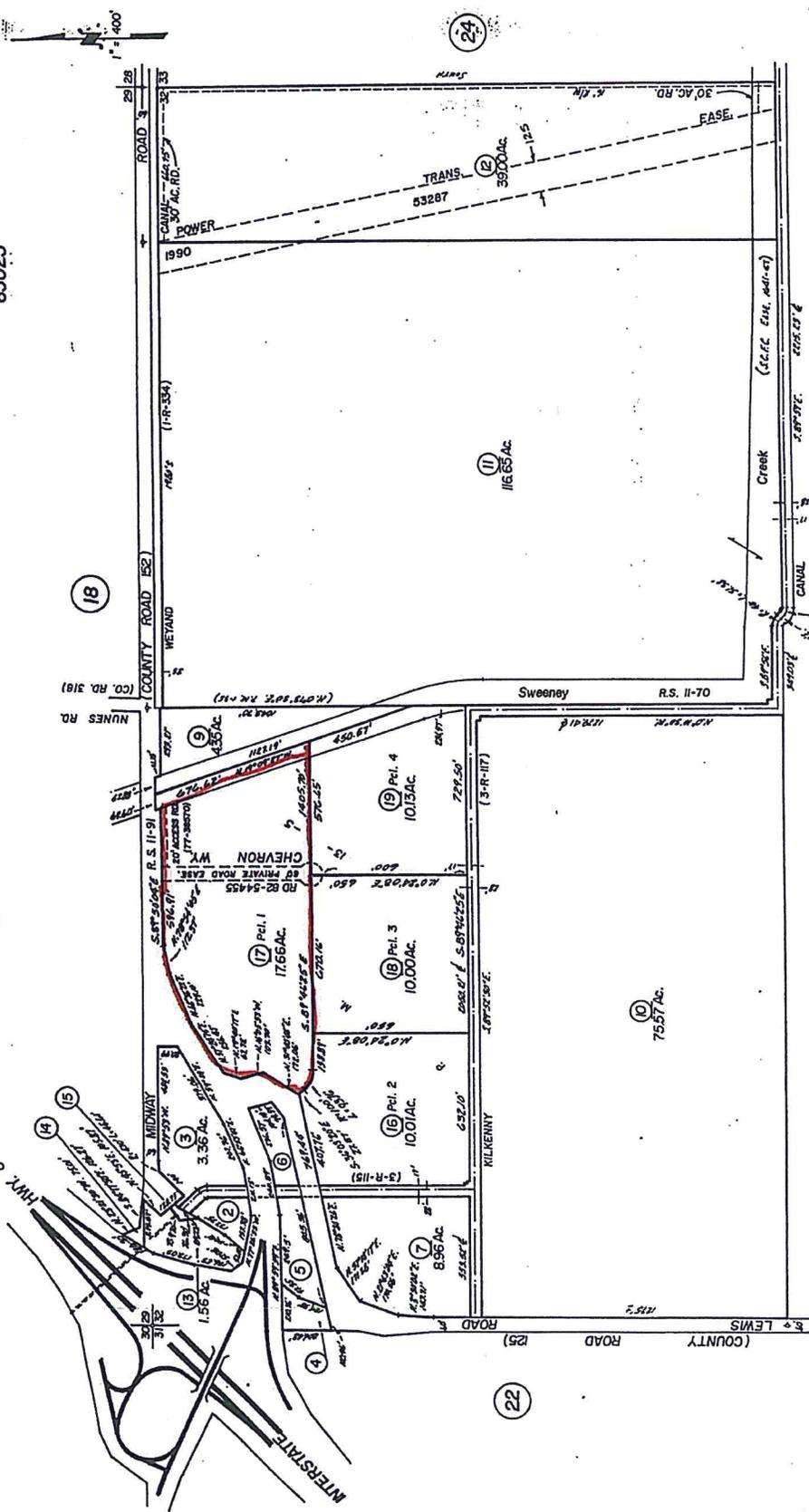
PRINTED NAME: JASON SPRINKLE

For Office Use Only

N. 1/2 SEC. 32, T. 7N., R. 1E., M. D. B. & M.

Tax Area Code
63025

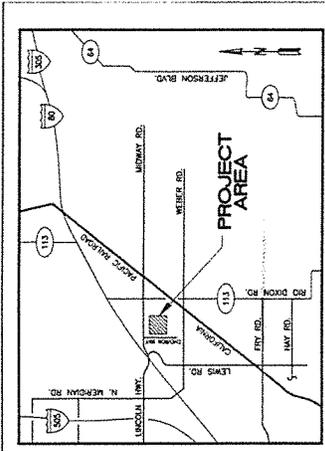
109-23



Assessor's Map Bk. 109 Pg. 23
County of Solano, Calif.

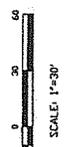
NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

REVISION	DATE	BY
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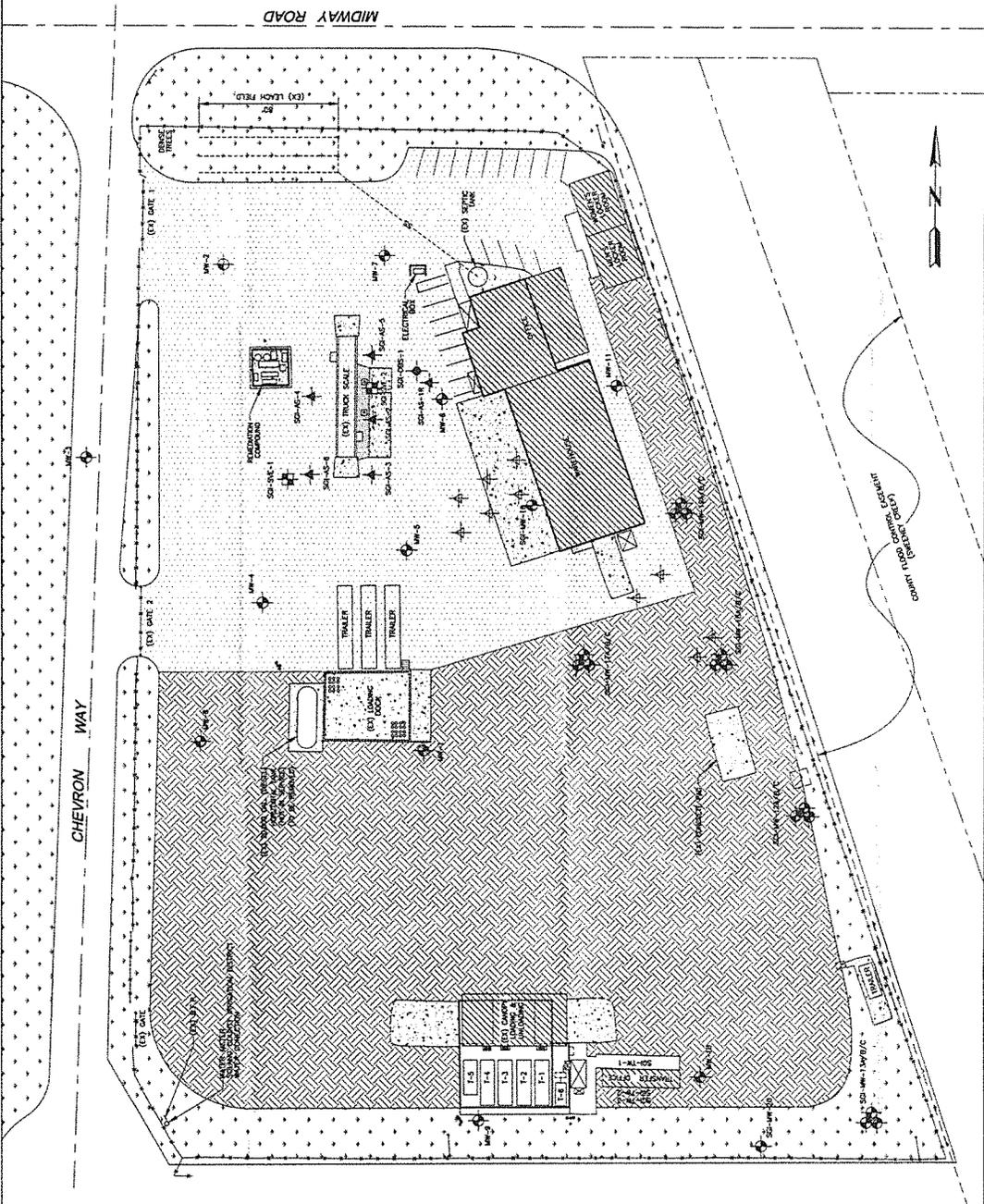
VICINITY MAP

TANK #	DIAMETER	LENGTH	NOMINAL CAPACITY (GALL.)	PRIMARY SERVICE	SECONDARY SERVICE	TERTIARY SERVICE
1	8'-2"	26'-0"	10,000	USED OIL	USED OIL	OUT WATER
2	8'-2"	26'-0"	10,000	USED OIL	USED OIL	OUT WATER
3	8'-2"	26'-0"	10,000	USED OIL	USED OIL	OUT WATER
4	8'-2"	26'-0"	10,000	USED OIL	USED OIL	OUT WATER
5	8'-2"	20'-0"	7,500	USED OIL	USED OIL	OUT WATER
6	8'-4"	13'-4"	2,500	OUT WATER	NONE	NONE
7	8'-4"	13'-4"	2,500	OUT WATER	NONE	NONE
8	4'-2"	4'-2"	440	USED OIL	USED OIL	OUT WATER



LEGEND

- (E) FENCE LINE
- (E) APPROX STREET CENTER LINE
- (E) BUILDING / GARAGE
- (E) CONCRETE PAVING
- (E) GRASS / LANDSCAPE
- (E) WEATHERED ASPHALT
- (E) UNWEATHERED SOIL
- EXISTING
 - (L) SANITARY SEWER
 - (L) PUMP
 - (L) GROUNDWATER MONITORING WELL
 - (L) GROUNDWATER MONITORING AS WELL
 - (L) GROUNDWATER MONITORING SIC WELL
 - (L) GROUNDWATER MONITORING OBS WELL

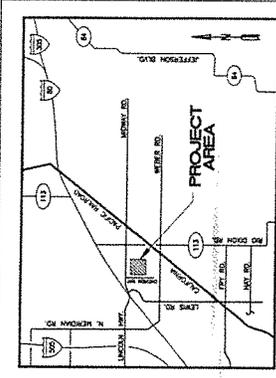


J.B. KORNIG & ASSOCIATES, INC.
 REGISTERED PROFESSIONAL ENGINEER
 3100 EAST LA PALMA AVENUE SUITE - E
 ANAHEIM, CA 92806
 (714) 237-0987 (TAX)

D/K DIXON
 D/K DIXON EXISTING SITE PLAN
 1539 - SITE PLAN (EXISTING)

NO.	DATE	BY	CHKD	DESCRIPTION

SHEET NO. 1539-01
 TOTAL SHEETS 1539-01 TO 1539-07
 DATE: 11/17/17
 DRAWN BY: J.B. KORNIG
 CHECKED BY: J.B. KORNIG
 PROJECT NO.: 1539-01
 SCALE: AS SHOWN
 PROJECT LOCATION: 1539 - SITE PLAN (EXISTING)



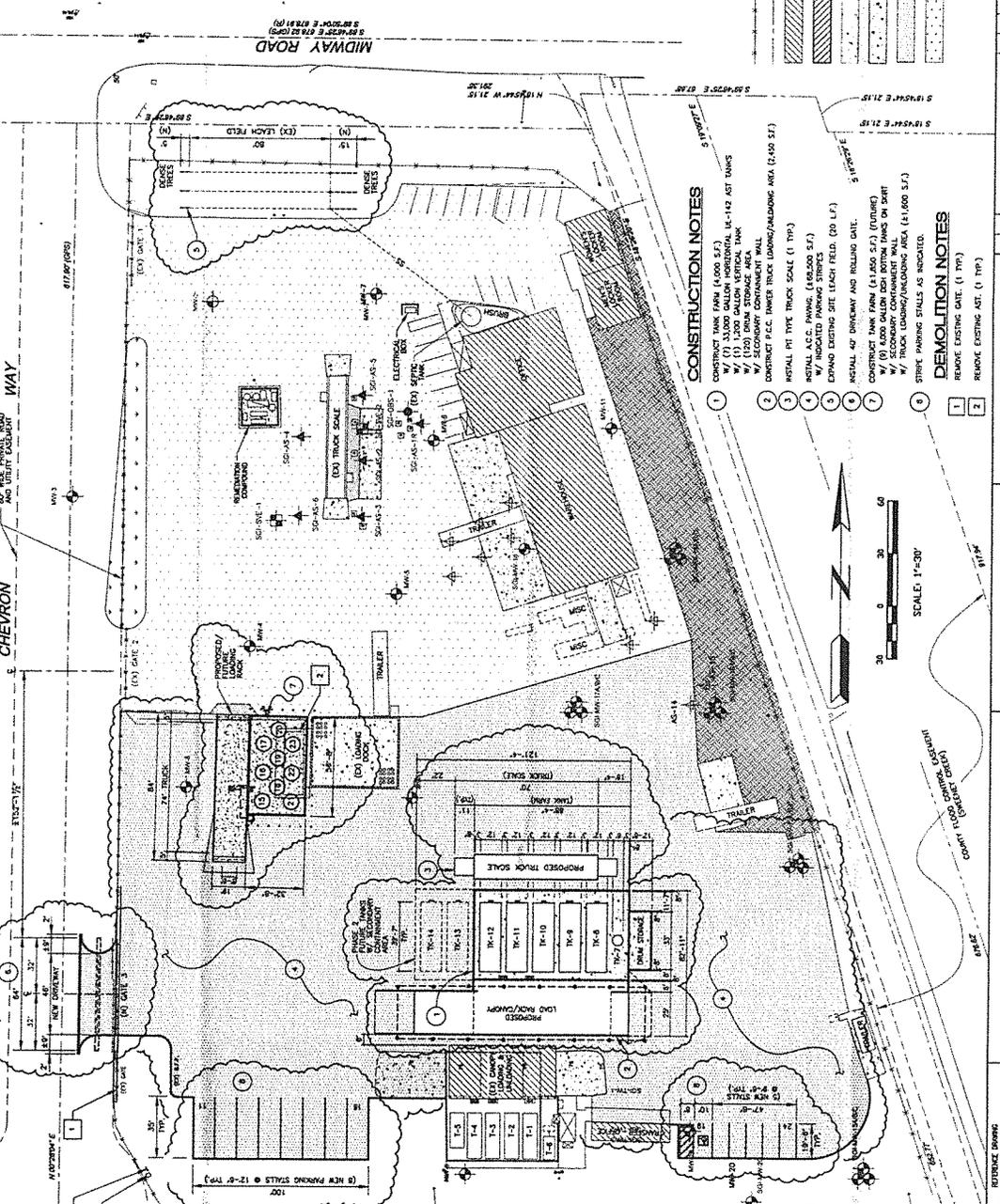
VICINITY MAP
SITE

Tank #	Diameter	Length	Capacity (GAL)	Secondary Service	Secondary Tank	Secondary Tank Capacity (GAL)	Secondary Tank Service
1	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
2	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
3	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
4	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
5	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
6	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
7	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
8	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
9	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
10	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
11	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
12	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
13	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
14	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
15	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
16	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
17	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
18	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
19	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
20	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
21	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
22	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
23	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
24	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
25	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
26	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
27	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
28	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
29	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
30	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
31	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
32	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
33	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
34	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
35	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
36	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
37	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
38	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
39	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
40	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
41	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
42	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
43	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
44	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
45	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
46	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
47	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
48	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
49	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
50	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
51	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
52	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
53	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
54	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
55	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
56	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
57	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
58	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
59	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
60	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
61	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
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63	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
64	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
65	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
66	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
67	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
68	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
69	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
70	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
71	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
72	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
73	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
74	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
75	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
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87	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
88	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
89	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
90	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
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96	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
97	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
98	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
99	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL
100	8'-2"	29'-0"	10,000	USED OIL	USED OIL	USED OIL	USED OIL

* INDICATES TANK IS PROPOSED

LEGEND

- (E) FENCE LINE
- (E) APPROPRIATE EXISTING LINE
- (E) BUILDING / CANOPY
- FUTURE BUILDING / CANOPY
- (E) CONCRETE PAVING
- FUTURE CONCRETE PAV
- FUTURE A.C.C. PAVING
- (E) WEATHERED ASPHALT
- (E) UNIMPROVED SOIL
- (E) DIMENSIONED WORKING WELL
- (E) DIMENSIONED WORKING AS WELL
- (E) DIMENSIONED WORKING AS WELL
- (E) DIMENSIONED WORKING DES WELL
- EXISTING
- SS
- SHALLOW SLOPE
- PUMP



CONSTRUCTION NOTES

- CONSTRUCT TANK PARK (4,000 S.F.)
W/ (1) 3,000 GALLON HORIZONTAL 18-142 AST TANK
W/ (1) 3,000 GALLON HORIZONTAL 18-142 AST TANK
W/ (1) 3,000 GALLON HORIZONTAL 18-142 AST TANK
W/ (1) 3,000 GALLON HORIZONTAL 18-142 AST TANK
- INSTALL P.T. TYPE TRUCK SCALE (1 TYP.)
- INSTALL A.C.C. PAVING (48,000 S.F.)
W/ INDICATED PARKING STRIPS
- EXPAND EXISTING SITE (EACH FIELD) (20 L.F.)
- INSTALL 40' DRIVEWAY AND ROLLING GATE.
- CONSTRUCT TANK PARK (4,000 S.F.) (10 TYP.)
W/ (1) 3,000 GALLON HORIZONTAL 18-142 AST TANK
W/ (1) 3,000 GALLON HORIZONTAL 18-142 AST TANK
W/ (1) 3,000 GALLON HORIZONTAL 18-142 AST TANK
W/ (1) 3,000 GALLON HORIZONTAL 18-142 AST TANK
- CONSTRUCT TANK PARK (4,000 S.F.) (10 TYP.)
W/ (1) 3,000 GALLON HORIZONTAL 18-142 AST TANK
W/ (1) 3,000 GALLON HORIZONTAL 18-142 AST TANK
W/ (1) 3,000 GALLON HORIZONTAL 18-142 AST TANK
W/ (1) 3,000 GALLON HORIZONTAL 18-142 AST TANK

DEMOLITION NOTES

- REMOVE EXISTING DATE. (1 TYP.)
- REMOVE EXISTING AST. (1 TYP.)

J.B. ROEMIC & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 3100 EAST LA PALM AVENUE SUITE - E
 ANAHEIM, CALIFORNIA 92806
 (714) 337-0000
 (714) 337-0000
 (714) 337-0987 (FAX)

D/K DIXON

D/K DIXON FUTURE SITE PLAN

15398-SITE PLAN (FUTURE)

DIXON, CA

DATE: 11-01-00

SCALE: 1/4" = 20'

PROJECT NO. 15398

DATE: 11-01-00

SCALE: 1/4" = 20'

PROJECT NO. 15398

DEPARTMENT OF TRANSPORTATION

DISTRICT 4
OFFICE OF TRANSIT AND COMMUNITY PLANNING
P.O. BOX 23660, MS-10D
OAKLAND, CA 94623-0660
PHONE (510) 286-5528
FAX (510) 286-5559
TTY 711
www.dot.ca.gov



*Making Conservation
a California Way of Life*

February 16, 2018

GTS # 04-SOL-2018-00060

GTS ID: 9441

Karen Avery
Solano County
675 Texas Street, Suite 5500
Fairfield, CA 94533

Dixon Hazardous Waste 7300 Chevron Way – Negative Declaration

Dear Ms. Avery:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Dixon Hazardous Waste 7300 Chevron Way project. In tandem with the Metropolitan Transportation Commission's (MTC) Sustainable Communities Strategy (SCS), Caltrans' mission signals a modernization of our approach to evaluate and mitigate impacts to the State Transportation Network (STN). Caltrans' *Strategic Management Plan 2015-2020* aims to reduce Vehicle Miles Traveled (VMT) by tripling bicycle and doubling both pedestrian and transit travel by 2020. Our comments are based on the Negative Declaration.

Project Understanding

The applicant is requesting a continuation of an existing hazardous waste storage and transfer facility that collects, stores, and transfers used oil, oily wastewater and waste antifreeze from off-site generators. The applicant is proposing to add an additional waste transfer tank farm to receive and manage the same types of wastes. The applicant is proposing to install a new product antifreeze blending and storage unit as well as a new pit type truck scale. All uses will be within the existing footprint of the facility.

D/K Dixon operates Monday to Saturday from 3:00 AM to 12:00 AM. Construction hours are proposed to be from 7:00 AM to 5:00 PM. There are 20-25 employees on-site during operating hours working in opposing shifts. There are no proposed changes to the operating hours or in the number of employees with this project. This project is not in a PDA. Access to Caltrans right of way is at the Interstate 80/Midway Road interchange 0.4 miles away from the project site.

Ms. Avery
February 16, 2018
Page 2

A summary of proposed changes is described below:

1. Construct a 4,000 sq ft waste transfer tank farm to include a. seven horizontal UL-142 tanks to contain glycol and storm water b. one vertical tank to contain carbon c. a drum storage area to store liquid and solid waste d. construct a secondary containment system for the new tank farm
 2. Construct one 2,400 sq ft truck loading and unloading area for the tank farm.
 3. install a pit type truck scale
 4. install A.C.C. paving for travel aisle areas and 14 parking stalls
 5. Install a new 40' foot driveway on the south west portion of the facility along Chevron way to provide access to the facility
 6. Construct an 1,800 sq ft product antifreeze tank farm to include:
 - a. Nine 6,000 gallon bottom tanks to hold new glycol b. One secondary containment system for the product antifreeze tank farm c. Truck loading/unloading area
- Demolition
1. Remove existing 20,000 gallon AS tank and small gate along southwest corner

Hydraulics

Our hydraulics department has two questions that we would like addressed. Please respond to the following:

1. Discuss the Construction General Permit and local water quality requirements, as applicable.
2. Is a Storm Water Pollution Prevention Plan (SWPPP) needed for the project?

Lead Agency

As the Lead Agency, Solano County is responsible for all project mitigation, including any needed improvements to the STN. The project's fair share contribution, financing, scheduling, implementation responsibilities and lead agency monitoring should be fully discussed for all proposed mitigation measures.

Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, please contact Jerry Cheung at 510-286-5562 or jerry.cheung@dot.ca.gov.

Sincerely,



PATRICIA MAURICE
District Branch Chief
Local Development - Intergovernmental Review



Edmund G. Brown Jr.
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Ken Alex
Director

RECEIVED

FEB 28 2018

COUNTY OF SOLANO
RESOURCE MANAGEMENT

February 23, 2018

Karen Avery
Solano County
675 Texas Street, Suite 5500
Fairfield, CA 94533

Subject: U-91-17-AM1 D/K Dixon
SCH#: 2018012040

Dear Karen Avery:

The State Clearinghouse submitted the above named Negative Declaration to selected state agencies for review. On the enclosed Document Details Report please note that the Clearinghouse has listed the state agencies that reviewed your document. The review period closed on February 22, 2018, and the comments from the responding agency (ies) is (are) enclosed. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

"A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

These comments are forwarded for use in preparing your final environmental document. Should you need more information or clarification of the enclosed comments, we recommend that you contact the commenting agency directly.

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Enclosures
cc: Resources Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2018012040
Project Title U-91-17-AM1 D/K Dixon
Lead Agency Solano County

Type Neg Negative Declaration
Description Applicant is requesting a continuation of the existing hazardous waste storage and transfers used oil, oily wastewater and waste antifreeze from off-site generators. The applicant is proposing to add an additional waste transfer tank farm to receive and manage the same types of wastes. The applicant is proposing to install a new product antifreeze blending and storage unit as well as a new pit-type truck scale. All uses will be within the existing footprint of the facility.

Lead Agency Contact

Name Karen Avery
Agency Solano County
Phone (707) 784-6765 **Fax**
email
Address 675 Texas Street, Suite 5500
City Fairfield **State** CA **Zip** 94533

Project Location

County Solano
City Dixon
Region
Lat / Long
Cross Streets Midway & I-80
Parcel No. 0109-230-170

Township	Range	Section	Base
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Proximity to:

Highways i-80
Airports
Railways
Waterways
Schools
Land Use Property is developed with D/K Dixon; Z: A-40/GP: Urban commercial within municipal service area

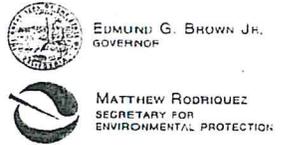
Project Issues Aesthetic/Visual; Agricultural Land; Air Quality; Geologic/Seismic; Noise; Toxic/Hazardous; Landuse

Reviewing Agencies Resources Agency; Department of Conservation; Department of Fish and Wildlife, Region 3; Cal Fire; Department of Parks and Recreation; California Highway Patrol; Caltrans, District 4; Air Resources Board, Major Industrial Projects; State Water Resources Control Board, Division of Drinking Water; Regional Water Quality Control Bd., Region 5 (Sacramento); Department of Toxic Substances Control; Native American Heritage Commission

Date Received 01/24/2018 **Start of Review** 01/24/2018 **End of Review** 02/22/2018.



Umar
2/22/18
E



EDMUND G. BROWN JR.
GOVERNOR

MATTHEW RODRIGUEZ
SECRETARY FOR ENVIRONMENTAL PROTECTION

Central Valley Regional Water Quality Control Board

15 February 2018

Governor's Office of Planning & Research

FEB 20 2018

CERTIFIED MAIL

Karen Avery
Solano County
675 Texas Street, Suite 5500
Fairfield, CA 94533

STATE CLEARINGHOUSE 91 7199 9991 7035 8419 4270

**COMMENTS TO REQUEST FOR REVIEW FOR THE NEGATIVE DECLARATION,
U-91-17-AM1 D/K DIXON PROJECT, SCH# 2018012040, SOLANO COUNTY**

Pursuant to the State Clearinghouse's 24 January 2018 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Negative Declaration* for the U-91-17-AM1 D/K Dixon Project, located in Solano County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

I. Regulatory Setting

Basin Plan

The Central Valley Water Board is required to formulate and adopt Basin Plans for all areas within the Central Valley region under Section 13240 of the Porter-Cologne Water Quality Control Act. Each Basin Plan must contain water quality objectives to ensure the reasonable protection of beneficial uses, as well as a program of implementation for achieving water quality objectives with the Basin Plans. Federal regulations require each state to adopt water quality standards to protect the public health or welfare, enhance the quality of water and serve the purposes of the Clean Water Act. In California, the beneficial uses, water quality objectives, and the Antidegradation Policy are the State's water quality standards. Water quality standards are also contained in the National Toxics Rule, 40 CFR Section 131.36, and the California Toxics Rule, 40 CFR Section 131.38.

The Basin Plan is subject to modification as necessary, considering applicable laws, policies, technologies, water quality conditions and priorities. The original Basin Plans were adopted in 1975, and have been updated and revised periodically as required, using Basin Plan amendments. Once the Central Valley Water Board has adopted a Basin Plan amendment in noticed public hearings, it must be approved by the State Water Resources Control Board (State Water Board), Office of Administrative Law (OAL) and in some cases, the United States Environmental Protection Agency (USEPA). Basin Plan amendments only become effective after they have been approved by the OAL and in some cases, the

USEPA. Every three (3) years, a review of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and prioritizes Basin Planning issues.

For more information on the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins*, please visit our website:
http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/.

Antidegradation Considerations

All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Policy is available on page IV-15.01 at:
http://www.waterboards.ca.gov/centralvalleywater_issues/basin_plans/sacsjr.pdf

In part it states:

Any discharge of waste to high quality waters must apply best practicable treatment or control not only to prevent a condition of pollution or nuisance from occurring, but also to maintain the highest water quality possible consistent with the maximum benefit to the people of the State.

This information must be presented as an analysis of the impacts and potential impacts of the discharge on water quality, as measured by background concentrations and applicable water quality objectives.

The antidegradation analysis is a mandatory element in the National Pollutant Discharge Elimination System and land discharge Waste Discharge Requirements (WDRs) permitting processes. The environmental review document should evaluate potential impacts to both surface and groundwater quality.

II. Permitting Requirements

Construction Storm Water General Permit

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

For more information on the Construction General Permit, visit the State Water Resources Control Board website at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml.

Phase I and II Municipal Separate Storm Sewer System (MS4) Permits¹

The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/.

For more information on the Caltrans Phase I MS4 Permit, visit the State Water Resources Control Board at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/caltrans.shtml.

For more information on the Phase II MS4 permit and who it applies to, visit the State Water Resources Control Board at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.shtml

Industrial Storm Water General Permit

Storm water discharges associated with industrial sites must comply with the regulations contained in the Industrial Storm Water General Permit Order No. 2014-0057-DWQ.

For more information on the Industrial Storm Water General Permit, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.shtml.

Clean Water Act Section 404 Permit

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACOE). If a Section 404 permit is required by the USACOE, the Central Valley Water Board will review the permit application to ensure

¹ Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.

that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements.

If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACOE at (916) 557-5250.

Clean Water Act Section 401 Permit – Water Quality Certification

If an USACOE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 10 of the Rivers and Harbors Act or Section 9 from the United States Coast Guard), is required for this project due to the disturbance (i.e., discharge of dredge or fill material) of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications.

Waste Discharge Requirements (WDRs)

Discharges to Waters of the State

If USACOE determines that only non-jurisdictional waters of the State (i.e., “non-federal” waters of the State) are present in the proposed project area, the proposed project may require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation.

Land Disposal of Dredge Material

If the project will involve dredging, Water Quality Certification for the dredging activity and Waste Discharge Requirements for the land disposal may be needed.

Local Agency Oversight

Pursuant to the State Water Board’s Onsite Wastewater Treatment Systems Policy (OWTS Policy), the regulation of septic tank and leach field systems may be regulated under the local agency’s management program in lieu of WDRs. A county environmental health department may permit septic tank and leach field systems designed for less than 10,000 gpd. For more information on septic system regulations, visit the Central Valley Water Board’s website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/owts/sb_owts_policy.pdf

For more information on the Water Quality Certification and WDR processes, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/help/business_help/permit2.shtml.

Dewatering Permit

If the proposed project includes construction or groundwater dewatering to be discharged to land, the proponent may apply for coverage under State Water Board General Water Quality Order (Low Risk General Order) 2003-0003 or the Central Valley Water Board's Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Risk Waiver) R5-2013-0145. Small temporary construction dewatering projects are projects that discharge groundwater to land from excavation activities or dewatering of underground utility vaults. Dischargers seeking coverage under the General Order or Waiver must file a Notice of Intent with the Central Valley Water Board prior to beginning discharge.

For more information regarding the Low Risk General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0003.pdf

For more information regarding the Low Risk Waiver and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2013-0145_res.pdf

Regulatory Compliance for Commercially Irrigated Agriculture

If the property will be used for commercial irrigated agricultural, the discharger will be required to obtain regulatory coverage under the Irrigated Lands Regulatory Program. There are two options to comply:

1. **Obtain Coverage Under a Coalition Group.** Join the local Coalition Group that supports land owners with the implementation of the Irrigated Lands Regulatory Program. The Coalition Group conducts water quality monitoring and reporting to the Central Valley Water Board on behalf of its growers. The Coalition Groups charge an annual membership fee, which varies by Coalition Group. To find the Coalition Group in your area, visit the Central Valley Water Board's website at: http://www.waterboards.ca.gov/centralvalley/water_issues/irrigated_lands/app_approval/index.shtml; or contact water board staff at (916) 464-4611 or via email at IrrLands@waterboards.ca.gov.
2. **Obtain Coverage Under the General Waste Discharge Requirements for Individual Growers, General Order R5-2013-0100.** Dischargers not participating in a third-party group (Coalition) are regulated individually. Depending on the specific site conditions, growers may be required to monitor runoff from their property, install monitoring wells, and submit a notice of intent, farm plan, and other action plans regarding their actions to comply with their General Order. Yearly costs would include State administrative fees (for example, annual fees for farm sizes from 10-100 acres are currently \$1,084 + \$6.70/Acre); the cost to prepare annual monitoring reports; and water quality monitoring costs. To enroll as an Individual Discharger under the Irrigated Lands Regulatory Program, call the

Central Valley Water Board phone line at (916) 464-4611 or e-mail board staff at IrrLands@waterboards.ca.gov.

Low or Limited Threat General NPDES Permit

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Dewatering and Other Low Threat Discharges to Surface Waters* (Low Threat General Order) or the General Order for *Limited Threat Discharges of Treated/Untreated Groundwater from Cleanup Sites, Wastewater from Superchlorination Projects, and Other Limited Threat Wastewaters to Surface Water* (Limited Threat General Order). A complete application must be submitted to the Central Valley Water Board to obtain coverage under these General NPDES permits.

For more information regarding the Low Threat General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0074.pdf

For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0073.pdf

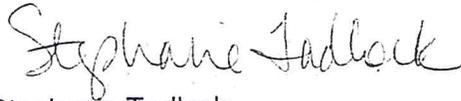
NPDES Permit

If the proposed project discharges waste that could affect the quality of the waters of the State, other than into a community sewer system, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. A complete Report of Waste Discharge must be submitted with the Central Valley Water Board to obtain a NPDES Permit.

For more information regarding the NPDES Permit and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/help/business_help/permit3.shtml

If you have questions regarding these comments, please contact me at (916) 464-4644 or
Stephanie.Tadlock@waterboards.ca.gov.

A handwritten signature in cursive script that reads "Stephanie Tadlock".

Stephanie Tadlock
Environmental Scientist

cc: State Clearinghouse unit, Governor's Office of Planning and Research, Sacramento



Department of Toxic Substances Control

Matthew Rodriguez
Secretary for
Environmental Protection

Barbara A. Lee, Director
8800 Cal Center Drive
Sacramento, California 95826-3200

Edmund G. Brown Jr.
Governor

February 26, 2018

Ms. Karen Avery
Senior Planner
Resource Management Department
County of Solano
675 Texas Street, Suite 5500
Fairfield, California 94533

DRAFT INITIAL STUDY AND NEGATIVE DECLARATION FOR U-91-17-AM1 D/K DIXON, ADVANCED ENVIRONMENTAL, INC., dba D/K DIXON, DIXON, SOLANO COUNTY, CALIFORNIA, EPA ID: CAT080012602

Dear Ms. Avery,

The Department of Toxic Substances Control (DTSC) has reviewed the Draft Initial Study/Negative Declaration (IS/ND) for Advanced Environmental, Inc., dba D/K Dixon (Facility) located at 7300 Chevron Way, Dixon, California 95620, dated January 23, 2018.

Pursuant to sections 25200 and 25201.6 of the California Health and Safety Code, DTSC issued a Standardized Hazardous Waste Facility Permit to D/K Dixon on December 7, 2008, which is set to expire on December 6, 2018. DTSC filed a negative declaration for the 2008 permit renewal with the State Clearinghouse (No. 2008042011). As a responsible agency, DTSC reviewed the Draft IS/ND to determine if this document adequately evaluates impacts of an expected permit renewal and proposed expansion of the Facility.

DTSC believes the baseline to be used for the initial study are the conditions stated in the 2008 Initial Study/Negative Declaration. After reviewing the Draft IS/ND, DTSC has prepared the following comments.

1. The Draft Initial Study indicates that there is no increase in the Facility's truck traffic with the increase of hazardous waste storage capacity. The 2008 Initial Study/Negative Declaration included an average of 9 daily truck trips. The 2018 Draft Initial Study includes an increase to 25 daily truck trips. The environmental impact analysis of the increased truck trips should be included in the following sections: to 2.3 Air Quality, 2.7 Greenhouse Gas Emissions, 2.12 Noise and 2.16 Transportation and Traffic. The following are examples of items that should be included in the analysis:
 - a. A comparison of CalEEMod analysis for air quality and greenhouse gas emissions with the Yolo-Solano Air Quality Management District thresholds of significance.

- b. A verification that the noise in accordance with Solano County Noise Ordinance Section 28.1-70 do not exceed the thresholds listed in Section 28.1-40 for the single-family residence 1/10th mile from the Facility.
 - c. A demonstration (e.g., traffic study) that the traffic increase will not degrade the level of service of the surrounding roads to failure.
2. The hours of operation listed in the 2008 DTSC Initial Study/Negative Declaration were Monday through Friday 8:00 AM to 5:00 PM. The hours of operation listed in the Draft Initial Study are Monday through Saturday 3:00 AM to 12:00 AM. The environmental impact analysis of the hours of operation should be included in the following sections: 2.3 Air Quality, 2.7 Greenhouse Gas Emissions, 2.12 Noise and 2.16 Transportation and Traffic. The following is an example of what should be addressed in the analysis:
 - a. Evaluation of the operational hours impact to the noise level thresholds listed in Table 28.1-40 of Solano County Noise Ordinance from 7:00 PM to 7:00 AM.
3. There was no environmental impact analysis of Tribal Cultural Resources (XVII on Initial Study Checklist, Appendix G) included in the draft Initial Study. Below are DTSC actions in obtaining information regarding Tribal Cultural Resources:
 - a. DTSC contacts the California Native American tribe that is traditionally and culturally affiliated with the geographic area of the project per Section 21080.3.1 of the California Public Resources Code and consults with them on the project.

If you have any questions regarding this letter, please contact me at (916) 255-6559 or Mr. Robert Irving, Senior Environmental Scientist (Specialist), at (916) 255-3638, Robert.Irving@dtsc.ca.gov.

Sincerely,

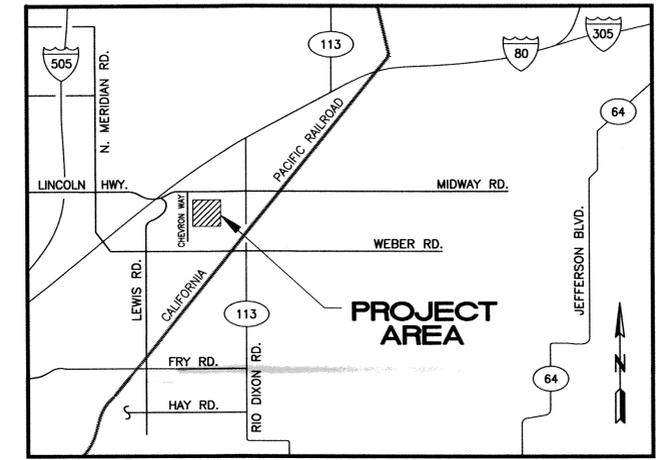
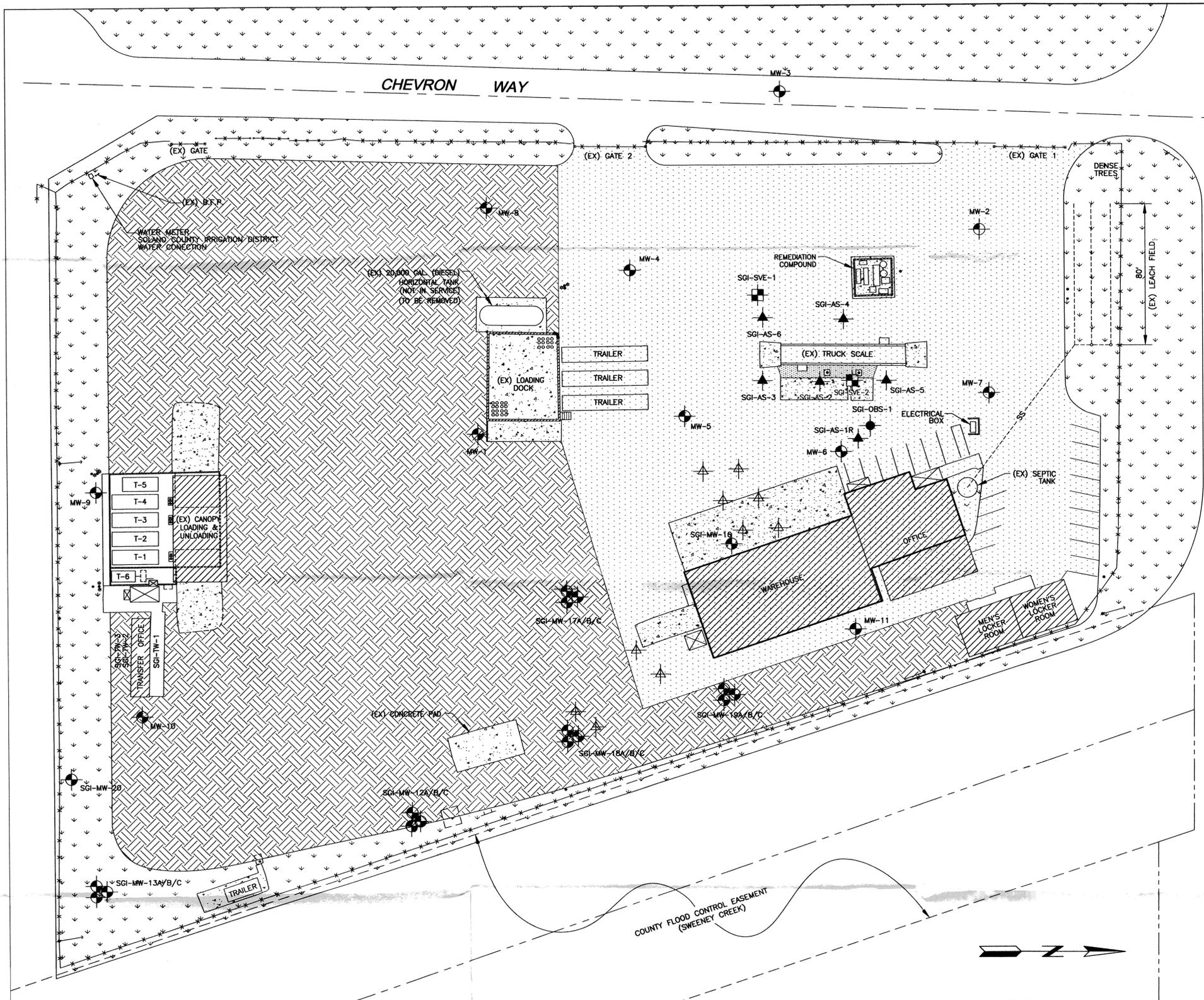


Ms. Parisa Khosraviani
Hazardous Substances Engineer
Permitting Division

cc: (via email)

Mr. Edward Nieto, P.E.
Supervising Hazardous Substances Engineer I
Permitting Division
Department of Toxic Substances Control
8800 Cal Center Drive, 2nd Floor
Sacramento, California 95826-3200
edward.nieto@dtsc.ca.gov

Mr. Robert Irving
Senior Environmental Scientist (Specialist)
Permitting Division – CEQA Unit
Department of Toxic Substances Control
8800 Cal Center Drive, 2nd Floor
Sacramento, California 95826-3200
robert.irving@dtsc.ca.gov



VICINITY MAP
N.T.S.

EXISTING TANK TABLE

TANK #	DIAMETER	LENGTH	NOMINAL CAPACITY (GAL.)	PRIMARY SERVICE	SECONDARY SERVICE	TERTIARY SERVICE
1	8'-2"	26'-0"	10,000	USED OIL	USED GLYCOL	OILY WATER
2	8'-2"	26'-0"	10,000	USED OIL	USED GLYCOL	OILY WATER
3	8'-2"	26'-0"	10,000	USED OIL	OILY WATER	NONE
4	8'-2"	26'-0"	10,000	USED OIL	OILY WATER	USED GLYCOL
5	8'-0"	20'-0"	7,500	USED GLYCOL	NONE	NONE
6	6'-4"	13'-4"	2,500	OILY WATER	NONE	NONE
(B) DRUMS	±2'	±3'	440	USED OIL	USED GLYCOL	OILY WATER



SCALE: 1"=30'

LEGEND

- (X) FENCE LINE
- - - (X) APPARENT STREET CENTER LINE
- [Hatched Box] (X) BUILDING / CANOPY
- [Dotted Box] (X) CONCRETE PAVING
- [Stippled Box] (X) GRASS / LANDSCAPE
- [Cross-hatched Box] (X) WEATHERED ASPHALT
- [Diagonal Hatched Box] (X) UNIMPROVED SOIL
- (X) EXISTING
- SS (X) SANITARY SEWER
- [Circle with Center] (X) PUMP
- [Circle with Center and Dot] (X) GROUNDWATER MONITORING WELL
- [Circle with Center and Triangle] (X) GROUNDWATER MONITORING AS WELL
- [Circle with Center and Square] (X) GROUNDWATER MONITORING SVE WELL
- [Circle with Center and Diamond] (X) GROUNDWATER MONITORING OBS WELL



DRAWING NUMBER: 1538-SITE PLAN (EXISTING)
 DVG LAST PLOTTED: 8/22/17
 DVG LAST REVISED: 8/22/17

NUMBER	SHT.	REFERENCE DRAWING

J.B. KOENIG & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 3150 EAST LA PALMA AVENUE SUITE - E
 ANAHEIM, CA 92806
 (714) 237-0931
 (714) 237-0987 (FAX)

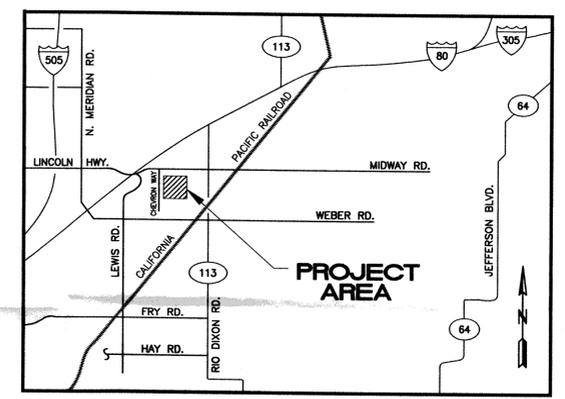
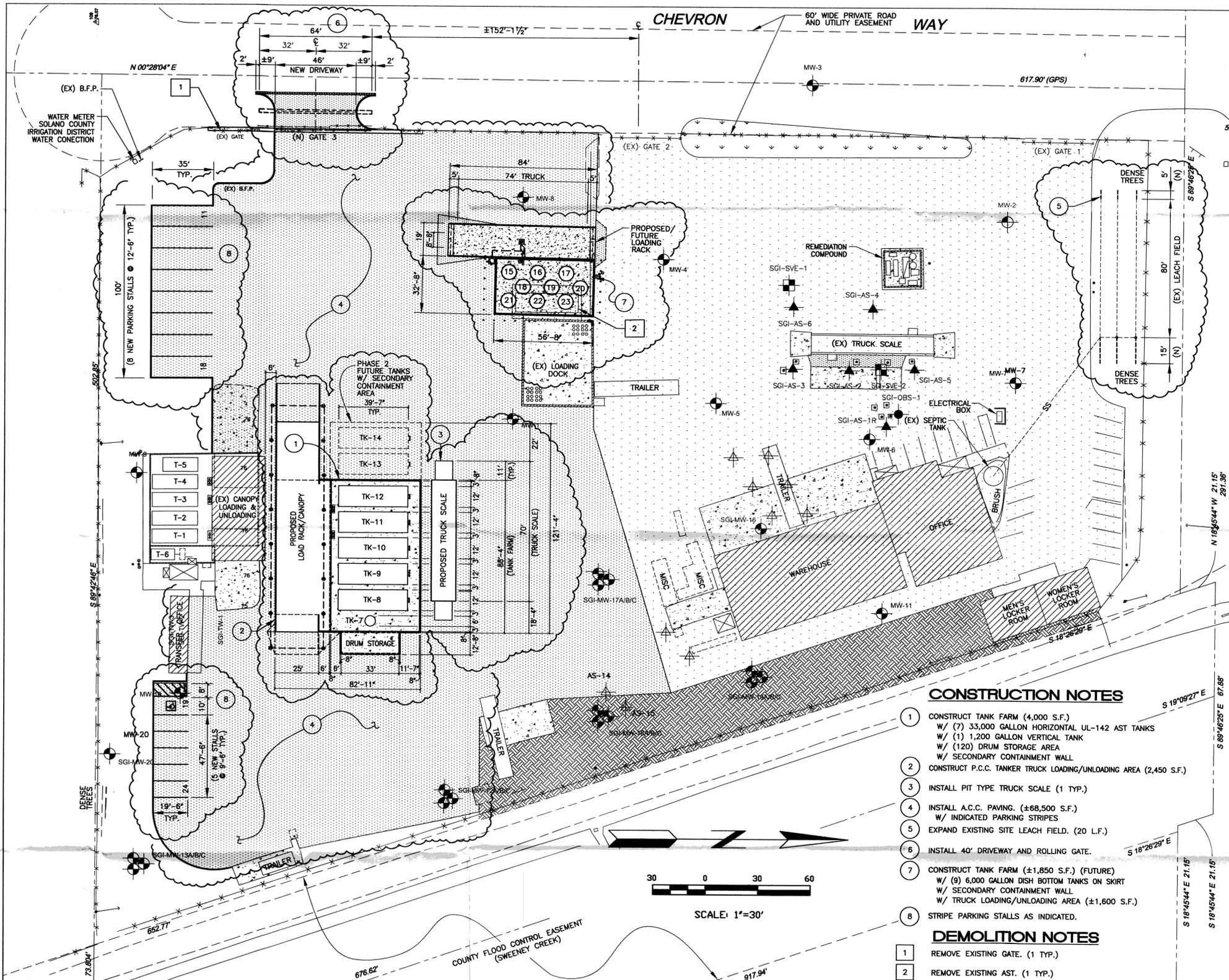
REV.	DATE	ISSUED FOR APPROVAL	BY	CHK.	APP.
A	8/28/17	ISSUED FOR APPROVAL	JEK	JBK	JBK

REVISIONS

D/K DIXON

D/K DIXON EXISTING SITE PLAN

7300 CHEVRON WAY DIXON, CA.
 PLOT SCALE: 1"=30' DRAWING: 1538-SITE PLAN (EXISTING) REV. A



VICINITY MAP
N.T.S.

TANK TABLE						
TANK #	DIAMETER	LENGTH	NOMINAL CAPACITY (GAL.)	PRIMARY SERVICE	SECONDARY SERVICE	TERTIARY SERVICE
1	8'-2"	26'-0"	10,000	USED OIL	USED GLYCOL	OILY WATER
2	8'-2"	26'-0"	10,000	USED OIL	USED GLYCOL	OILY WATER
3	8'-2"	26'-0"	10,000	USED OIL	OILY WATER	NONE
4	8'-2"	26'-0"	10,000	USED OIL	OILY WATER	USED GLYCOL
5	8'-0"	20'-0"	7,500	USED GLYCOL	NONE	NONE
6	8'-4"	13'-4"	2,500	OILY WATER	NONE	NONE
7	6'-0"	6'-0"	1,200	CARBON FILTER	NONE	NONE
8	12'-0"	39'-7"	33,000	STORM WATER	NONE	NONE
9	12'-0"	39'-7"	33,000	USED OIL	NONE	NONE
10	12'-0"	39'-7"	33,000	USED OIL	NONE	NONE
11	12'-0"	39'-7"	33,000	USED OIL	NONE	NONE
12	12'-0"	39'-7"	33,000	USED OIL	NONE	NONE
* 13 (FUTURE)	12'-0"	39'-7"	33,000	USED OIL	NONE	NONE
* 14 (FUTURE)	12'-0"	39'-7"	33,000	USED GLYCOL	NONE	NONE
* 15 (FUTURE)	8'-6"	16'-3"	6,000	NEW GLYCOL	NONE	NONE
* 16 (FUTURE)	8'-6"	16'-3"	6,000	NEW GLYCOL	NONE	NONE
* 17 (FUTURE)	8'-6"	16'-3"	6,000	NEW GLYCOL	NONE	NONE
* 18 (FUTURE)	8'-6"	16'-3"	6,000	NEW GLYCOL	NONE	NONE
* 19 (FUTURE)	8'-6"	16'-3"	6,000	NEW GLYCOL	NONE	NONE
* 20 (FUTURE)	8'-6"	16'-3"	6,000	NEW GLYCOL	NONE	NONE
* 21 (FUTURE)	8'-6"	16'-3"	6,000	NEW GLYCOL	NONE	NONE
* 22 (FUTURE)	8'-6"	16'-3"	6,000	NEW GLYCOL	NONE	NONE
* 23 (FUTURE)	8'-6"	16'-3"	6,000	NEW GLYCOL	NONE	NONE
* (120) DRUMS	±2"	±3"	6,600	NON-R.C.R.A. LIQUID AND SOLID WASTE		

* INDICATES TANK IS PROPOSED.

CONSTRUCTION NOTES

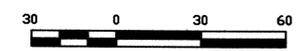
- CONSTRUCT TANK FARM (4,000 S.F.)
W/ (7) 33,000 GALLON HORIZONTAL UL-142 AST TANKS
W/ (1) 1,200 GALLON VERTICAL TANK
W/ (120) DRUM STORAGE AREA
W/ SECONDARY CONTAINMENT WALL
- CONSTRUCT P.C.C. TANKER TRUCK LOADING/UNLOADING AREA (2,450 S.F.)
- INSTALL PIT TYPE TRUCK SCALE (1 TYP.)
- INSTALL A.C.C. PAVING (±68,500 S.F.)
W/ INDICATED PARKING STRIPES
- EXPAND EXISTING SITE LEACH FIELD. (20 L.F.)
- INSTALL 40' DRIVEWAY AND ROLLING GATE.
- CONSTRUCT TANK FARM (±1,850 S.F.) (FUTURE)
W/ (9) 6,000 GALLON DISH BOTTOM TANKS ON SKIRT
W/ SECONDARY CONTAINMENT WALL
W/ TRUCK LOADING/UNLOADING AREA (±1,600 S.F.)
- STRIP PARKING STALLS AS INDICATED.

DEMOLITION NOTES

- REMOVE EXISTING GATE. (1 TYP.)
- REMOVE EXISTING AST. (1 TYP.)

LEGEND

---	(EX) FENCE LINE	▨	UNIMPROVED SOIL
---	(EX) APPARENT STREET CENTER LINE	●	(EX) GROUNDWATER MONITORING WELL
▨	(EX) BUILDING / CANOPY	▲	(EX) GROUNDWATER MONITORING AS WELL
▨	FUTURE BUILDING / CANOPY	■	(EX) GROUNDWATER MONITORING SVE WELL
▨	(EX) CONCRETE PAVING	●	(EX) GROUNDWATER MONITORING OBS WELL
▨	FUTURE CONCRETE PAD	(EX)	EXISTING
▨	FUTURE A.C.C. PAVING	SS	SANITARY SEWER
▨	(EX) WEATHERED ASPHALT	■	PUMP



NUMBER	SHT.	REFERENCE DRAWING

J.B. KOENIG & ASSOCIATES, INC.
CONSULTING ENGINEERS
3150 EAST LA PALMA AVENUE SUITE - E
ANAHEIM, CA 92806
(714) 237-0931
(714) 237-0987 (FAX)

REVISIONS	DATE	BY	CHK	APP.
A	10/22/17	JEK	JBK	JBK

D/K DIXON

D/K DIXON FUTURE SITE PLAN

7300 CHEVRON WAY DIXON, CA
PLOT SCALE 1"=30' DRAWING 1538-SITE PLAN (FUTURE) REV. A