

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

**PROJECT TITLE:**

Suisun Valley Strategic Plan

**PROJECT DESCRIPTION AND LOCATION:**

A Strategic Plan for the Suisun Valley Agricultural Region as identified in the Solano County General. The Strategic Plan provides planning guidance for retaining the agricultural viability of the Suisun Valley. The Strategic Plan recognizes the unique agricultural environments and provides marketing and economic opportunities to further the agricultural future of the Suisun Valley.

**FINDINGS:**

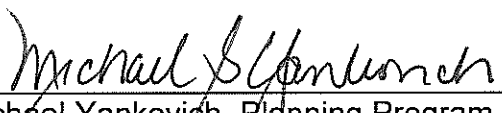
The Solano County Department of Resource Management has evaluated the Initial Study which was prepared in regards to the project. The County found no potentially significant adverse environmental impacts likely to occur. The County determined that the project qualifies for a Negative Declaration. The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

**MITIGATION MEASURES INCORPORATED INTO PROJECT DESCRIPTION:**

See attachment for details

**PREPARATION:**

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

  
\_\_\_\_\_  
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(707) 784-6765

# **SOLANO COUNTY**

## **SUISUN VALLEY STRATEGIC PLAN**

### **INITIAL STUDY / NEGATIVE DECLARATION**

**Prepared for:**

Solano County  
Department of Resource Management

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**February 23, 2010**

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## ACRONYMS AND ABBREVIATIONS

ARB	California Air Resources Board
BAAQMD	Bay Area Air Quality Management District
Caltrans	California Department of Transportation
CALVENO	California Vehicle Noise
CO	carbon monoxide
dba	A-weighted decibels
EPA	U.S. Environmental Protection Agency
FHWA-RD-77-108	Federal Highway Administration Highway Traffic Noise Prediction Model
General Plan EIR	Solano County General Plan EIR
$L_{dn}$	day-night average noise level
$L_{eq}$	equivalent noise level
$L_{max}$	maximum noise level
LOS	Level of Service
MSAs	metropolitan statistical areas
NO <sub>2</sub>	nitrogen dioxide
NO <sub>x</sub>	oxides of nitrogen
NWIC	Northwest Information Center
PM <sub>10</sub>	fine particulate matter with an aerodynamic resistance diameter of 10 micrometers or less
PM <sub>10</sub> and PM <sub>2.5</sub>	respirable and fine particulate matter
ppm	parts per million
ROG	reactive organic gases
SCWA	Solano County Water Agency
SFBAAB	San Francisco Bay Area Air Basin
SO <sub>2</sub>	sulfur dioxide
SVAB	Sacramento Valley Air Basin

# 1 PROJECT DESCRIPTION

## 1.1 PURPOSE OF THE INITIAL STUDY

This initial study (IS) has been prepared by Solano County (County) to identify and assess the anticipated environmental impacts of the draft *Suisun Valley Strategic Plan* (SVSP), referred to in this document as the “proposed project.” The County proposes to adopt this strategic plan to guide the future development of infrastructure and agriculture-related tourism facilities in the Suisun Valley area. As described below, the SVSP is consistent with Implementation Program AG.I-17 of the adopted *Solano County General Plan* (General Plan). Therefore, this document relies on the analysis and information presented in the *Solano County 2008 General Plan Environmental Impact Report* (General Plan EIR).

This document has been prepared to satisfy the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) and the State CEQA Guidelines (14 California Code of Regulations [CCR] Section 15000 et seq.). CEQA requires that all state and local government agencies consider the environmental consequences of projects for which they have discretionary authority before they approve or implement such projects.

This IS is “tiered” off the General Plan EIR (SCH #2007122069 certified August 5, 2008) because potential impacts of actions taken to implement the SVSP were addressed at a programmatic level of analysis in the General Plan EIR. As stated in Section 15169(c) of the State CEQA Guidelines, “Subsequent activities in the program must be examined in the light of the program EIR to determine whether an additional environmental document must be prepared.” In certain cases, the General Plan EIR, and the related findings adopted by the Solano County Board of Supervisors, identified impacts as significant and unavoidable. To the extent that the proposed project contributes incrementally to those impacts, Section 15183 permits the County to conclude that such impacts have been adequately discussed and disclosed in the General Plan EIR.

An IS is a public document used by the decision-making lead agency to determine whether a project may have a significant effect on the environment. In the case of the proposed project, the County is the lead agency and is responsible for making this determination. If the lead agency finds substantial evidence that any aspect of the project, either alone or in combination with other projects, may have a significant effect on the environment, that agency is required to prepare an EIR, a supplement to a previously prepared EIR, or a subsequent EIR to analyze the project. The intent of this IS is to assess whether the proposed project would result in impacts greater than those already examined in the General Plan EIR.

Based on the environmental checklist form prepared for the proposed project and its supporting environmental analysis, the SVSP would not have any impacts beyond those analyzed in the General Plan EIR. According to the

State CEQA Guidelines, it is appropriate to prepare a negative declaration for the proposed project because there were no impacts particular to this project that were not addressed in the General Plan EIR.

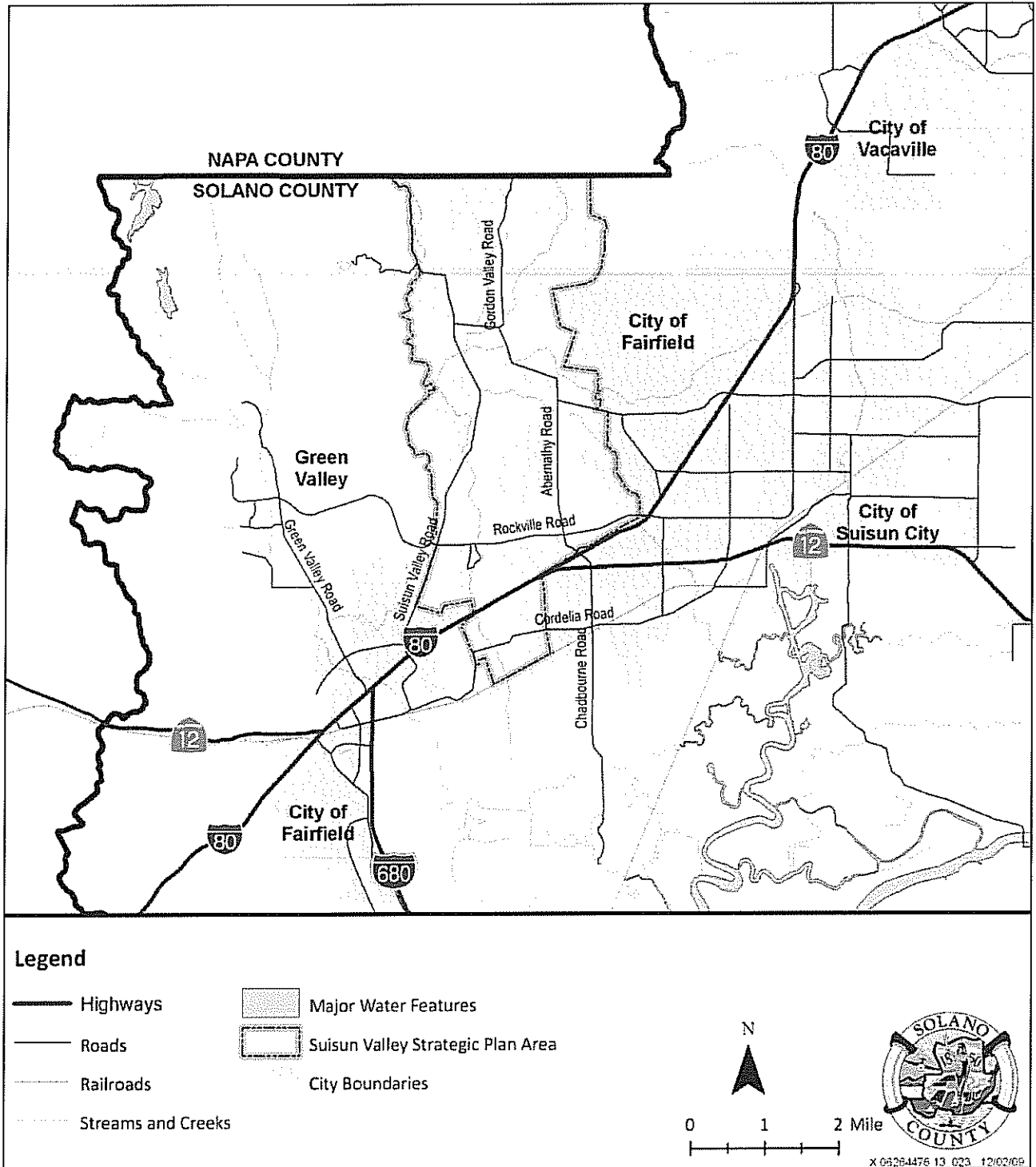
## 1.2 PROJECT CONTEXT AND LOCATION

The Suisun Valley is bordered on the south and east by the City of Fairfield, to the north by Napa County, and to the east by unincorporated Green Valley (Exhibit 1). Primary access to the valley is from Suisun Valley Road and Abernathy Road; both roads are exits from Interstate 80 (I-80). Secondary entrances are from Rockville Road to the east and west and Mankas Corner Road to the north. The valley’s excellent soil and climatic conditions have kept this area in viable agricultural production for more than 100 years. The Suisun Valley is dominated by orchard and vine crop production and lies within the Suisun Valley American Viticultural Area.

The Suisun Valley is one of 10 agricultural regions in Solano County identified in the General Plan, although the Suisun Valley region identified in the General Plan is slightly larger and shaped differently than the area addressed by the SVSP (Exhibit 2). The area of the SVSP encompasses approximately 9,000 acres, with most land in agricultural use (92%) and the rest in public, industrial, commercial, or residential use (Table 1).

Existing Use	Acres	Percent
Agriculture	8,366	92.1%
Commercial	35	0.4%
Industry	74	0.8%
Public	184	2.0%
Residential	176	1.9%
Right-of-Way	226	2.5%
Vacant	23	0.3%
<b>Total</b>	<b>9,084</b>	<b>100.0%</b>

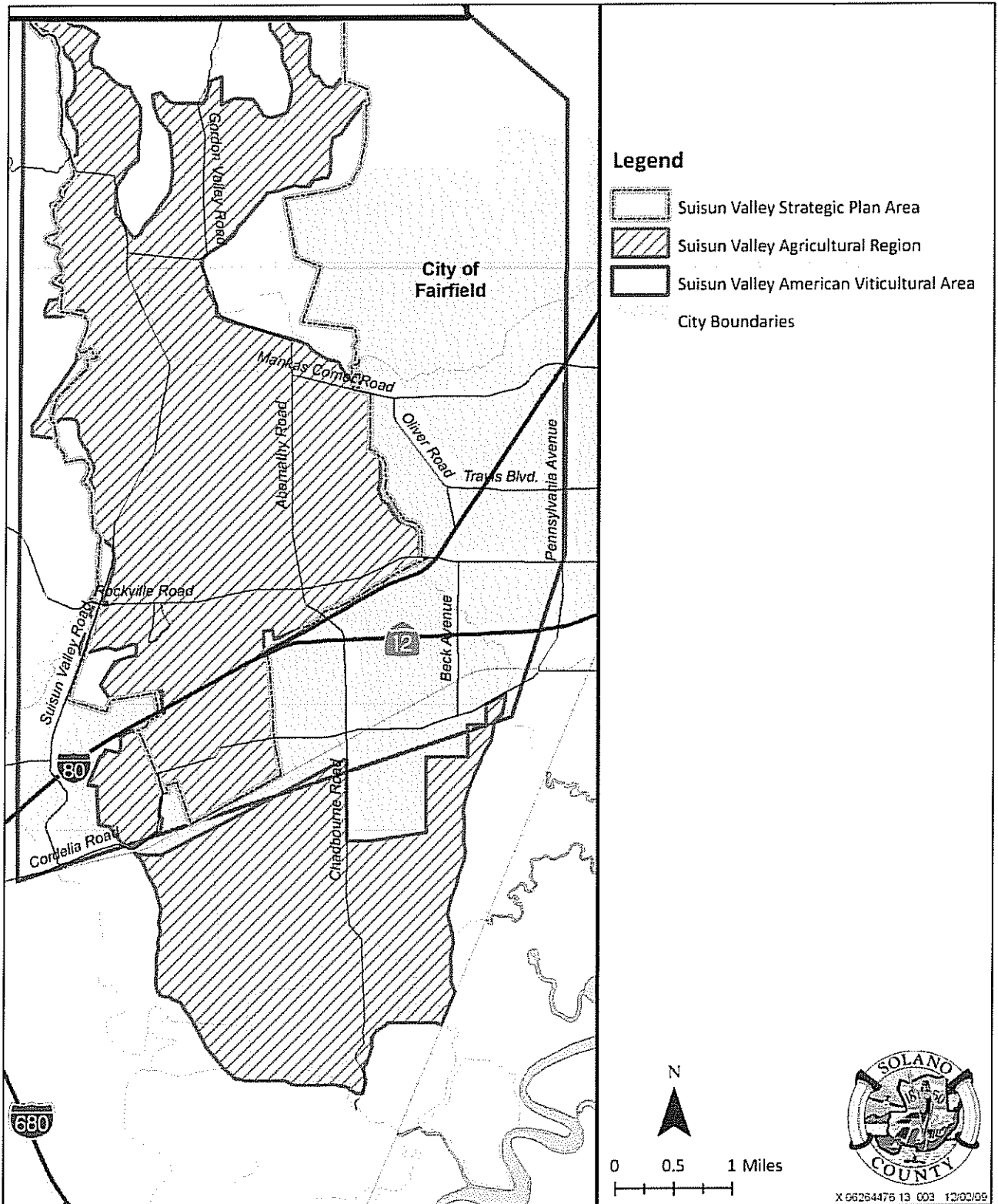
Source: Data provided by Solano County Assessor’s Office in 2006, adapted by AECOM in 2009



Source: Solano County GIS 2006, AECOM 2009

**Regional Location**

**Exhibit 1**



**Suisun Valley Area**

**Exhibit 2**



### 1.3 BACKGROUND AND NEED FOR THE PROPOSED PROJECT

Agricultural land comprises 62% of Solano County's total land area and a large portion of the county's economy. Many pressures have been placed on the continuing health of the county's agricultural economy, including "global demand and prices for commodities, ...corporate decisions about the location and availability of processing facilities and other commodity outlets, ...competition from other regions of California, and ... state and federal regulations" (Richter and Sokolow 2007). As stated in the University of California (UC) Agricultural Extension's report on the Solano Agricultural Futures Project, "there are significant opportunities for local actions to reduce negative outside impacts and enhance the county's agricultural economy" (Richter and Sokolow 2007).

For this reason, the County began a process to engage farmers and landowners in creating a more welcoming and supportive atmosphere for agricultural businesses. Several actions have occurred over the past four years that have had a vital part in influencing the County's actions and that provide the basis for the proposed project.

In 2005, the County Board of Supervisors (Board) approved the funding for the update of the General Plan. The focus and goal of the General Plan update was "Planning for a Sustainable Solano County." In addition, the Board set forth certain expectations for the development of the General Plan, including a focus on four special study areas: Collinsville, Old Town Cordelia, Middle Green Valley, and the Suisun Valley. During the summer of 2007, five special-study-area meetings were held at Solano Community College to discuss the challenges faced by farmers and landowners in the Suisun Valley, their goals for the future, and the County's potential role in aiding valley stakeholders to accomplish their goals. As decided in these special-study-area sessions, the goal of the community was to "preserve and enhance the landscape and economy of the Suisun Valley as a rural agricultural community" (Solano County 2008).

In addition to the special-study-area sessions for the Suisun Valley, a subcommittee of the General Plan's Citizens Advisory Committee met with farmers and landowners throughout the county to discuss the importance of the agricultural industry to the county's economy. The results of both sets of meetings were recorded within the General Plan and influenced the resulting policies and implementation programs.

During development of the General Plan, another important process was occurring. In 2006, the Board commissioned a study from the UC Cooperative Extension, the Solano Agricultural Futures Project. This study was composed of three reports that outlined the findings of discussions with agricultural producers (Report I), provided economic analyses of agriculture (Report II), and offered case studies from other counties (Report III). These three reports contained essential data to inform the County's regulations and processes.

Information from these reports was used to inform the General Plan process, including recognition of 10 distinct agricultural regions, one of which is the Suisun Valley. The information from the special-study-area sessions combined with the analyses in the Solano Agricultural Futures Project's reports resulted in some specific recommendations which were captured within the General Plan's policies and implementation programs.

The proposed project is a direct outcome of the 2008 update to the General Plan. Implementation Program AG.I-17 requires Solano County to do all of the following:

*Develop strategic marketing and economic plans for each of the 10 agricultural regions. These plans should address the regions' specific needs and potential opportunities for agricultural economic growth, the marketing efforts the region wants to accomplish, and what help the County can provide. Specific growth areas include creation of a Solano County-grown identity and support for value-added production. This should be achieved through policies and action steps/programs.*

*Develop locally led and individual marketing strategies for the unique and distinct agricultural regions based on local crop production and agricultural assets that allow the regions to develop independently of one another.*

*Recognizing the diversity in individual regions, support agriculture-related uses, such as agritourism development, processing plants, and some commercial uses in regions with unique agriculture (e.g., Suisun, Pleasant, Vaca, and Lagoon). Allow value-added production facilities and agriculture-related niche activities, such as bed and breakfasts at local wineries.*

The proposed project seeks to implement Implementation Program AG.I-17 by addressing concerns that were raised during the General Plan update process, special-study-area sessions, Agricultural Subcommittee meetings, and the Solano Agricultural Futures Project report. The proposed project addresses the land uses allowed within the Suisun Valley, recommends updates to the County Zoning Regulations, describes required infrastructure to support expansion of agricultural tourist uses, describes funding options to pay for needed roadway and infrastructure improvements, and outlines the role that the County may take to support Suisun Valley marketing opportunities.

## **1.4 PROJECT OBJECTIVES**

The objectives of the proposed project are to:

- ▶ maintain the agricultural character of the Suisun Valley,
- ▶ enable value-added agriculture,

- ▶ create agricultural-tourism serving centers,
- ▶ provide infrastructure to support expanded uses within the Suisun Valley, and
- ▶ improve farm production and income.

## **1.5 PROJECT CHARACTERISTICS**

The SVSP is organized into six chapters:

- ▶ Introduction;
- ▶ Land Use, Circulation, and Infrastructure;
- ▶ Agricultural Economics and Marketing;
- ▶ Design Guidelines;
- ▶ Zoning Regulation Revisions; and
- ▶ Funding Options.

All chapters work together to achieve the proposed project's objectives, although each chapter is to be used slightly differently.

Each chapter of the SVSP is summarized briefly and its intended use and expected effects are described below. Each chapter presents a variety of action steps that can be taken by the County or stakeholders, or both. The environmental analysis of the SVSP presented in this IS addresses the environmental impacts resulting from the greatest potential development feasible in the Suisun Valley. In reality, the potential changes described in this IS would take place over a long time period, and stakeholders may choose to implement few, if any, of the SVSP's recommendations.

### **1.5.1 INTRODUCTION**

This chapter presents the structure of the SVSP, the plan's purpose, and some first steps that can be made by the County or stakeholders to accomplish the community's vision for the valley. This first chapter presents the findings of the other chapters for easy access and provides guidance regarding the first steps toward implementing the proposed project.

### **1.5.2 LAND USE, CIRCULATION, AND INFRASTRUCTURE**

This chapter contains the central information in the SVSP, describing changes in land use, circulation, and infrastructure needed to transform the Suisun Valley into a regional tourist destination while also supporting long-term viable agriculture.

The land use section describes the land use changes directed by the General Plan; it also describes each of the eight Agricultural Tourist Centers (ATCs)—specifically, their current and expected future uses, challenges to expansion, and distance to public infrastructure. As stated in the General Plan, 75 acres of land within the Suisun Valley could be zoned for use as an ATC. As part of the proposed project, these acres would be rezoned from either Agriculture or Neighborhood Commercial to ATC or ATC–North Connector (ATC-NC), as shown on Figure A-1 in the Draft SVSP. A portion of the 75 acres (18.5 acres) would not be immediately assigned (Table 2-2 in Draft SVSP).

The circulation section of this chapter describes the current roadway conditions for the Suisun Valley’s main roads and discusses methods to address some of the concerns raised by those conditions—specifically, commuter traffic and excessive speeds, flooding, and visitor attraction. If the valley were completely built out under the phasing recommended in this chapter, the County would need to acquire up to 70 feet of right-of-way (ROW) on each roadway. The roadway phases, as shown on Figure 2-4 of the Draft SVSP include improving areas within and approaching ATCs in Phase I, shoulder widening and other roadway improvements in Phase II, and bicycle improvements—including striping—in Phase III. The SVSP includes section diagrams showing typical dimensions and design elements of each phase. Elements include signage, street trees, and drainage facilities. ROWs within Suisun Valley would be widened at locations where the existing ROW is less than the recommended 70 feet. The road widening would result in an additional 18.4 acres of ROW.

The final section of the chapter addresses infrastructure improvements to serve the ATCs. The section describes the infrastructure currently available with text and maps (Figures 2-5 and 2-8) and discusses how water or wastewater services could be provided to new projects. Costs and site considerations are included within the descriptions for the various methods. The chapter describes possible phasing methods that could be used depending on the type of services required (Figure 2-7).

Water service could be provided either from wells or from a public water line extension. Potential costs and site considerations for water service are described in Tables 2-4, 2-5, and 2-6. Further study and investigation would need to be done before a public water line extension could be accomplished. The SVSP directs the County to lead collaborative efforts among the City of Fairfield, the City of Vallejo, and Solano Irrigation District (SID) to modify existing agreements to allow public water service to Suisun Valley. Wastewater service would not change from what is allowed, except in regard to creating improvement districts that would allow owners and occupants to share access to septic or packaged treatment systems. Additional information regarding costs and site considerations associated with the choice of systems is provided in the SVSP (Tables 2-8 and 2-9).

### **1.5.3 AGRICULTURAL ECONOMICS AND MARKETING**

This chapter discusses the current economic conditions in the Suisun Valley and the many efforts currently under way to improve those conditions. It describes the components of the agricultural economy and summarizes the recent (2008) marketing plan published by the Suisun Valley Fund Advisory Committee. This chapter also discusses how the County could contribute to the marketing efforts outlined in the marketing plan. This is an informational chapter that relates the actions recommended in the SVSP to the actions recommended by the *Suisun Valley Marketing Plan*.

### **1.5.4 DESIGN GUIDELINES**

The design guidelines illustrate actions that future project proponents could take to enhance and sustain the rural character of the valley. This chapter addresses three aspects of project design: site design, site details, and landscape design. This chapter would be used during the review and approval stages for future projects to assess a project's contribution to the valley's character and determine how the project could be improved to better fit the scale and vision of the valley. Future project proponents would be encouraged to review the design guidelines when planning new projects. The design guidelines would be the guiding document for the Zoning Administrator and Planning Commission during the architectural review of a project. The design guidelines would also have a critical role in reducing the visual impacts related to new development at the ATC-NC, which may experience substantial development pressure upon completion of a new roadway parallel to I-80 (the North Connector Project).

### **1.5.5 ZONING REGULATION REVISIONS**

This chapter summarizes the zoning amendments necessary to establish new zoning districts—Agricultural Tourist Center (ATC and ATC-NC) and Agriculture–Suisun Valley (AG-SV-20)—and the increased flexibility for agricultural uses outlined by the General Plan. New use types would be allowed in the agricultural zones and the range of existing permitted uses would be expanded. These changes are directly related to the directives found within the General Plan. Additional land uses allowed in the County Zoning Regulations were reviewed through an extensive public process throughout the General Plan update. The proposed updates to the County Zoning Regulations include new definitions (e.g. Agritourism, Marketing Event, Special Event, Tasting Facility), new “by right” uses in Agricultural zoning (e.g. bakeries, marketing events, agritourism), and new ATC zones that allow for such “by right” uses without requiring them to be incidental to a primary agricultural use.

As part of the proposed project, 75 acres of land would be rezoned for use as ATC or ATC-NC. It is assumed that 18.5 acres of ATC zone not currently assigned would affect Williamson Act contracts and Important Farmland. Figure A-1 shows Suisun Valley and the proposed zoning changes. Appendix A of the Draft SVSP contains the zoning regulations text with proposed changes in redline/strikeout. Chapter 5 of the Draft SVSP is an easy-to-read summary of the proposed changes.

## **1.5.6 FUNDING OPTIONS**

The purpose of this final chapter is to provide information about funding options to pay for the recommended roadway and infrastructure improvements. The chapter describes the various grant and loan funding options available to stakeholders and the County. It also illustrates how the County could create impact fees to pay for transportation- or water-related infrastructure improvements. These examples are provided for informational purposes. If the community chooses to move forward with a shared-cost method, the impact fee would need further study, to assess the appropriate nexus between the cost of these projects and the benefit to stakeholders.

The recommended first steps with regard to funding, and the actions most likely to be implemented, are as follows:

1. Apply for funding of pedestrian and bicycle facilities on Mankas Corner Road through the U.S. Department of Agriculture's Rural Business Enterprise Grants Program.
2. Apply for funding of Phase I roadway improvements benefiting the Mankas Corner ATC through the Metropolitan Transportation Commission's Transportation for Livable Communities Program.
3. Establish a property-based business improvement district to generate funds needed for Phase I roadway improvements, parking, and wastewater treatment, storage of water for fire flows, and other improvements benefiting the Mankas Corner ATC.

## **1.6 REGULATORY ENVIRONMENT**

### **1.6.1 AGREEMENT FOR NONEXTENSION**

In 2002, the City of Fairfield and SID extended through December 31, 2010 an earlier agreement to not provide potable water service to Suisun Valley. They also agreed to create a "Suisun Valley Fund," with each entity contributing \$100,000 a year between 2003 and 2010. The fund is governed by a Suisun Valley Fund Advisory Committee made up of two members from the Fairfield City Council, two members from SID and three Suisun Valley landowners who are actively engaged in valley agriculture. The money is to be spent on programs to preserve and enhance agriculture in Suisun Valley. The fund is expected to sunset in 2010.

### **1.6.2 SOLANO COUNTY LOCAL AGENCY FORMATION COMMISSION**

The Solano County Local Agency Formation Commission (LAFCO) is responsible for coordinating changes in local governmental boundaries (city, agency, and special district boundaries and spheres of influence). This responsibility involves establishing boundaries and spheres of influence for each city and special district within Solano County. The LAFCO's efforts are directed toward seeing that services are provided efficiently and economically while agricultural

and open-space lands are protected. Extension of service from the cities into the unincorporated area beyond the municipal service areas is limited by policies regulated and implemented by the LAFCO through mechanisms such as establishing an out-of-agency extension of service or an existing extended service area.

## 2 ENVIRONMENTAL CHECKLIST

PROJECT INFORMATION		
1. Project Title: Suisun Valley Strategic Plan		
2. Lead Agency Name and Address: Solano County Department of Resource Management, 675 Texas Street, Suite 5500, Fairfield, CA 94533		
3. Contact Person and Phone Number: Michael Yankovich/Jim Louie, 707-784-6765		
4. Project Location: Suisun Valley, CA		
5. Project Sponsor's Name and Address: Solano County Department of Resource Management, 675 Texas Street, Suite 5500, Fairfield, CA 94533		
6. General Plan Designation: Multiple		
7. Zoning: Multiple		
8. Description of Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)  See 1_Project Description		
9. Surrounding Land Uses and Setting: (Briefly describe the project's surroundings)  See 1_Project Description		
10: Other public agencies whose approval is required: (e.g., permits, financing approval, or participation agreement)  NA		
ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:		
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.		
<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Agriculture Resources	<input type="checkbox"/> Air Quality
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Geology / Soils
<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Hydrology / Water Quality	<input type="checkbox"/> Land Use / Planning
<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Noise	<input type="checkbox"/> Population / Housing
<input type="checkbox"/> Public Services	<input type="checkbox"/> Recreation	<input type="checkbox"/> Transportation / Traffic
<input type="checkbox"/> Utilities / Service Systems	<input type="checkbox"/> Mandatory Findings of Significance	<input type="checkbox"/> None With Mitigation



DETERMINATION (To be completed by the Lead Agency)

On the basis of this initial evaluation:

I find that 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 revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier **EIR** or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier **EIR** or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature

2/23/2010

Date

James Louie

Printed Name

Principal Planner

Title

Solano Co Resource Mgt

Agency

## EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses,” as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
9. The explanation of each issue should identify:  
the significance criteria or threshold, if any, used to evaluate each question; and  
the mitigation measure identified, if any, to reduce the impact to less than significance.

## 2.1 AESTHETICS

ENVIRONMENTAL ISSUES	Impacts not Peculiar to the Project	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>I. Aesthetics. Would the project:</b>					
a) Have a substantial adverse effect on a scenic vista?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### ENVIRONMENTAL SETTING

Prominent scenic resources in the Suisun Valley include views of the hills and agricultural lands. Agriculture has historically been both an important industry in the valley and a central part of the valley's identity. Agricultural lands account for more land than any other land use; the dominance of agricultural lands in turn defines much of the SVSP area's visual character.

Urban growth occurring during recent decades has caused nearby scenic resources to be lost or obscured; however, the Suisun Valley continues to retain scenic agricultural and natural viewsheds. Solano County enforces policies and programs to protect scenic resources via two mechanisms. First, they protect valued landscape features found throughout the county; second, they ensure that new urban or rural development within the scenic roadway corridors is developed in a manner that respects and maintains the integrity of the viewsheds.

Existing light and glare originates primarily from existing urban centers (e.g., Fairfield, Vacaville) located to the east and south of the valley. There are no substantial sources of nighttime lighting within the Suisun Valley.

## DISCUSSION

### a) **Have a substantial adverse effect on a scenic vista?**

A scenic vista is generally considered a view of an area that has remarkable scenery or of a resource that is indigenous to the area. Prominent views in the Suisun Valley include meandering hills and expanses of agricultural lands. Implementing the Draft SVSP would not substantially block or alter views of these resources or substantially alter the visual character of these resources. In addition, the proposed project includes design guidelines (Chapter 4 of the Draft SVSP) that provide guidance on appropriate styles and materials for development. As required by the updated County Zoning Regulations (Appendix A of the Draft SVSP), the design guidelines would be incorporated into the review and approval process for building permits.

The General Plan EIR found that buildout of the General Plan would result in a substantial adverse effect on a scenic vista. However, the proposed project's contribution to this conflict is **not an impact peculiar to the project** within the meaning of State CEQA Guidelines Section 15183. The General Plan EIR, and the related findings adopted by the Solano County Board of Supervisors, identified aesthetic impacts as significant and unavoidable. To the extent that the proposed project contributes incrementally to those impacts, Section 15183 permits the County to conclude that such impacts have been adequately discussed and disclosed in the General Plan EIR on pages 4.11-3 to 4.11-4 and 4.11-7 to 4.11-10.

### b) **Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?**

No state scenic highways currently extend through Solano County. The closest state scenic highway to Solano County is State Route 160 in Sacramento County, more than 20 miles to the east. There would be **no impact** from implementation of the SVSP.

### c) **Substantially degrade the existing visual character or quality of the site and its surroundings?**

See "a)" above.

### d) **Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?**

New projects within the Suisun Valley would require nighttime lighting, and facilities could be constructed with reflective surfaces that could inadvertently cast light and glare toward motorists on area highways and roadways under daytime and nighttime conditions. Although development envisioned in the SVSP would increase the amount of nighttime light and daytime glare, because of the type of development, the effect would be minimal. Development within the SVSP area would be agricultural or rural in nature, and landscaping and vegetation would screen

development from roadways and also limit the distance from which light and glare would be visible. New developments in the SVSP area would include some additional lighting. However, such lighting would be subject to architectural review using the SVSP design guidelines. The SVSP includes guidelines (pages 4-27 and 4-28) that are intended to reduce effects from nighttime lighting and glare. These guidelines include directing and shielding lighting to avoid glare and impaired views of the night sky. With the implementation of these guidelines, the SVSP's light and glare impacts would be **less than significant**.

## 2.2 AGRICULTURAL RESOURCES

ENVIRONMENTAL ISSUES	Impacts not Peculiar to the Project	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><b>II. Agricultural Resources.</b></p> <p>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997, as updated) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland.</p> <p>Would the project:</p>					
<p>a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>b) Conflict with existing zoning for agricultural use or a Williamson Act contract?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>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?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### ENVIRONMENTAL SETTING

Agriculture has historically been an important industry in the Suisun Valley and a central part of the valley’s identity. Agricultural lands account for more land than any other land use in the valley. Agriculture also contributes to the region’s economic health and prosperity, defines much of the visual character, supports wildlife habitats and migration corridors, and provides open space and recreational amenities for residents and visitors.

Several agricultural studies and reports have been prepared to determine the current (2007) condition of agriculture on the project site. Among these studies was the Solano Agricultural Futures Project, prepared by the UC Agricultural Issues Center. Based on this report and community outreach during the General Plan update, the County identified the Suisun Valley as a unique agricultural region differentiated from other regions by the commodities grown, soil conditions, cultivation practices, and water conditions.

In addition to its importance as an agricultural region, the Suisun Valley has grown as a tourist destination for those seeking to enjoy the ambience of the area and partake of valley products such as wine, olive oil, cherries, and other fruits and vegetables.

The County has identified that in 2006, there were 8,366 acres of agricultural land in the Suisun Valley. The General Plan EIR (pages 4.8-5 to 4.8-11) analyzed the potential for conversion of Important Farmland to nonagricultural use. Under the General Plan, 75 acres of land within the Suisun Valley could be rezoned from agricultural use, and the General Plan EIR included the conversion of 75 acres of agricultural land within the Suisun Valley in its analysis. As of 2006, 4,700 acres of farmland were under Williamson Act contract within the Suisun Valley.

## DISCUSSION

a) **Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Important Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?**

The Land Use, Circulation, and Infrastructure chapter of the Draft SVSP provides more details about where the 75 acres of agricultural land conversion analyzed in the General Plan EIR would occur (pages 2-6 to 2-12). As stated in the project description for this IS, 18.5 acres of the 75 acres designated for an ATC zone (ATC or ATC-NC) have not been assigned to a location; however, it is assumed that conversion of Important Farmland to nonagricultural uses would result. In addition to the 18.5 acres which are conservatively assumed to be converted, 31.1 acres of Prime Farmland and 1.1 acres of Unique Farmland would also be converted under the SVSP. In addition, the proposed ROW widening required for buildout under the SVSP would result in the loss of 14.3 acres of Prime Farmland and 0.3 acre of Unique Farmland. The total amount of potentially affected Important Farmland would be 65.3 acres.

The rezoning and conversion of farmland described within the SVSP would result in conversion of less than 75 acres of Important Farmland, consistent with the impacts analyzed within the General Plan EIR. The General Plan EIR found that buildout of the General Plan would result in the conversion of Important Farmland to non-agricultural uses in the Suisun Valley. However, the project's contribution to this conflict is **not an impact peculiar to the project** within the meaning of State CEQA Guidelines Section 15183. The General Plan EIR, and the related findings adopted by the Solano County Board of Supervisors, identified agricultural impacts as significant and unavoidable. To the extent that the proposed project contributes incrementally to those impacts, Section 15183 permits the County to conclude that such impacts have been adequately discussed and disclosed in the General Plan EIR on pages 4.8-5 to 4.8-11.

**b) Conflict with existing zoning for agricultural use or a Williamson Act contract?**

The SVSP includes an update to the County Zoning Regulations that provide for three new zones: Agriculture–Suisun Valley, ATC, and ATC-NC. The new agricultural zones are similar to the existing Agriculture zone, but they would provide for additional uses as directed by the General Plan but not currently allowed by the County Zoning Regulations. These new uses would not conflict with existing zoning and, although some would not be allowed on properties with a Williamson Act contract, they would not preclude the ability of a property owner to continue or enter into a Williamson Act contract if such disallowed uses are not proposed.

A total of 56.5 acres are assigned to an ATC zone in the SVSP, including 16.8 acres currently under Williamson Act contracts. The SVSP also allows 18.5 additional acres to be zoned ATC. For purposes of this analysis, it is conservatively assumed that all 18.5 acres would be assigned to properties currently under Williamson Act contract, and that all of these properties would propose uses which are not permitted under Williamson Act contracts. In addition, the right-of-way widening required for buildout under the SVSP would result in an 8-acre increase in the amount of potentially affected land under Williamson Act contracts, resulting in a total potential affected area of 43.3 acres. However, the changes proposed in the SVSP are consistent with the development assumptions analyzed in the General Plan EIR.

The General Plan EIR found that buildout of the General Plan would conflict with existing zoning for Agricultural use and Williamson Act contracts. However, the project's contribution to this conflict is **not an impact peculiar to the project** within the meaning of State CEQA Guidelines Section 15183. The General Plan EIR, and the related findings adopted by the Solano County Board of Supervisors, identified agricultural impacts as significant and unavoidable. To the extent that the proposed project contributes incrementally to those impacts, Section 15183 permits the County to conclude that such impacts have been adequately discussed and disclosed in the General Plan EIR on pages 4.8-5 to 4.8-11.

**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?**

Other than the zoning changes analyzed in a) and b), the proposed project would not result in conversion of Important Farmland to non-agricultural use. The project's contribution to this conflict is **not an impact peculiar to the project** within the meaning of State CEQA Guidelines Section 15183. The General Plan EIR, and the related findings adopted by the Solano County Board of Supervisors, identified agricultural impacts as significant and unavoidable. To the extent that the proposed project contributes incrementally to those impacts, Section 15183 permits the County to conclude that such impacts have been adequately discussed and disclosed in the General Plan EIR on pages 4.8-5 to 4.8-11.



## 2.3 AIR QUALITY

ENVIRONMENTAL ISSUES	Impacts not Peculiar to the Project	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>III. Air Quality.</b>					
Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied on to make the following determinations.					
Would the project:					
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>	<input type="checkbox"/>

### ENVIRONMENTAL SETTING

The Suisun Valley is located in the San Francisco Bay Area Air Basin (SFBAAB), which also comprises all of Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, and Santa Clara Counties and the southern portion of Sonoma County. Western Solano County (including the SVSP area) is currently designated as a nonattainment area for the federal and state ozone (8-hour) and PM<sub>2.5</sub> (24-hour) standards (ARB 2009, EPA 2009). In addition, western Solano County is currently designated as a nonattainment area for the state ozone (1-hour) and the state PM<sub>10</sub> (24-hour) standards. Solano County is unclassified for the federal PM<sub>10</sub> standard (ARB 2009).

Concentrations of ozone, carbon monoxide (CO), nitrogen dioxide (NO<sub>2</sub>), sulfur dioxide (SO<sub>2</sub>), respirable and fine particulate matter (PM<sub>10</sub> and PM<sub>2.5</sub>), and lead are used as indicators of ambient air quality conditions. Because these are the most prevalent air pollutants known to be deleterious to human health, and because there is extensive documentation available on health-effects criteria for these pollutants, they are commonly referred to as “criteria air

pollutants.” Sensitive receptors within the vicinity of the proposed project include nearby single-family residential dwellings to the southwest, south, and east of the SVSP area.

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

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

The General Plan EIR also found that future development in Solano County would generate emissions of criteria air pollutants (PM<sub>10</sub>) and ozone precursors, both of which affect regional air quality. The anticipated population and development with implementation of the General Plan would lead to operational (mobile-source and area-source) emissions that exceed BAAQMD’s significance thresholds. Implementation of General Plan EIR Mitigation Measure 4.2-3a, the adopted General Plan policies and implementation programs, and existing regulations would reduce operational emissions of reactive organic gases (ROG), oxides of nitrogen (NO<sub>x</sub>), and PM<sub>10</sub>, but not to a less-than-significant level.

Construction-related emissions of criteria air pollutants and precursors would still exceed significance thresholds; for this reason, and because of the large amount of development anticipated in Solano County, such emissions would violate or contribute substantially to an existing or projected air quality violation, and/or expose sensitive receptors to substantial pollutant concentrations. As stated on page 4.2-25 of the General Plan EIR, implementation of Mitigation Measures 4.2-1a(1) and 4.2-1a(2) would reduce short-term, construction-related emissions, but not below the applicable level of significance.

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

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

## DISCUSSION

### a) Conflict with or obstruct implementation of the applicable air quality plan?

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

### b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

The Draft SVSP is consistent with the development assumptions evaluated in the General Plan EIR. The General Plan EIR found that buildout of the General Plan would contribute to violations of air quality standards. However, the project's incremental contribution to air quality violations is **not an impact peculiar to the project** within the meaning of State CEQA Guidelines Section 15183. Rather, the General Plan EIR, and the related findings adopted by the Solano County Board of Supervisors, identified this impact to air quality as significant and unavoidable. To the extent that the proposed project contributes incrementally to those impacts, Section 15183 permits the County to conclude that such impacts have been adequately discussed and disclosed in the General Plan EIR on pages 4.2-21 to 4.2-32.

**c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?**

The Draft SVSP is consistent with the development assumptions evaluated in the General Plan EIR. The SVSP project's incremental contribution to nonattainment conditions is **not an impact peculiar to the project** within the meaning of State CEQA Guidelines Section 15183. Rather, the General Plan EIR, and the related findings adopted by the Solano County Board of Supervisors, identified cumulative air quality impacts as significant and unavoidable. To the extent that the proposed project contributes incrementally to those impacts, Section 15183 permits the County to conclude that such impacts have been adequately discussed and disclosed in the General Plan EIR on pages 4.2-26 to 4.2-28.

**d) Expose sensitive receptors to substantial pollutant concentrations?**

***Criteria Air Pollutants and Precursor Emissions***

The General Plan EIR found that buildout of the General Plan would expose sensitive receptors to substantial pollutant concentrations. However, the project does not propose the siting of new sensitive receptors (e.g., residences), and the project's incremental contribution to this impact is **not an impact peculiar to the project** within the meaning of State CEQA Guidelines Section 15183. Rather, the General Plan EIR, and the related findings adopted by the Solano County Board of Supervisors, identified air quality impacts as significant and unavoidable. To the extent that the proposed project contributes incrementally to this impact, Section 15183 permits the County to conclude that such impacts have been adequately discussed and disclosed in the General Plan EIR on pages 4.2-29 to 4.2-31.

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

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

## 2.4 BIOLOGICAL RESOURCES

ENVIRONMENTAL ISSUES	Impacts not Peculiar to the Project	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>IV. Biological Resources. Would the project:</b>					
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 the U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### ENVIRONMENTAL SETTING

Analysis within the General Plan EIR illustrates that the Suisun Valley does not lie within a priority habitat area. Two habitat corridors exist within the Suisun Valley (see page 4.6-33 of the General Plan EIR). One corridor connects the

southern portion of the valley and the marsh to the northern portion of the valley; the other connects east-west along the northern portion of the Suisun Valley where it shares a boundary with Napa County.

Riparian, stream, and open-water habitats are usually considered one natural community association because of their interconnectedness and abilities to regulate water quality and provide important habitat to wildlife species, including several special-status species. Within the Suisun Valley, the Putah South Canal provides an area of riparian habitat.

Programs within the General Plan recommend adoption of countywide heritage oak and oak woodland protection ordinances. Any projects within the Suisun Valley would be subject to the policies and programs of the General Plan. The Draft EIR directs the County to implement several measures to protect biological resources, including requiring surveys, inventories, and replacement of habitat; buffer zones; avoidance; and management plans.

The U.S. Bureau of Reclamation, Solano County Water Agency (SCWA), and SCWA's member agencies have prepared a draft habitat conservation plan to ensure the protection of threatened and endangered species and their habitat within the water agency's contract service area. However, the plan has not been adopted. No other natural community conservation plan exists for areas within Solano County.

## DISCUSSION

- 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 the U.S. Fish and Wildlife Service?**

The Draft SVSP is consistent with the development assumptions evaluated in the General Plan EIR. As shown on page 4.6-33 of the General Plan EIR, no species identified as candidate, sensitive, or special-status species exists within the Suisun Valley. However, as stated in the General Plan EIR, agricultural lands are priority areas for preservation of biological resources. As described on pages 4.6-32 to 4.6-41 of the General Plan EIR, implementing the mitigation measures found in the General Plan EIR combined with the General Plan policies and programs would reduce impacts to a **less-than-significant** level.

- b) **Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service?**

The Draft SVSP is consistent with the development assumptions evaluated in the General Plan EIR. As described in the General Plan EIR on pages 4.6-45 to 4.6-51, implementing policies in the General Plan combined with the mitigation measures found in the General Plan EIR would reduce impacts to a **less-than-significant** level.

- 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?**

No federally protected wetlands exist within the Suisun Valley. Therefore, **no impact** would occur.

- 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?**

The Draft SVSP is consistent with the development assumptions evaluated in the General Plan EIR. As described in the General Plan EIR on pages 4.6-45 to 4.6-51, policies in the General Plan require best management practices for stormwater management, designate resource areas for preservation, etc. Implementation of these General Plan policies, combined with Mitigation Measure 4.6-4a (e.g. require inventory and mitigation for special-status species) found in the General Plan EIR would reduce impacts to a **less-than-significant** level.

- e) **Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?**

The Draft SVSP is consistent with the development assumptions evaluated in the General Plan EIR. The Draft SVSP includes design guidelines on pages 4-18 and 4-19 to protect biological resources by avoiding removal of native species. These design guidelines are consistent with and supplement General Plan policies. With implementation of adopted General Plan policies, Mitigation Measure 4.6-2a (Require a Habitat Inventory and Mitigation and Management Plans, and Specify a Replacement Ratio for Native Trees and Shrubs) in the General Plan EIR, and the SVSP's design guidelines, this impact would be **less than significant**.

- 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?**

There are no adopted Habitat Conservation Plans, Natural Community Conservation Plans, or other approved habitat conservation plan which cover the project site. Therefore, **no impact** would result from adoption of the SVSP.

## 2.5 CULTURAL RESOURCES

ENVIRONMENTAL ISSUES	Impacts not Peculiar to the Project	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>V. Cultural Resources. Would the project:</b>					
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>	<input 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"/>	<input type="checkbox"/>

### ENVIRONMENTAL SETTING

Solano County contains many recorded archaeological deposits, both prehistoric and historical. Among the areas of the county in which prehistoric archaeological deposits are likely to be present are areas adjacent to or near year-round or seasonal water courses, valley floors, bases of hills, and some ridgetops with accessible areas with a very moderate slope. The Suisun Valley is considered sensitive for prehistoric archaeological deposits. Areas in which historical archaeological deposits are likely include historical downtowns; areas near railroads; historical farms and ranches; places where old structures are indicated on historical maps but are no longer standing; and areas with large, old eucalyptus trees or any other stand or grouping of non-native trees that appear old (such as orchards).

As with built-environment resources, it is likely that most prehistoric and/or historical archaeological deposits in the county still remain unidentified. Additionally, prehistoric archaeological deposits could be present under overlying non-cultural sediments that prevent site identification through surface survey. Identified or unidentified prehistoric and/or historical archaeological deposits may meet the definition of historical resources under 14 CCR Section 15064.5, or unique archaeological resources under Section 21083.2(g) of the Public Resources Code.

The General Plan EIR contains detailed descriptions of the known history and prehistory of Solano County. The Suisun Valley is included in this setting, including the following from page 4.10-13:

Jose Francisco Armijo visited the Suisun Valley area in 1835 and received a land grant from Mariano Vallejo in 1839. The 13,000-acre grant extended from Suisun Marsh to Mankas Corner. Following the final approval of the grant in 1840, Armijo and his family settled the land southeast of Mankas



Corner the next year. Armijo planted fruit and raised cattle that was sold to the miners and settlers who arrived in the 1849 Gold Rush. Armijo and the other local ranchers became very prosperous.

Armijo died in 1851, at which time some of his lands were sold off. A tree near his adobe, beneath today's Rancho Solano golf course and homes, was rumored to contain Armijo's hidden stash of gold. The gold has never been found and the family cemetery was moved prior to the new Rancho Solano development. The final remains of Armijo's adobe, located approximately 5 miles northwest of Fairfield, collapsed in 1900.

Background research consisted of a records search and literature review at the Northwest Information Center (NWIC), which is the official state repository for cultural resource records and reports for Solano County. The records search identified recorded cultural resources in the study area, as well as the general trend of historical land use and development through time. Additional cultural resource inventories were also reviewed, as listed on page 4.10-15 of the General Plan EIR.

The General Plan EIR identified a significant impact related to an adverse change in the significance of a historical resource in its analysis (pages 4.10-25 to 4.10-29). As stated on page 4.10-25, although historical built-environment resources in the county have been identified and recorded, it is likely that most such resources still remain unidentified. The General Plan contains goals, policies, and programs that provide for the identification and preservation of significant buildings and structures. Countywide, however, the General Plan EIR found that conflicts between land development and the preservation of significant buildings or structures would occur, resulting in instances where historical resources would be removed to accommodate development, and required that Mitigation Measures 4.10-1a (Determine Historical Significance of Built-Environment Resources Subject to Removal and Require Implementation of Recommended Feasible Mitigation) and 4.10-2a (Determine Historical Significance of Built-Environment Resources Subject to Building Alteration or Alteration of Setting, and Require Implementation of Recommended Feasible Mitigation) to reduce this impact.

As stated on page 4.10-39 of the General Plan EIR, paleontological resources and paleontologically sensitive sediments are present in Solano County. The likelihood that any ground-disturbing activities would encounter "unique," scientifically important paleontological resources is site-specific and depends on (1) the type of geologic formation that is present where the ground-disturbing activities would occur, (2) the depth of excavation activities, and (3) the size of the project (larger projects that involve more ground disturbance are more likely to encounter unique, scientifically important paleontological resources). The General Plan EIR requires Mitigation Measure 4.10-7a (Determine the Need for a Paleontological Resources Analysis and Implement Recommended Mitigation), and implementation of this mitigation measure would result in avoidance of damage to, and further study of, "unique"

scientifically important paleontological resources, and would therefore reduce impacts on unique paleontological resources below the threshold of significance.

Human remains in an archaeological context have been identified in Solano County, and the General Plan EIR states that future development will undoubtedly encounter additional remains that are yet to be identified. Avoiding possible impacts on human remains is the preferred approach, especially in light of the importance of such remains to descendant communities. However, avoidance is not always possible, and the General Plan EIR requires implementation of Mitigation Measure 4.10-8a (Require Pre-Project Consideration of the Possibility of Human Remains Discoveries, and Require Appropriate Consultation with Descendant Communities) to reduce this impact below the level of significance.

## DISCUSSION

a) **Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?**

The Draft SVSP is consistent with the development assumptions evaluated in the General Plan EIR. Development pursuant to the General Plan and the Draft SVSP may remove historical built-environment resources, resulting in substantial adverse changes in the significance of the resources. The project's contribution to this is **not an impact peculiar to the project** within the meaning of State CEQA Guidelines Section 15183. The General Plan EIR, and the related findings adopted by the Solano County Board of Supervisors, identified historic resource impacts as significant and unavoidable. To the extent that the proposed project contributes incrementally to those impacts, Section 15183 permits the County to conclude that such impacts have been adequately discussed and disclosed in the General Plan EIR on page 4.10-25 to 4.10-29.

b) **Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?**

The Draft SVSP is consistent with the development assumptions evaluated in the General Plan EIR. As stated in the General Plan EIR on page 4.10-30, the requirements of the General Plan, with the inclusion of Mitigation Measure 4.10-3a (Require Preparation of a Cultural Resources Study and Implementation of Recommended Feasible Mitigation for Destruction of Prehistoric and Historical Archaeological Deposits), would reduce potential impacts on archaeological deposits to a **less-than-significant** level.

c) **Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

The Draft SVSP is consistent with the development assumptions evaluated in the General Plan EIR. As stated in the General Plan EIR on page 4.10-40, implementing Mitigation Measure 4.10-7a (Determine the Need for a

Paleontological Resources Analysis and Implement Recommended Mitigation) would reduce potentially significant impacts on unique paleontological resources to a **less-than-significant** level.

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

The Draft SVSP is consistent with the development assumptions evaluated in the General Plan EIR. As stated in the General Plan EIR on page 4.10-41, implementing Mitigation Measure 4.10-8a (Require Pre-Project Consideration of the Possibility of Human Remains Discoveries, and Require Appropriate Consultation with Descendant Communities) and the policies and programs in the General Plan would result in a **less-than-significant** impact.

## 2.6 GEOLOGY AND SOILS

ENVIRONMENTAL ISSUES	Impacts not Peculiar to the Project	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>VI. Geology and Soils. Would the project:</b>					
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:					
i) Rupture of a known earthquake fault, as delineated 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 California Geological Survey Special Publication 42.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<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, as updated), creating substantial risks to life or property?	<input type="checkbox"/>	<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 waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### ENVIRONMENTAL SETTING

A detailed description of geologic and seismic hazards and the soil and mineral resources in Solano County is provided in the General Plan EIR, starting on page 4.7-1. As shown on page 4.7-7 of the General Plan EIR, the Suisun Valley is within the Highest Potential Damage Area in Solano County. The Cordelia Fault is situated near the western side of the Suisun Valley, and impacts of the placement of people or structures near this fault were analyzed on pages 4.7-40 to 4.7-42 of the General Plan EIR. As stated on page 4.7-43, depending on the magnitude of a

seismic event, proximity to epicenter, and subsurface conditions (bedrock stability and the type and thickness of underlying soils), ground shaking damage could vary from slight to intensive. As shown on page 4.7-15 of the General Plan EIR, most of the Suisun Valley is in a moderate liquefaction hazard area.

The General Plan included policies and programs to reduce the various impacts associated with geology and soils. Some of the programs included limiting development in areas with known geo-hazards, the development of a geologic constraints and hazards database, requirement of geotechnical evaluation and recommendations, and enforcement of the current versions of the International Building Code.

## DISCUSSION

- a) **Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:**
  - i) **Rupture of a known earthquake fault, as delineated 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 California Geological Survey Special Publication 42.)**

The Draft SVSP is consistent with the land use assumptions evaluated in the General Plan EIR. The Cordelia Fault lies to the west of the valley. However, the General Plan EIR (page 4.7-40 to 4.7-42) concluded that, with the implementation of best practices as found in the General Plan policies and programs and within existing regulations, the impact would be **less than significant**.

- ii) **Strong seismic ground shaking?**

The Draft SVSP is consistent with the land use assumptions evaluated in the General Plan EIR. The General Plan EIR (page 4.7-42 to 4.7-44) concluded that, with the implementation of best practices as found in the General Plan policies and programs and within existing regulations, the impact would be **less than significant**.

- iii) **Seismic-related ground failure, including liquefaction?**

The Draft SVSP is consistent with the land use assumptions evaluated in the General Plan EIR. The General Plan EIR (page 4.7-45) concluded that implementing the General Plan's goals, policies, and programs as well as existing regulations would reduce the potential for substantial adverse effects caused by exposure to seismic-related ground failure. This impact would be **less than significant**.

**iv) Landslides?**

The Draft SVSP is consistent with the land use assumptions evaluated in the General Plan EIR. The General Plan EIR (page 4.7-47) concluded that implementing the General Plan's goals, policies, and programs as well as existing regulations would reduce the potential for exposure to landslides. This impact would be **less than significant**.

**b) Result in substantial soil erosion or the loss of topsoil?**

The Draft SVSP is consistent with the land use assumptions evaluated in the General Plan EIR. The General Plan EIR (page 4.7-48) concluded that implementing the General Plan's programs as well as existing regulations would reduce the potential for erosion caused by buildout of the land use diagram through application of best management practices and engineering controls. This impact would be **less than significant**.

**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, liquefaction, or collapse?**

The Draft SVSP is consistent with the land use assumptions evaluated in the General Plan EIR. The General Plan EIR (page 4.7-49) concluded that implementing the General Plan's goals, policies, and programs as well as existing regulations would reduce the impacts of unstable soils on buildout of the General Plan through application of best management practices and engineering controls. This impact would be **less than significant**.

**d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994, as updated), creating substantial risks to life or property?**

The Draft SVSP is consistent with the land use assumptions evaluated in the General Plan EIR. The General Plan EIR (page 4.7-51) concluded that implementing the General Plan's policy and programs would result in application of best management practices, including avoidance of areas with expansive soils, or geotechnical engineering to reduce impacts of expansive soils. This impact would be **less than significant**.

**e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?**

The Draft SVSP is consistent with the land use assumptions evaluated in the General Plan EIR. The General Plan EIR (page 4.7-51) concluded that implementing the General Plan's policy and programs would result in a **less-than-significant** impact related to the adequacy of soils to support septic tanks or alternative wastewater disposal systems.