Solano County

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

Agenda - Final

Thursday, September 17, 2015

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.

The County of Solano, in compliance with the Americans With Disabilities Act of 1990, will provide accommodations for persons with disabilities who attend public meetings and/or participate in County sponsored programs, services, and activities. If you have the need for an accommodation, such as, interpreters or materials in alternative format, please contact Kristine Letterman, Department of Resource Management, 675 Texas St., Suite 5500, Fairfield, CA 94533, (707) 784-6765.

AGENDA

CALL TO ORDER

SALUTE TO THE FLAG

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF THE MINUTES

1 **PC 15-024** September 3, 2015 PC Minutes

Attachments: 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

2 **PC 15-026** PUBLIC HEARING to consider the Woodcreek66 project which would permit 66 residential lots on 33 acres of land southwest of the intersection of Rockville Road and Suisun Valley Road. The project includes consideration of a Final Environmental Impact Report, a Rezoning Petition (Z-11-01) to rezone 33 acres from R-TC-1AC to R-TC-10, with a Policy Plan Overlay District (PP-11-01) and a 66 lot Major Subdivision Application (No. S-11-01) (Project Planner: Jim Leland)

Attachments:
A - PC Recommended Conditions of Approval
B1 - Re-Zoning Map Exhibit
B2 - Policy Plan Overlay Exhibit
C - This Attachment is reserved for the Board of Supervisors Hearing
D1 - Development Plan 1
D2 - Development Plan 2
D3 - Development Plan 3
D4 - Grading Plan 2015-06-25
E - Tentative Map 6-15
F - Tentative Utility Plan 2015-06-25
G - Architectural Concepts
H - Final Environmental Impact Report
I - CEQA Findings and Statement of Overriding Considerations

ANNOUNCEMENTS AND REPORTS

ADJOURN

To the Planning Commission meeting of October 1, 2015 at 7:00 P.M., Board Chambers, 675 Texas Street, Fairfield, CA

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Agenda Submittal

Agenda #:	1	**Status:**	PC Minutes
Type:	PC-Document	**Department:**	Planning Commission
File #:	PC 15-024	**Contact:**	Kristine Letterman
Agenda date:	9/17/2015	**Final action:**	
Title:	September 3, 2015 PC Minutes		
Governing body:	Planning Commission		
District:			
Attachments:	Minutes		

Date	Ver.	Action By	Action	Result

MINUTES OF THE SOLANO COUNTY PLANNING COMMISSION

Meeting of September 3, 2015

The regular meeting of the Solano County Planning Commission was called to order at 7:00 p.m. in the Board of Supervisors' Chambers, Fairfield, California.

PRESENT: Commissioners Cayler, Walker, Hollingsworth and Chairperson Rhoads-Poston

EXCUSED: None

STAFF PRESENT: Mike Yankovich, Planning Program Manager; Jim Laughlin, Deputy County Counsel; Karen Avery, Senior Planner; and Kristine Letterman, Planning Commission Clerk

Approval of the Agenda
The Agenda was approved with no additions or deletions.

The Minutes of the regular meetings of July 2 and August 20, 2015 were approved as prepared.

Items from the Public:
There was no one from the public wishing to speak.

1. **PUBLIC HEARING** to consider Use Permit Application No. U-15-03 of **Verizon Wireless** for an 80' new wireless communications facility to be located at 4461 Peaceful Glen Road, 2.5 miles north of the City of Vacaville in an "RR-2.5" Rural Residential Zoning District, APN: 0105-030-290. The Planning Commission will also be considering adoption of a Negative Declaration of Environmental Impact as recommended by the Solano County Department of Resource Management. (Project Planner: Karen Avery)

   Karen Avery gave a brief presentation of the written staff report. Verizon Wireless is requesting a use permit to install a telecommunications facility consisting of an 80' multi-carrier monopine within a 1225 sq. ft. lease area. The lease area will contain the ground equipment necessary to operate the site and will be enclosed by a 6' chain link fence with privacy slats. The project complies with the County's requirement for new wireless communications facilities. A Negative Declaration has been prepared in accordance with CEQA requirements.

   Ms. Avery noted that two comment letters were received regarding aesthetics. One letter was not specific to the site design, the second letter requested that the wireless facility consist of a camouflaged tree placed off the roadway which staff believes is what the applicant is proposing. Staff recommended approval of the project.

Since there were no questions of staff, Chairperson Rhoads-Poston opened the public hearing.

Maria Kim spoke on behalf of Verizon Wireless. She stated that Verizon has looked very hard to find a facility in this area that will be able to offload capacity from two existing Verizon wireless sites to the north and to the south. She said that capacity is the need for bandwidth of service and this site is particularly important because it is located off I-505 near the major junction with I-80.

Since there were no further speakers, Chairperson Rhoads-Poston closed the public hearing.

A motion was made by Commissioner Hollingsworth and seconded by Commissioner Walker to adopt the Negative Declaration and the mandatory and additional findings and approve Use Permit Application No. U-15-03, subject to the recommended conditions of approval. The motion passed unanimously. (Resolution No. 4627)

2. **ANNOUNCEMENTS and REPORTS**

There were no announcements and reports.

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

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Agenda Submittal

Agenda #:	2	**Status:**	PC-Regular
Type:	PC-Document	**Department:**	Planning Commission
File #:	PC 15-026	**Contact:**	Jim Leland
Agenda date:	9/17/2015	**Final action:**	
Title:	PUBLIC HEARING to consider the Woodcreek66 project which would permit 66 residential lots on 33 acres of land southwest of the intersection of Rockville Road and Suisun Valley Road. The project includes consideration of a Final Environmental Impact Report, a Rezoning Petition (Z-11-01) to rezone 33 acres from R-TC-1AC to R-TC-10, with a Policy Plan Overlay District (PP-11-01) and a 66 lot Major Subdivision Application (No. S-11-01) (Project Planner: Jim Leland)		
Governing body:	Planning Commission		
District:			
Attachments:	A - PC Recommended Conditions of Approval B1 - Re-Zoning Map Exhibit B2 - Policy Plan Overlay Exhibit C - This Attachment is reserved for the Board of Supervisors Hearing D1 - Development Plan 1 D2 - Development Plan 2 D3 - Development Plan 3 D4 - Grading Plan 2015-06-25 E - Tentative Map 6-15 F - Tentative Utility Plan 2015-06-25 G - Architectural Concepts H - Final Environmental Impact Report I - CEQA Findings and Statement of Overriding Considerations		

Date	Ver.	Action By	Action	Result

Published Notice Required? Yes _X__ No ___
Public Hearing Required? Yes _X___ No _ _

DEPARTMENTAL RECOMMENDATION:

Staff recommends that the Planning Commission conduct a public hearing on the proposed Woodcreek66 Project and recommends that the Board of Supervisors:

1. Certify the Final EIR (See Attachment H), and

2. Adopt the proposed CEQA findings (See Attachment I) and approve the Tentative Map (See Attachment E), subject to the recommended conditions of approval and waivers of road improvement standards (See Attachment A), and

3. Adopt an Ordinance Rezoning the Property from R-TC-1AC to R-TC-10 (See Attachment B1)and imposing a Policy Plan Overlay District (See Attachment B2)

EXECUTIVE SUMMARY:

Woodcreek Homes has filed applications to allow the development of 66 homes on 33 acres southwest of the intersection of Rockville Road and Suisun Valley Road. The proposal in front of the Planning Commission includes the following entitlement requests:

1. An Environmental Impact Report
2. A Rezoning and Policy Plan Overlay
3. A Tentative Subdivision Map

The project, at two dwelling units per acre, is consistent with the Solano County General Plan Land Use Element which designates this neighborhood as Traditional Community - Residential with a density range of 1-4 dwelling units per acre. The project is served by public streets and public water and sanitary sewer services. It will be subject to design review for the residential architecture as well as the public landscape and hardscape areas and features. Residential design standards are included in the policy plan overlay. A financing district will be formed to finance the maintenance and replacement of public streets, sidewalks, public landscaping, and sanitary sewer and stormwater drainage facilities.

A Final Environmental Impact Report has been prepared for the proposed project which identifies potentially significant environmental impacts which have been mitigated to less than significant, as well as potentially significant impacts which cannot be mitigated to less than significant.

The project has been reviewed by County as well as affected outside agencies. Each have submitted their requirements for the development of the property. The proposed conditions of approval for the tentative map address each of those requirements.

FINANCIAL IMPACT:

Application Review

The costs for preparation of the Environmental Impact Report as well as the staff review of the project have been funded by application fees.

Required Infrastructure Costs

The Woodcreek66 Project requires the provision of municipal-type services such as public water and stormwater and sanitary sewer services. The project developer will absorb the costs associated with the initial construction of all required utility extensions as well as the construction of the public streets and drainage systems.

Implementation of this project, as recommended, requires the formation of a financing district to finance the provision of sanitary sewer services to the proposed subdivision and a portion of the immediate surrounding area, as well as to provide for the maintenance and replacement of streets, sidewalks, storm drainage facilities and public landscaping. The costs of forming the district will be borne by the subdivider. The costs of operating the financing district will be borne by the residents within the district. Staff had a third party consultant review the costs associated with the infrastructure financing and it was determined that the project as proposed would be feasible.

DISCUSSION:

Project Description

Setting

The site consists of 33 acres located southeasterly of the intersection of Oakwood Drive and Rockville Road. The property is vacant, except for one small wooden structure at the northeastern corner of the property. The site slopes gently to the southeast from its highpoint at the intersection of Oakwood Drive and Rockville Road. The site vegetation consists of grazing and grass lands, with shrubs at the borders and along drainage channels.

The Putah South Canal bisects the property, entering from the north and traversing the property diagonally to its southwest point of exit. The site is in Zone C of the FEMA Flood Insurance Map and is thus not subject to the 100-year flood, although the property receives stormwater from the property across Rockville Road to the north. Several existing drainage culverts exist on the property.

The property contains wetland areas that have been confirmed by the U.S. Army Corps of Engineers. The canal and ditch along Oakwood Drive have been designated as jurisdictional waterways. Small seasonal wetlands located in the southeastern portion of the property have been identified.

The property lies within a neighborhood which includes adjacent properties located on Oakwood Drive, Rockville Road and Suisun Valley Road. Commercial centers exist at the corner of Rockville Road and Suisun Valley Road. Rural residential estates and homes exist on the residentially zoned properties surrounding the subject site.

Project Features

The proposed Woodcreek Project is a 66 lot, single-family residential subdivision on 33 acres of land. Lots will be a minimum of 10,000 square feet in size with an average lot size of 12,792 square feet. The proposed neighborhood will have public streets which connect to Suisun Valley Road and Rockville Road.

The project abuts Oakwood Drive on the western side. As proposed, the project does not have any vehicular access onto Oakwood Drive. The project includes a raised landscaped berm along Oakwood Drive to provide visual buffering between the existing homes and the proposed development. In addition, the homes adjacent to Oakwood Drive are limited to single story construction as a further buffering device.

Architectural Elements

The developer is proposing a variety of architectural styles and floor plan configurations, including both single-story and two-story homes (See Attachment G). Architectural styles include:

- ❑ American Bungalow
- ❑ European Cottage, and
- ❑ Vineyard Farmhouse

The developer is proposing single-story homes on all lots which abut Oakwood Drive. Architectural standards have been developed for the project and design review will be performed by the Department of Resource Management prior to construction of each dwelling. The Department is requesting four-sided architectural treatment of each residence and has placed that standard in the proposed policy plan overlay.

Open Space and Landscape Elements

The project proposes public and private open spaces and landscaped areas to be maintained either by a

financing district(s) or by private parties. Open space and landscaped areas are located along Rockville Road, Suisun Valley Road, and in the interior of the site near the Putah South Canal and Rockville Drain. The open space parcel proposed along Rockville Road is approximately 40 feet deep and includes landscaping and drainage facilities. The open space parcels proposed for the interior of the site vary from approximately 100 to 300 feet in width and will include vineyards, other landscaping and drainage facilities. Along Suisun Valley Road, the proposed open space parcel is approximately 160 feet deep.

The project contains wetland areas within the open space parcels that will be avoided by the proposed development and preserved on site as a part of a storm drainage detention basin and conveyance system. In addition, a portion of the open space areas are proposed to be planted as vineyards and commercially maintained. This feature is designed to enhance neighborhood compatibility by reflecting elements of the larger Suisun Valley. The operation of the vineyard is subject to a use permit from the County which will provide measures to make the vineyard operation compatible with nearby residents.

Public Infrastructure and Services

Infrastructure Financing

The project sponsor is proposing to form a financing district that would provide for:

1. Maintenance and replacement of sanitary sewer services
2. Maintenance and replacement of public streets
3. Maintenance and replacement of public landscaping
4. Maintenance and replacement of certain drainage facilities
5. Maintenance and replacement of public landscaping, including wetlands

The County of Solano would organize and administer the financing district either by County staff or a third party contractor funded by the developer. The financing district will require approval from LAFCO.

Streets and Circulation

The project derives access from Rockville Road and Suisun Valley Road. Public streets will provide internal circulation for the proposed lots. The project developer is requesting modifications to the County Road Standards to permit narrower right-of-way, principally due to the elimination of roadside drainage ditches in favor of underground storm drainage sewers. Streets will have parking on one side in most cases (See Attachment E). The circulation system includes the continuation of the bike trail on Rockville Road as well as a bike path connector between Rockville Road and Suisun Valley Road.

Water

Potable water for domestic use and fire protection would be provided to the project by Solano Irrigation District (SID). For projects proposing supply by SID and treatment by the City of Fairfield, treated water is delivered to the project site from the City's system, with additional raw water delivered by SID to the City's system in the same amount. The project proposes to connect to an existing City of Fairfield water line in Suisun Valley Road, south of the project site.

Sanitary Sewer

The subdivider is proposing sanitary sewer service from the Fairfield-Suisun Sewer District. Through an existing agreement with the Fairfield-Suisun Sewer District, the parcel fronting on Suisun Valley Road is eligible for a single sewer connection to the sanitary line in Suisun Valley Road. The subdivider is proposing that the County and the sewer district amend the existing sewer agreement to provide for sanitary sewer service to the Woodcreek66 project as well as the existing surrounding lots with Residential-Traditional

Community zoning.

The Fairfield-Suisun Sewer District has provided a will serve letter indicating that it has the capacity in its existing system to provide sewer service to all 66 proposed lots on the project site.

This area has a history of failing septic systems which could be corrected if the development proceeds and provides sanitary sewer main extensions under Oakwood Drive. Existing residents along Oakwood would then have an option of installing their local connection to the system.

Drainage

Currently, three large watersheds from the Rockville Hills flow through the project site. A drainage ditch along Oakwood Drive collects flow from two of the major watersheds, while flows from the third watershed enter the project site through a culvert beneath Rockville Road. This culvert connects into the Rockville Drain, which traverses the middle of the project site from north to south and turns to flow from west to east along the southern border of the eastern portion of the site. The Rockville Drain conveys runoff to three culverts under Suisun Valley Road. The culverts discharge to a ditch on the eastern side of the Suisun Valley Road and runoff continues to flow to the east towards the Suisun Marsh. To reduce flooding and improve safety for off-site residents along Oakwood Drive, the existing drainage swale along Oakwood Drive would be filled and replaced with a curb and minor widening of the street. The existing offsite drainage would be redirected to the proposed on-site storm drainage system and a new drainage ditch that would be constructed adjacent and parallel to Rockville Road. The new drainage ditch parallel to Rockville Road would be connected to the existing Rockville Drain.

In an effort to reduce flooding in adjacent areas on the west side of Suisun Valley Road, a new drainage ditch would be constructed along the northeastern property line to collect stormwater ponding in these areas. Stormwater from this ditch would drain into an on-site detention basin west of Suisun Valley Road.

A stormwater runoff collection system with storm drain inlet structures, manholes, and conveyance pipelines would be installed along project site roadways approximately every 400 feet. Runoff from the project site would flow into the on-site stormwater collection system and would be directed through the site through a series of vegetated swales and ditches in a generally northwest to southeast direction. Water would then enter the on-site detention basins, which would be designed to include vegetated, water quality filtration systems. The detention basin system would be designed to reduce stormwater flows from the project site to levels that would be at or below existing pre-project levels. The water would exit the detention basins on the project site via gravity flow through two proposed 10-foot by 3-foot box culverts beneath Suisun Valley Road near the intersection with Street A, and would drain eastward toward Dan Wilson Creek and eventually into Cordelia Slough. Fences would be installed parallel to the Putah South Canal to provide for pedestrian safety. The detention basins would not be wet year-round.

Project History

Prior Project

On July 27, 2010, the Board of Supervisors approved a rezoning, policy plan overlay and tentative map for a 33 lot subdivision on this site. An Initial Study and a Recirculated Mitigated Negative Declaration (IS/RMND) were prepared and circulated for public review and comment by the Solano County Department of Resource Management in October of 2009 for this project. The project was subsequently abandoned by the applicant and the entitlements were surrendered.

Entitlements Under Consideration

The Woodcreek66 project requires several entitlements from the County of Solano in order to proceed. The

following applications are before the Commission at this time:

1. Environmental Impact Report
2. Rezoning and Policy Plan Overlay
3. Tentative Subdivision Map

Each application is discussed below.

Environmental Impact Report

Determination of Environmental Document

The County determined that an Environmental Impact Report (EIR) would be the appropriate document to evaluate the adverse physical impacts associated with implementation of the Woodcreek 66 project, as required by California Code of Regulations (CCR) Section 15123 of the California Environmental Quality Act (CEQA) Guidelines (CEQA Guidelines).

Previous Environmental Review

An Initial Study and Recirculated Mitigated Negative Declaration (IS/RMND) were prepared and circulated for public review and comment by the Solano County Department of Resource Management in October of 2009 for the original Woodcreek project, a 33-lot residential subdivision proposed at the same location. That project was approved by the County in 2010 but was subsequently abandoned by the applicant. Upon review and consideration of the public comments on the prior project, Solano County, as the lead agency under the California Environmental Quality Act (CEQA), determined that an EIR would be prepared for the Woodcreek 66 project.

Scope of Environmental Analysis

Pursuant to Section 15143 of the State CEQA Guidelines, a lead agency may limit an EIR's discussion of environmental impacts to specific issue areas where significant impacts on the environment may occur. Solano County used a variety of information to determine which issue areas would result in significant or potentially significant impacts on the environment. This information included field surveys of the project site; literature and database searches; professional judgment; review of project characteristics; and comments on the 2009 Initial Study/Recirculated Mitigated Negative Declaration (IS/RMND) received from members of the public and from agencies.

A Notice Of Preparation (NOP) along with an Initial Study Checklist were circulated to public agencies and the public starting on March 21st, 2014 and comments were accepted until April 22nd, 2014. In addition, the County invited additional comments on the scope of the EIR at public meeting held on March 27th, 2014 at 2:00 p.m. in the Board of Supervisors Chambers at the Solano County Administration Center, 675 Texas Street in Fairfield.

Review of the NOP comments and preliminary analysis summarized in the Initial Study indicate that the project would have no impact, less-than-significant impacts, or less-than-significant impacts with mitigation related to the following issue areas: agricultural and forestry resources; conflicts with an adopted habitat conservation plan; geology, soils, paleontological resources, and mineral resources; hazards and hazardous materials; land use and planning; noise-sensitive uses and airports or private airstrips; and population and housing.

Impacts of the proposed project were determined to have potential significant adverse impacts in the following issue areas: aesthetics; air quality; biological resources; cultural resources; landslide risk; greenhouse gas emissions; hydrology and water quality; noise; public services and utilities (including recreation and energy); and transportation/traffic. Therefore, the scope of this EIR focuses on these 10 issue areas.

Primary Findings of the EIR

Solano County has prepared the EIR (See Attachment H) to provide responsible and trustee agencies and the public with information about the potential environmental effects of the proposed project. The EIR was prepared in compliance with CEQA (as amended through California Public Resources Code Section 21000 et seq.) and the State CEQA Guidelines (California Code of Regulations Section 15000 et seq.). The purpose of an EIR is not to recommend either approval or denial of a project, but to disclose the potential environmental impacts of a project and potential methods of mitigation before denying or approving a project.

Several potentially significant impacts can be mitigated to a less-than-significant level by mitigation imposed as a part of the EIR. These include:

1. Increase in Nighttime Lighting and Daytime Glare (3.1-3)
2. Exposure of Sensitive Receptors to Emissions of Toxic Air Contaminants (3.2-4)
3. Loss of Special-status Plants and Loss of Special-status Plant Habitat (3.3-1)
4. Swainson's Hawk, Other Nesting Raptors, and Burrowing Owl (3.3-2)
5. Disturbance of Tricolored Blackbird, Loggerhead Shrike, and Migratory Birds (3.3-3)
6. Loss of Federally Protected Waters of the United States (3.3-4)
7. Potential Temporary, Short-Term Construction-Related Drainage and Water Quality Effects (3.6-1)
8. Potential Increased Risk of Flooding and Hydromodification from Increased Stormwater Runoff (3.6-2)
9. Long-Term Operational Water Quality and Hydrology Effects from Urban Runoff (3.6-3)
10. Potential Exposure of On- and Off-Site Sensitive Receptors to Groundborne Noise and Vibration (3.7-1)
11. Long-Term Exposure of On-Site Sensitive Receptors to On- and Off-Site Non-Transportation Noise Sources (3.7-3)
12. Interference with Emergency Access (3.9-1)
13. Potential for Creation of Substantial Traffic-Related Hazards (3.9-2)

The EIR also identifies significant environmental impacts that cannot be avoided if the project is implemented (otherwise known as significant and unavoidable impacts). Implementing the proposed project would result in 5 significant and unavoidable adverse impacts and the proposed project would make a cumulatively considerable incremental contribution to significant cumulative impacts in 1 issue area.

1. Impacts on Scenic Vistas and Degradation of Visual Character (3.1-2)

   The views along Rockville Road and Suisun Valley Road are considered scenic vistas. Even with landscape buffering and other mitigation measures, the permanent loss of the open space vista is substantial and unavoidable.

2. Construction-Related Impacts to Presently Undocumented Cultural Resources (3.4-3)

3. Damage to or Destruction of Presently Undocumented Human Remains (3.4-4)

   The project vicinity is sensitive for the presence of human remains, including those interred outside of formal cemeteries. If encountered during construction activities, the remains could be damaged or destroyed. This is considered a potentially significant impact.

4. Potential Impacts from New Impervious Surfaces on Groundwater Recharge and Aquifer Volume (3.6-4)

   The development of additional project-related impervious surfaces would reduce the amount of water

available for local groundwater recharge. This impact is considered significant.

5. Short-Term Exposure of Sensitive Receptors to Construction Noise (3.7-4)

   Project implementation would result in temporary, short-term construction activities. Project-related construction activities could expose existing off-site sensitive receptors to elevated noise levels. This impact is considered **potentially significant**.

6. Cumulative Aesthetics Impacts

   Nearby planned or approved developments in unincorporated Solano County and the city of Fairfield would change the existing visual character of the vicinity of the project. . The effect of these changes, when considering the related projects, on aesthetic resources from past and planned future projects is a cumulatively significant impact.

The EIR includes an analysis of alternatives to the proposed project that could attain the basic objectives of the project and avoid and/or lessen the environmental effects of the project. A No Project Alternative, as required under CEQA, is also part of the alternatives evaluated in the EIR. Alternatives include:

ALTERNATIVE 1: NO PROJECT (NO DEVELOPMENT)

State CEQA Guidelines Section 15126.6(e) (2) states that a discussion of the “No Project” alternative must consider “what would be reasonably expected to occur in the foreseeable future if the project were not approved, based on current plans.” This alternative would be consistent with existing site, or “baseline” conditions.

ALTERNATIVE 2: SUBDIVISION UNDER EXISTING 1-ACRE ZONING

This alternative represents development of the site at the minimum density which would be consistent with Solano County’s General Plan and zoning for the project site. Rather than the proposed 66 lots, this alternative would accommodate 18 single-family residential lots of approximately 1 acre each.

ALTERNATIVE 3: ALTERNATIVE SITE DESIGN (AESTHETICS)

Alternative 3 is an alternative site planning approach that would maintain approximately the same development yield, but would increase the size of lots on the perimeter of the site in more visually sensitive areas. The lot sizes would match those of adjacent developed properties. Lots on the interior are decreased in size in order to reach approximately the same number of total lots (64 compared to the proposed 66-lot project). Homes along Oakwood Drive would be oriented toward the existing homes to create a consistent visual environment on each side of the street. Under this alternative, the scale of homes on the perimeter of the project site would match existing adjacent homes, with relatively smaller footprint and single-story homes in these key locations.

ALTERNATIVE 4: ALTERNATIVE SITE DESIGN (BIOLOGICAL RESOURCES)

Under this alternative, there is additional open space is provided in areas on the site with seasonal wetlands. Lots are slightly decreased in size in order to allow open space in areas with seasonal wetlands and also a similar development yield to the proposed project.

Alternative 1 would be the Environmentally Superior Alternative. This alternative provides the greatest opportunity for reduction in environmental effects of the proposed project. Other than the No-Project Alternative, Alternative 2 would provide the most benefit relative to reducing environmental effects compared to the proposed project.

Public Review

The public review process required by CEQA begins with a NOP on the EIR (addressed above). Additional public review occurs once the Draft EIR is available. The purpose of public review of the EIR is to receive comments on the adequacy of the document in addressing adverse physical effects of the project.

The Draft EIR (State Clearinghouse Number 2014032074) was received on December 18, 2014 by the State Clearinghouse. The Draft EIR was circulated for a 45-day public review period, which concluded on February 17, 2015 after being extended by 15 days to allow additional comments. In addition to written comments, the County also accepted verbal comments related to the Draft EIR at a public meeting before the Planning Commission on January 15, 2015 at the Solano County Board of Supervisors Chambers, County Administration Center, 1st Floor, 675 Texas Street, Fairfield, California. At this public meeting, the County provided an overview of the Woodcreek 66 project, the Draft EIR, and subsequently invited the public to provide verbal comments.

The County has also prepared a Final EIR, which includes verbatim comments on the Draft EIR and a summary of comments, as well as responses to comments (as required by the State CEQA Guidelines Section 15132). Finally, the responses to comments were also circulated to each agency that submitted a comment on the Draft EIR.

Final EIR and Actions

The Final EIR allows the public and the County an opportunity to review revisions to the Draft EIR and the Responses to Comments. The Final EIR serves as the environmental document to inform the Board of Supervisors' consideration of the proposed project, either in whole or in part, or one of the alternatives to the project discussed in the Draft EIR. As required by Section 15090(a) (1)-(3) of the CEQA Guidelines, a Lead Agency, in certifying a Final EIR, must make the following three determinations:

1. The Final EIR has been completed in compliance with CEQA.

2. The Final EIR was presented to the decision-making body of the Lead Agency, and the decision-making body reviewed and considered the information in the Final EIR prior to approving the project.

3. The Final EIR reflects the Lead Agency's independent judgment and analysis.

As required by Section 15091 of the CEQA Guidelines, no public agency shall approve or carry out a project for which an EIR has been certified that identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings (Findings of Fact) for each of those significant effects, accompanied by a brief explanation of the rationale for each finding supported by substantial evidence in the record.

The Planning Commission is asked to provide a recommendation to the Board of Supervisors regarding certification of the EIR, followed by a recommendation on the project itself.

Rezoning and Policy Plan Overlay

In order to achieve 66 lots on 33 acres, the applicant has filed a rezoning request from the Residential-Traditional Community-1AC to the Residential-Traditional Community-10 (R-TC-10) District. This request would permit a minimum lot size of 10,000 square feet.

In addition, the project sponsor is requesting a Policy Plan Overlay. Policy plan overlay districts can provide zoning flexibility by establishing development standards and land use allocations which may vary with the

type, density or intensity of use of the underlying district regulations for specific parcels or areas that will ensure balanced and integrated growth guided by creativity and innovation in architecture, planning and environmental design. These standards and uses should accommodate the special needs of the physical site and the community while being consistent with the Solano County General Plan.
The policy plan overlay establishes specific development standards for the project, including architectural standards, landscape standards, use restrictions and modified development standards. The Woodcreek66 Policy Plan Overlay removes nearly all other land uses normally permitted in the R-TC-10 district, permitting a primary and secondary dwelling on each lot and permitting a vineyard, with a use permit from the County, on the common open space areas (See Attachment B2).

Tentative Subdivision Map

The applicant has also filed an application for a major subdivision map, consisting of several drawings (See Attachments D1, D2, D3, D4, E and F). The Tentative Map establishes the vehicular and pedestrian circulation pattern, the location of necessary grading and drainage improvements, the layout and the placement of underground utilities and utility extensions. Additionally, the tentative map establishes the configuration of residential lots, open space lots, existing and proposed easements and proposed street rights-of-way. The map will also establish some of the design and construction standards for the streets, sidewalks and underground utility facilities.

As previously mentioned, the public streets proposed for the Woodcreek66 Project require waivers from the County Road Improvement Standards due in large part to the design of the storm drainage system which does not require above ground drainage ditches. Staff is recommending approval of the waivers of standards in this case.

Project Review

The Woodcreeek66 applications have been reviewed by the Solano County Development Review Committee and by outside agencies with an interest in the development, including:

- ❑ Bureau of Land Management,
- ❑ City of Fairfield,
- ❑ Cordelia Fire Protection District,
- ❑ Fairfield-Suisun Sewer District,
- ❑ Solano County Local Agency Formation Commission, and
- ❑ Solano Irrigation District.

Each reviewing agency has submitted conditions of approval establishing the development requirements for the Woodcreek66 project. Those conditions of approval are reflected in the Policy Plan Overlay development standards and the conditions of approval attached to the Tentative Map (See Attachments A & B).

<u>General Plan</u>

The Woodcreek66 Project was reviewed for consistency with the Solano County General Plan (General Plan). The Land Use Element of the General Plan designates the area as Traditional Community-Residential. The density range established for this Traditional Community-Residential area is 1-4 units per acre. For the 33 acre Woodcreek66 Project, that translates to a permissible range of 33-132 dwelling units. As proposed at 66

dwelling units, the project is consistent with the Solano County General Plan Land Use Element which designates this area as Traditional Community-Residential and having a density range of from 1 to 4 dwelling units per acre. The requested rezoning to the Residential-Traditional Community (R-TC-10) District is also consistent with the general plan land use element , since it is one of the implementing districts for the Traditional Community-Residential land use designation.

Project Design

The Woodcreek66 Project proposes traditional single-family homes on lots with a minimum area of 10,000 square feet. Homes will be one and two stories, with a variety of elevation styles available. Further diversification is established by a variety of garage placement regimes for the homes - from garages forward to rear garage configurations. There are also front porch elements introduced on some homes to add variety to the streetscape.

Where the project abuts Oakwood Drive, the lots are limited to single story homes in a side-oriented design to provide for added privacy between homes on Oakwood Drive and homes within the Woodcreek66 Project. There is a landscape buffer easement across the Oakwood Drive lots which is 20 feet in depth and includes a berm and fence treatment to achieve further screening.

The project includes several acres of open space which serves to convey and detain storm waters. A majority of the open space is proposed for development as a producing vineyard, echoing the ambiance of the Suisun Valley location.

Public Noticing Requirement

In accordance with Solano County Zoning Regulations notice of a public hearing was published at least 15 days before the scheduled hearing in the Fairfield Daily Republic. In addition, all property owners of real property as shown on the latest equalized assessment roll within 500 feet of the property and all persons requesting notice of the public hearing were mailed notices of the hearing.

ALTERNATIVES:

Alternatives for the Planning Commission prior to acting on the project include:

1. **Continue Item for Additional Information.**
   Accept public testimony and continue the public hearing to a date certain in order to obtain additional information.

2. **Consider an Alternative Project Design.**
   The Planning Commission could determine that the project, as proposed at 66 dwelling units, is not compatible with the existing neighborhood conditions. Since the general plan provides for a wide range in density (1-4 units per acre), the Planning Commission could consider whether a less dense project is more appropriate for this specific site.

   The Planning Commission could also consider whether or not different configuations in lot size or home size are appropriate on various portions of the site. For example, the Commission could consider larger lots of a more rural nature along Oakwood Drive and smaller lots on the interior of the proposed subdivision.

   If the Commission desires, it could continue the public hearing and direct staff and the applicant to reconfigure the project with respect to densities, street and/or lotting patterns, architectural concepts and standards and/or any other attributes of the project.

3. Recommend Denial of the Project.
Deny the request for a rezoning and tentative subdivision map. This is not recommended since the Planning Commission found the proposed rezoning and tentative map consistent with the Solano County General Plan and recommended that the Board of Supervisors approve each request.

OTHER AGENCY INVOLVEMENT:

Approval of the Woodcreek Subdivision requires the establishment of a financing district for the delivery of sanitary sewer services as well as the maintenance and replacement of streets, sidewalks, storm drainage facilities and public landscaping. Formation of the financing district requires approval by LAFCO as well as agreements between the County of Solano and the Solano Irrigation District (water) and the Fairfield-Suisun Sewer District and the City of Fairfield (sanitary sewer). These actions would occur subsequent to the Board action on this item and are required before submittal of any final subdivision maps or improvement plans for the construction of the Woodcreek project.

ATTACHMENTS

Attachment A:	Recommended Conditions of Approval for Tentative Map S-11-01
Attachment B1:	Re-Zoning Map Exhibit
Attachment B2:	Policy Plan Overlay Exhibit
Attachment C:	This Attachment will be used for the BOS Hearing
Attachment D1:	Development Plan Sheet 1
Attachment D2:	Development Plan Sheet 2
Attachment D3:	Development Plan Sheet 3
Attachment D4:	Grading Plan
Attachment E:	Proposed Tentative Map
Attachment F:	Utility Plan
Attachment G:	Architectural Concepts
Attachment H:	Final Environmental Impact Report (Previously distributed electronically)
Attachment I:	CEQA Findings and Statement of Overriding Considerations Exhibit

Proposed Conditions of Approval for the Woodcreek66 Tentative Map

General and Administrative Conditions of Approval:

1. **Final Map to Be Recorded.** The Final Map to be recorded shall be in substantial compliance with the Tentative Subdivision Map labeled "Tentative Map for Woodcreek Subdivision," prepared by CSW-St2, with a revision date of March 17, 2015 and received by the Solano County Planning Division on July 9, 2015, except as modified herein.

2. **Design and Construction of Improvements.** The design of the subdivision and construction of subdivision improvements shall be in substantial compliance with the Tentative Subdivision Map labeled "Tentative Map for Woodcreek Subdivision," prepared by CSW-St2, with a revision date of March 17, 2015 and received by the Solano County Planning Division on July 9, 2015, except as modified herein.

3. **Time to File a Final Map.** Pursuant to Section 26-98.1 of the Solano County Subdivision Ordinance, a Final Subdivision Map shall be recorded within twenty-four (24) months from the date of approval of the Tentative Subdivision Map, plus any automatic extensions provided by state law. Failure to do so will result in the expiration of the approved Tentative Subdivision Map unless extended pursuant to Section 26-98.2 of the Solano County Subdivision Ordinance.

4. **Contingent Approval.** Approval of this Tentative Map is contingent upon Board approval of Rezoning Petition No. Z-11-01 and Policy Plan Overlay District PP-11-01. Approval of the Tentative Map will not be effective until both zoning approvals become effective.

5. **Commencement of Development.** No development shall commence until Subdivider receives a grading permit and/or building permit and pays all applicable fees, charges, and assessments, including development impact fees and grading and building permit and inspection fees.

6. **State and Federal Permits.** Subdivider shall be responsible for scheduling all required consultations and obtaining all necessary permits from all applicable State and Federal resource agencies prior to commencement of grading activities, unless otherwise approved by the Director of Resource Management.

7. **Precedence of These Conditions.** In the event any regulatory agency requires amendments to the project that result in substantial deviations from the approved project or these Conditions of Approval, as determined by the Director of Resource Management, these Conditions of Approval shall prevail. Should any conditions or requirements of any regulatory agency require modifications to the project or these Conditions of Approval, such modification shall be processed in accordance with section 26-97 of the Solano County Subdivision Ordinance.

8. **Indemnification.** Subdivider, and any parties or individuals acting through Subdivider or granted rights-of-entry by Subdivider, shall defend, indemnify, and hold harmless the County of Solano ("County") and its agents, officers, and employees from any claim,

action, or proceeding against the County or its agents, officers, and employees seeking to set aside, void, annul, or modify an approved action by the County or its Board of Supervisors, Planning Commission, Director of Resource Management, Zoning Administrator, or any other department, committee, commission, agency, board, official, or employee of the County relating to this subdivision project, including all discretionary or ministerial permits or approvals, or other development; provided, however, that this duty to defend, indemnify, and hold harmless is conditions upon the County's prompt notification of such claim, action, or proceeding and its reasonable cooperation in the defense thereof. As used in the preceding sentence, "cooperation" shall not exclude the expenditure or payment of any funds by County.

Subdivider and any successor in interest to this entitlement shall defend, indemnify, and hold harmless County and its agents, officers, and employees from and against any and all claims, losses, costs, damages, injuries, or expenses (including, but not limited to, attorney fees, expert witness and consultant fees, and other costs of litigation) arising out of on in any way related to injury or death of persons of damage to property that arises out of or relates to the use or development of the property pursuant to this subdivision or related zoning approvals, or by any action or activity by County, whether caused by joint negligence of County, its officers or employees.

In the event any administrative, legal or equitable action, or other proceeding is instituted by anyone other than Subdivider challenging the validity of this subdivision approval oe the issuance of any grading or building permits pursuant to this subdivision approval, or challenging the ministerial or discretionary approval of any activity included within the overall project evaluated in the Environmental Impact Report, including any challenge to the sufficiency of environmental review conducted pursuant to CEQA ("Third Party Challenge"), Subdivider and County shall mutually cooperate with each other in the defense of such challenge. County may tender the defense of any such Third Party Challenge to Subdivider ("Tender"), in which case Subdivider shall pay for and control all aspects of the defense and shall indemnify, defend, and hold harmless County, its agents, officers, and employees from and against any liabilities, costs, and fees arising out of such Third Party Challenge (including, but not limited to, attorney fees, expert and consultant fees, and other costs and fees of litigation). If, after Tender, County wishes to assist Subdivider in the defense of the matter, County may do so if Subdivider consents to such assistance and if County pays its own Attorney fees and costs, including related court costs. Should Subdivider refuse to accept Tender, County may defend the Third Party Challenge, and if County so defends, Subdivider shall promptly reimburse County for all attorney fees, expert and consultant fees, and other costs reasonably incurred by County in the defense thereof.

9. **Phasing.** Phased Final Maps. Phased final maps shall be permitted. Prior to filing any final map for less than the entire subdivision, the subdivider shall submit a phasing plan to the Director of Resource Management for review and approval.

Public Improvements and Services

10. Formation of a Financing District. Prior to the approval of the Final Map, the acceptance of subdivision improvement plans, or the issuance of grading or building permits, a Financing District shall be formed, which shall have the authority and responsibility for maintaining and repairing County public facilities within the subdivision and any other territory within the district, including any or all of the following: streets, sidewalks, street lights, public landscaping, sanitary sewer, and drainage facilities. Formation of the Financing District shall be solely the responsibility of the subdivider, but the County will cooperate with the subdivider in the district formation process.

a. The Financing District shall be either an assessment district or a community facilities (Mello Roos) district, as to be determined by the County.

b. The first Final Map shall not be approved without the prior establishment of a Financing District to maintain, on behalf of the County, each of the following types of improvements required to develop the subdivision:

   i. Public streets within the Woodcreek Subdivision, including landscaping and irrigation.

   ii. Entrance features (All signs, lighting, landscaping, street lighting, etc).

   iii. Public drainage and storm water facilities, including retention pond(s), embankment(s), culvert(s) roadside drainage ditches, storm drains and related storm water drainage improvements.

c. The design and installation of each of the above improvements shall be the responsibility of the subdivider and subject to the appropriate regulatory agency approval and/or County approval, as applicable.

d. All costs associated with establishing a Financing District to fund the maintenance and repair of the above improvements, as determined to be necessary or appropriate by the County, shall be the responsibility of the subdivider. The subdivider shall deposit with the County sufficient funds, as determined by the County, to cover the County's estimated expenses of the Financing District formation. If the County's actual expenses exceed the estimated amount, the County shall be fully reimbursed for its actual expenses prior to approval of any Final Map.

e. Assessments or special taxes to be imposed on parcels within the Financing District shall be based on maintenance plans on file with the Department of Resource Management pursuant to Condition 10(h), below, or as otherwise subsequently approved by the Department of Resource Management, including County administration costs. Assessments or special taxes imposed through the Financing District shall be automatically adjusted annually for inflation.

f. Prior to approval of any Final Map, the subdivider shall consent or approve the imposition of assessments or special taxes upon all parcels within the subdivision

g. Prior to approval of any Final Map, the subdivider shall make a nonrefundable payment to the County of an amount equivalent to one year of assessments or special taxes, as determined pursuant to paragraph 10(e), above, which payment shall be used to establish a reserve account for the Financing District.

h. For all public improvements and services to be provided by the Financing District, the subdivider shall prepare and submit detailed manuals, programs and/or plans for the perpetual maintenance, monitoring, repair and/or replacement, as applicable. All documents shall be submitted to the Solano County Department of Resource Management for review and comment at least 120 days prior to approval of the Subdivision Improvement Plans or Final Map. Any comments made by the Department within this 120-day review period shall be resolved prior to approval of the Final Map.

11. Formation of a County Service Area. Subdivider may request, and County at its sole discretion may require, formation of a County Service Area ("CSA") to provide services and maintain facilities within this subdivision and other territory as may be included within the CSA. If a CSA is to be formed, then the following conditions are an obligation of the subdivider:

a. Prior to the approval of a Final Map, the acceptance of subdivision improvement plans, or the issuance of grading or building permits, a County Service Area shall be formed, which shall have the authority and responsibility for providing sanitary sewer services within the subdivision and throughout all territory included by the Local Agency Formation Commission (LAFCo) within the CSA. Formation of the CSA shall be solely the responsibility of the subdivider, but the County will cooperate with the subdivider in the CSA formation process.

i. The first Final Map shall not be approved without prior establishment of a County Services Area (CSA) to own, operate and maintain, on behalf of the County, any or all of the following systems required to develop the subdivision: streets, sidewalks, street lights, public landscaping, sanitary sewer, and drainage facilities within the subdivision and any other territory within the CSA.

ii. The design and installation of each of the above systems shall be the responsibility of the subdivider and subject to the appropriate regulatory agency approval and/or County approval, as applicable.

iii. All costs associated with establishing the CSA, including any financing district to fund the construction, installation, or maintenance of the above systems, as determined to be necessary or appropriate by the County, shall be the responsibility of the subdivider. The subdivider shall deposit with the County sufficient funds, as determined by the County, to cover the County's estimated expenses of the CSA formation. If the County's

actual expenses exceed the estimated amount, the County shall be fully reimbursed for its actual expenses prior to approval of any Final Map.

iv. All costs associated with the County and/or CSA negotiating and entering into agreements with other public agencies for the provision of the following commodities and services to the County and/or CSA, shall be the responsibility of the subdivider: potable, untreated, or recycled water, wastewater treatment services, infrastructure maintenance and repair services, and/or administrative and billing services.

b. For all public improvements and services to be provided by the CSA, the subdivider shall prepare and submit detailed manuals, programs and/or plans for the perpetual maintenance, monitoring, repair and/or replacement, as applicable. All documents shall be submitted to the Solano County Department of Resource Management for review and comment at least 120 days prior to approval of the Subdivision Improvement Plans or Final Map. Any comments made by the Department within this 120-day review period shall be resolved prior to approval of the Final Map.

c. The subdivider shall be responsible for initial maintenance of improvements until such time that a County Service Area is established and the County and/or the CSA accepts the improvements for maintenance.

Homeowner's Association

12. If the subdivider elects to form a Homeowner's Association, prior to approval of the first Final Map, the subdivider shall form the Homeowners Association (HOA or community association) pursuant to the Davis-Stirling Common Interest Development Act and shall record a Declaration of Covenants, Conditions & Restrictions (CC&Rs), both of which shall apply to the entire subdivision. that accomplishes and/or contains the following:

a. The HOA shall own all open space parcels shown on the approved Tentative Map and shall be solely responsible for the maintenance of those parcels, consistent with any public facilities or easements located on this parcels.

b. The CC&Rs shall:

i. Be binding upon all future owners of property within the subdivision.

ii. Prohibit "second dwelling units" (as defined in Government Code section 65852.2(h)(4)) within the subdivision; the CC&Rs may not be amended to modify or rescind this prohibition except with the prior written approval of the County of Solano.

iii. Establish responsibility in the owner of each residential lot for the perpetual maintenance, monitoring, repair, upkeep, and replacement, of the following improvements or features on such lot:

i.) Building exteriors.

ii.) Landscaping, irrigation, fences, retaining walls.

iii.) Driveways and off-street parking areas.

iv.) Any other lot improvements.

iv. Allow the homeowners association and its agents to enter private lots to maintain required private subdivision improvements and features.

v. Allow the County to access any portion of the subdivision, including private lots, to maintain all required subdivision drainage and storm water improvements described in Condition 12(b), above should such maintenance cease to be performed by the homeowners association. If the County, in its sole discretion, elects to assume maintenance responsibility for these initially private improvements, they shall automatically become public improvements,

vi. Establish responsibility in the homeowners association to perpetually manage, monitor, maintain, upkeep, protect, repair, and replace, as applicable, all pertinent common area subdivision improvements and features.

vii. Consistent with the Davis Stirling Common Interest Subdivision Act, authorize the subdivision homeowners association to impose assessments against the owners of all residential lots within the subdivision for the purpose of financing the costs for the perpetual management, monitoring, maintenance, upkeep, protection, repair, and replacement, as applicable, of all pertinent common area subdivision improvements and features. The homeowners association shall be the primary manager and shall be the administrator for the collection and assessment of maintenance fees for the items prescribed in paragraph a) above from the individual residents and property owners. The homeowners association shall be legally and financially capable of, and responsible for, perpetually managing, monitoring, maintaining, keeping up, protecting, repairing, and replacing, as applicable, the any and all private subdivision improvements and features.

viii. Require that maintenance of the items in paragraph (vii) above shall conform to the plans, manuals, programs, and standards prepared by the subdivider and approved by the County, except that street maintenance shall additionally conform to the road maintenance agreement with Solano County that may be separately recorded on the subdivision property. Appropriate technical experts and other qualified professionals shall be retained by the homeowners association as necessary to carryout maintenance.

ix. Establish that the homeowners association shall designate a general manager, whose name and contact information shall be provided to the Solano County Department of Resource Management.

c. At least 60 days prior to recordation, the proposed CC&Rs shall be submitted to the County for review and approval. The proposed CC&Rs shall not be recorded unless the County makes a written finding that they satisfy all requirements of this Condition.

CEQA Mitigation Measures

Aesthetics

13. Mitigation Measure 3.1-2a: Reduce Impacts to Scenic Vistas. The following mitigation measures align with policies and implementation programs RS.P-35, RS.P-37, RS.I-8, RS.P-6, RS.I-3, LU.P-14, and RS.I-21of the General Plan.

d. :Proposed lots 25, 66, 62, 61, 48, 47, 46 and 45 that abut Rockville Road shall include a minimum setback of 25 feet from the side of the parcel that is adjacent to the roadway. For some lots, this may be considered the side setback and for other lots, this may be considered the rear setback.

e. At subdivision lots 25, 66, 62, 61, 48, 47, 46 and 45 that abut Rockville Road, single-story homes, instead of two-story homes, will be constructed to minimize impacts to views of rolling hills from adjacent the roadway and residences.

14. Mitigation Measure 3.1-2b: Architectural and Sign Standards and Development Plan. Subdivider shall prepare mandatory and enforceable architectural and sign standards and a development plan to ensure consistency with visual, scenic, and aesthetic policies of the County. Subdivider shall prepare a mandatory and enforceable development plan that illustrates the approach to landscaping, design and improvement details, including typical building elevations and streetscape. Any entry features or signage proposed as a part of the project shall be designed, sized, and located to be unobtrusive and to reflect the historic and rural agricultural character of the surrounding area. Landscaping standards will also include measures to protect the visual character of the site and the surroundings such as: planting will emphasize use of California and Suisun Valley native plants; landscaping shall be selected and located to screen proposed homes from view; landscaping shall be selected and located to preserve existing views of nearby hillsides as viewed from adjacent properties and rights of way; landscaping could be used selected and located to reflect the rural agricultural character of the surrounding area.

15. Mitigation Measure 3.1-3: Reduce Light and Glare.

a. Light fixtures shall be installed that have light sources aimed downward and shielded to prevent glare or reflection or any nuisance, inconvenience, and hazardous interference of any kind on adjoining streets or property.

b. Exterior building materials and signage shall be composed of minimum 50% low-reflectance, non-polished finishes.

Air Quality

16. Mitigation Measure 3.2-1: Implement BAAQMD Basic Construction Control Measures. The project shall implement all BAAQMD Basic Construction Control Measures applicable at the time of construction. The Basic Construction Control Measures included in the 2010 BAAQMD CEQA Guidelines, Table 8-2 are:

- All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.

- All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

- All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

- All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.

Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of the California Code of Regulations). Clear signage shall be provided for construction workers at all access points.

All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.

A publicly visible sign shall be posted at the soil transfer site within the BAAQMD, with the telephone number and person to contact at Solano County regarding dust complaints. This person shall respond and take corrective action within 48 hours. The BAAQMD's phone number also shall be visible, to ensure compliance with applicable regulations.

17. **Mitigation Measure 3.2-2: Use Tier 4 Construction Equipment.** All construction equipment used during construction of Phase 1 and Phase 2 of the proposed project shall be equipped with Tier 4 engines or achieve emission standards equal to or greater than Tier 4.

18. **Mitigation Measure 3.2-3: Implement BAAQMD Rules Regarding Asphalts and Architectural Coatings.** The project shall comply with BAAQMD Regulation 8, Rule 15 (Emulsified and Liquid Asphalts) and Regulation 8, Rule 3 (Architectural Coatings).

Biological Resources

19. **Mitigation Measure 3.3-1: Implement Compensatory Mitigation for Special-status Plants.** Prior to the approval of the Final Map, the acceptance of subdivision improvement plans, or the issuance of grading or building permits, Subdivider shall implement the following measures to mitigate for the loss of pappose tarplant and the potential loss of other special-status plant species:

    a. Develop a mitigation and monitoring plan to compensate for the loss of pappose tarplant and coast iris. The mitigation and monitoring plan shall be submitted to the County for review and approval and to CDFW for review and comment. No state or federally listed special-status plant populations are present on the project site.

    b. Mitigation measures may include preserving and enhancing existing populations, creation of off-site populations on project mitigation sites through seed collection or transplantation, and/or restoring or creating suitable habitat in sufficient quantities to achieve no net loss of occupied habitat or individuals.

    c. Mitigation could include purchase of an existing off-site area known to support the special-status species to be affected, as well as preserving the site in perpetuity.

d. Transplanting and/or reseeding of special-status plants is not proven to be an effective compensation method for most species; therefore, Subdivider should compensate for impacts to special-status plants for which transplanting techniques have not been proven by preserving other existing populations.

e. If transplantation is a proven method for a species and relocation efforts are part of the mitigation plan, the plan shall include a description and map of mitigation sites, details on the methods to be used, including collection, storage, propagation, receptor site preparation, installation, long-term protection and management, monitoring and reporting requirements, remedial action responsibilities should the initial effort fail to meet long-term monitoring requirements, and sources of funding to purchase, manage, and preserve the sites. The following performance standards shall be applied:

f. The extent of occupied area and the flower density in compensatory reestablished populations shall be equal to or greater than the affected occupied habitat and shall be self-producing.

g. Reestablished populations shall be considered self-producing when plants reestablish annually for a minimum of 5 years with no human intervention such as supplemental seeding; and reestablished habitats contain an occupied area and flower density comparable to existing occupied habitat areas in similar habitat types and core areas.

h. If off-site mitigation includes dedication of conservation easements, purchase of mitigation credits, or other off-site conservation measures, the details of these measures shall be included in the mitigation plan, including information on responsible parties for long-term management, conservation easement holders, long-term management requirements, and other details, as appropriate to target the preservation of long-term, viable populations.

20. Mitigation Measure 3.3-2a: Avoid Direct Loss of Swainson's Hawk and Other Raptors.

a. Tree removal shall be completed during the nonbreeding season for raptors (September 1–the end of February).

b. To avoid, minimize, and mitigate potential impacts on Swainson's hawk and other raptors (not including burrowing owl) nesting on or adjacent to the project site, Subdivider shall retain a qualified biologist to conduct preconstruction surveys and identify active nests on and within 0.5 mile of the project site for construction activities conducted during the breeding season (March 1-August 31). The surveys shall be conducted before the approval of grading and/or improvement plans (as applicable) and no less than 14 days and no more than 30 days before the beginning of construction for all project phases. Guidelines provided in Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in the Central Valley (Swainson's Hawk Technical Advisory Committee 2000) shall be followed for surveys for Swainson's hawk. If no nests are found, no further mitigation is required.

c. Impacts on nesting Swainson's hawks and other raptors shall be avoided by establishing appropriate buffers around active nest sites identified during preconstruction raptor surveys. No project activity shall commence within the buffer areas until a qualified biologist has determined in coordination with CDFW the young have fledged, the nest is no longer active, or reducing the buffer would not result in nest abandonment. CDFW guidelines recommend implementation of 0.25- or 0.5-mile-wide buffers, but the size of the buffer may be adjusted if a qualified biologist and the County, in consultation with CDFW, determine that such an adjustment would not be likely to adversely affect the nest.

d. Monitoring of the nest by a qualified biologist during and after construction activities will be required if the activity has potential to adversely affect the nest.

21. Mitigation Measure 3.3-2b: Avoid Direct Loss of Burrowing Owl.

a. To avoid, minimize, and mitigate potential impacts on burrowing owl, Subdivider shall retain a qualified biologist to conduct focused breeding and nonbreeding season surveys for burrowing owls in areas of suitable habitat on and within 1,500 feet of the project site. Surveys will be conducted prior to the start of construction activities and in accordance with Appendix D of CDFW's Staff Report on Burrowing Owl Mitigation (2012).

b. If no occupied burrows are found, a letter report documenting the survey methods and results will be submitted to CDFW and no further mitigation will be required.

c. If an active burrow is found during the nonbreeding season (September 1 through January 31), Subdivider will consult with CDFW regarding protection buffers to be established around the occupied burrow and maintained throughout construction. If occupied burrows are present that cannot be avoided or adequately protected with a no-disturbance buffer, a burrowing owl exclusion and relocation plan will be developed in consultation with CDFW and in accordance with CDFW's Staff Report on Burrowing Owl Mitigation (2012). Owls will be relocated outside of the impact area using passive or active methodologies developed in consultation with CDFW and may include active relocation to preserve areas if approved by CDFW and the preserve managers. No burrowing owls will be excluded from occupied burrows until the burrowing owl exclusion and relocation plan is approved by CDFW.

d. If an active burrow is found during the breeding season (February 1 through August 31), occupied burrows will not be disturbed and will be provided with a 150- to 1,500-foot protective buffer unless a qualified biologist verifies through noninvasive means that either: (1) the birds have not begun egg laying, or (2) juveniles from the occupied burrows are foraging independently and are capable of independent survival. The appropriate size of the buffer (between 150 to 1,500) will depend on the time of year and level of disturbance as outlined in the CDFW Staff Report (2012:9).The size of the buffer may be reduced if a qualified biologist, in consultation with CDFW, determines burrowing owls would not be adversely affected by the proposed activities. If a smaller than recommended buffer is used, a scientifically- rigorous monitoring program approved by the county and CDFW shall be implemented to

ensure burrowing owls are not detrimentally affected. Once the fledglings are capable of independent survival, the owls will be relocated outside the impact area following a burrowing owl exclusion and relocation plan developed in consultation with CDFW and the burrow will be destroyed to prevent owls from reoccupying it. No burrowing owls will be excluded from occupied burrows until the burrowing owl exclusion and relocation plan is approved by CDFW.

e. If active burrowing owl nests are found on the project site and these nest sites are lost as a result of implementing the project, then Subdivider shall mitigate the loss through preservation of other known nest sites at a ratio of 1:1, which is the current ratio identified in the draft SMHCP. Preservation shall be provided through purchase of credits from a CDFW-approved burrowing owl conservation bank if credits are available for the project area.

f. All burrowing owl mitigation lands shall be preserved in perpetuity and incompatible land uses shall be prohibited in habitat conservation areas. Burrowing owl mitigation lands shall be located as close as possible, based on availability of sufficient suitable habitat, to the project site.

22. Mitigation Measure 3.3-3: Avoid or Minimize Direct Loss of Tricolored Blackbird and Loggerhead Shrike.

a. To the extent feasible, vegetation removal, grading, and other ground disturbing activities will be carried out during the nonbreeding season (September 1-February 14) for migratory birds to avoid and minimize impacts to tricolored blackbird, loggerhead shrike, and other migratory birds.

b. For any project activity that would occur during the nesting season (February 15-August 31), Subdivider shall conduct a preconstruction survey. The preconstruction survey shall be conducted by a qualified biologist before any activity occurring within 500 feet of suitable nesting habitat. The survey shall be timed to maximize the potential to detect nesting birds, and should be repeated within 10 days of the start of project-related activity.

c. If an active loggerhead shrike or tricolored blackbird nest is found, the qualified biologist shall establish a buffer around the nest. No project activity shall commence within the buffer area until a qualified biologist confirms that the nest is no longer active. The size of the buffer shall be determined in consultation with CDFW. Buffer size is anticipated to range from 100 to 500 feet, depending on the nature of the project activity, the extent of existing disturbance in the area, and other relevant circumstances as determined by a qualified biologist in consultation with CDFW.

d. If common bird nests are found, a qualified biologist shall ensure compliance with the Migratory Bird Treaty Act and Fish and Game Code Section 3503.

23. Mitigation Measure 3.3-4: Compensate for Loss of Wetlands and Other Waters.

a. Subdivider shall replace or restore on a "no-net-loss" basis the acreage and function of all wetlands and other waters that would be removed as a result of project implementation.

b. Wetland habitat will be restored or replaced at an acreage and location and by methods agreeable to USACE and the San Francisco RWQCB, depending on agency jurisdiction, and as determined during the Section 401 and Section 404 permitting processes. Compensate for the loss of seasonal wetlands may be provided through the purchase of credits from a USACE-approved mitigation bank in Solano County (e.g., North Suisun Mitigation Bank). Loss of roadside ditch may be replaced either through purchase of mitigation credits or through the creation of the expanded roadside ditch on-site along Rockville Road.

c. Subdivider shall obtain a USACE Section 404 Nationwide Permit (NWP) and San Francisco RWQCB Section 401 certification before any groundbreaking activity within 50 feet of or discharge of fill or dredge material into any water of the United States. Subdivider will implement all permit conditions. The applicable Section 404 permit process for this the single facility would be NWP 29 for residential developments. The discharge will not cause the loss of greater than 0.5-acre of non-tidal waters of the United States, including the loss of no more than 300 linear feet of stream bed.

d. Subdivider shall have a qualified biologist prepare a wetland mitigation plan detailing how the loss of aquatic functions will be replaced. The mitigation plan will describe compensation ratios for acres filled, and, if mitigation credits are not available, mitigation sites, a monitoring protocol, annual performance standards and final success criteria for created or restored habitats, and corrective measures to be applied if performance standards are not met.

e. At a minimum, wetlands and other waters lost through development of the proposed project shall be replaced at a 1:1 ratio. Permittee-responsible mitigation habitat, if mitigation credits are not available, shall be monitored for a minimum of 5 years from completion of mitigation, or human intervention (including recontouring and grading), or until the success criteria identified in the approved mitigation plan have been met, whichever is longer.

Cultural Resources

24. Mitigation Measure 3.4-3: Conduct Archaeological Monitoring During Ground Disturbance and Implement Procedures for Inadvertent Discovery of Cultural Resources.

a. Consistent with Solano County General Plan Implementation Measure RS.I-25, the project shall require archaeological monitoring during on-site earthwork, with appropriate actions if potential cultural resources are discovered, as described below.

b. Prior to approval of the final map and improvement plan for the project, the County will arrange for a qualified archaeologist and Native American representative/s to be present for excavation with a backhoe having a flat bucket addition of one additional trench on site in a location identified by the Native American representative to determine the presence of cultural resources. Subdivider shall engage the backhoe operator, and the work of the backhoe operator shall be directed by the qualified archaeologist, in communication with the Native American representative/s.

c. If an inadvertent discovery of cultural materials (e.g., unusual amounts of shell, animal bone, human remains, bottle glass, ceramics, building remains) is made, either during the above trenching activity or at any other time during project-related construction activities, the County, in consultation with the qualified archaeologist and Native American representative/s, shall develop additional appropriate protection measures. Measures shall comply with CEQA Guidelines Section 15126.4 if the resource is an historic resource of an archaeological nature and/or with CEQA Section 21083.2 if the resource is a unique archaeological resource. Additional protection measures may include, but are not necessarily limited to additional documentary research, subsurface testing, excavation, and preservation in-place.

d. If the discovery could potentially be human remains, work shall stop and the appropriate procedures described in Health and Safety Code Section 7050 et seq. and Public Resources Code Section 5097.9 et seq. shall be implemented. Protection measures may include, but are not necessarily limited to redesign of the project to avoid archaeological resources, capping the site with a layer of fill, excavation and removal of the archaeological resources and curation in an appropriate facility under the direction of a qualified archaeologist, additional documentary research, subsurface testing, excavation, and preservation in place, or other protection measures that are mutually acceptable to the County and to the Native American representative/s.

e. In addition to this initial trenching work, a qualified archaeologist and Native American monitor will spot-check monitor all ground disturbing activities.

f. All ground-disturbing activities in the eastern portion of the project site, identified by Subdivider as Phase 1 of the project, will be monitored by a qualified archaeologist and a Native American. Initial ground disturbance in the Phase 1 area shall occur with a back-hoe having a flat bucket addition to minimize any damage to any previously unknown human remains or resources potentially located at the project site. Project personnel will not collect archaeological material found on the project site.

g. Native American representative/s shall be provided with hard copies and digital copies of any reports documenting inadvertent discovery of cultural resources on-site and shall be consulted regarding the need for additional excavation and further laboratory analysis.

25. Mitigation Measure 3.4-4: Implement Procedures for Inadvertent Discovery of Human Remains.

In accordance with the California Health and Safety Code, if human remains are uncovered during ground-disturbing activities, the contractor(s) shall immediately halt potentially damaging excavation in the area of the burial and notify the Solano County Coroner and a professional archaeologist to determine the nature of the remains. The coroner is required to examine all discoveries of human remains within 48 hours of receiving notice of a discovery on private or state lands (Health and Safety Code Section 7050.5[b]). If the coroner determines that the remains are those of a Native American, he or she must contact the NAHC by phone within 24 hours of making that determination (Health and Safety Code Section 7050[c]). After the coroner's findings have been made, the archaeologist and the NAHC-designated Most Likely Descendant (MLD) shall determine the ultimate treatment and disposition of the remains. The responsibilities of the landowner and Solano County for acting upon notification of a discovery of Native American human remains are identified in California Public Resources Code Section 5097.9 et seq.

Upon the discovery of Native American remains, the landowner shall ensure that the all construction work will stop within 100 feet of the discovery until consultation with the MLD has taken place. The MLD shall have 48 hours to complete a site inspection and make recommendations after being granted access to the site. A range of possible treatments for the remains, including nondestructive removal and analysis, preservation in place, relinquishment of the remains and associated items to the descendants, or other culturally appropriate treatment may be discussed. Public Resources Code Section 5097.98(b)(2) suggests that the concerned parties may mutually agree to extend discussions beyond the initial 48 hours to allow for the discovery of additional remains. The following is a list of site protection measures that the landowner shall employ:

a. Record the site with the NAHC or the appropriate Information Center.

b. Use an open-space or conservation zoning designation or easement.

c. Record a document with the county in which the property is located. The landowner or landowner's authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance if the NAHC is unable to identify a MLD, or if the MLD fails to make a recommendation within 48 hours after being granted access to the site. The landowner or authorized representative may also reinter the remains in a location not subject to further disturbance if he or she rejects the recommendation of the MLD and mediation by the NAHC fails to provide measures acceptable to the landowner. Subdivider and contractor(s) of all project phases shall implement mitigation for the protection of the burial remains. Construction work in the vicinity of the burials shall not resume until the mitigation is completed.

Hydrology and Water

26. Mitigation Measure 3.6-1a: Implement Mitigation Measure GEO-2 (Prepare and Implement a Grading and Erosion Control Plan). Subdivider shall retain a California Registered Civil Engineer to prepare a grading and erosion control plan. The grading and erosion control plan shall be submitted to the Solano County Department of Building and Safety for review before the start of any on-site work. The plan shall be consistent with Solano County's Grading, Drainage, Land Leveling, and Erosion Control Ordinance, and shall include the site-specific grading associated with development for all project phases. The grading and erosion control plan shall contain proposed erosion, sediment, and runoff control measures, which shall incorporate recommendations contained in the county's Erosion and Sediment Control Handbook. The plan shall contain a description of the following:

a. vegetative measures;

b. drainage protection and control measures;

c. erosion and sediment control measures;

d. runoff control measures;

e. cut and fill construction;

f. disposal of excess materials;

g. stockpiling of materials;

h. dust control measures; and

i. construction schedule.

Erosion and sediment control measures could include, but are not limited to, the use of detention basins, berms, swales, wattles, and silt fencing, and covering or watering of stockpiled soils. Stabilization of construction entrances to minimize trackout (control dust) is commonly achieved by installing filter fabric and crushed rock to a depth of approximately 1 foot.

27. Mitigation Measure 3.6-1b: Prepare and Implement a Stormwater Pollution Prevention Plan and Associated Best Management Practices. Prior to the start of earth-moving activities, Subdivider shall obtain coverage under the SWRCB's NPDES stormwater permit for general construction activity (Order 2009-0009-DWQ), including preparation and submittal of a project-specific stormwater pollution prevention plan (SWPPP) at the time the Notice of Intent to discharge is filed. Subdivider shall also prepare and submit erosion and sediment control and engineering plans and specifications for pollution prevention and control to the Solano County Department of Building and Safety. The SWPPP shall identify and specify:

a. the use of an effective combination of robust erosion and sediment control BMPs and construction techniques accepted by the County for

use in the project area at the time of construction, that would reduce the potential for runoff and the release, mobilization, and exposure of pollutants, including legacy sources of mercury from project-related construction sites. These may include, but would not be limited to temporary erosion control and soil stabilization measures, sedimentation ponds, inlet protection, perforated riser pipes, check dams, and silt fences as discussed and described in the applicable version of the *Solano County Storm Water Management Plan for the National Pollutant Discharge Elimination System (NPDES) Phase II* that is in effect at the time construction activities occur;

b. the implementation of approved local plans, non-stormwater management controls, permanent post-construction BMPs, and inspection and maintenance responsibilities;

c. the pollutants that are likely to be used during construction that could be present in stormwater drainage and non-stormwater discharges, including fuels, lubricants, and other types of materials used for equipment operation;

d. the means of waste disposal;

e. spill prevention and contingency measures, including measures to prevent or clean up spills of hazardous waste and of hazardous materials used for equipment operation, and emergency procedures for responding to spills;

f. personnel training requirements and procedures that would be used to ensure that workers are aware of permit requirements and proper installation methods for BMPs specified in the SWPPP; and

g. the appropriate personnel responsible for supervisory duties related to implementation of the SWPPP. Where applicable, BMPs identified in the SWPPP shall be in place throughout all site work and construction activities and shall be used in all subsequent site development activities. BMPs may include, but are not limited to, such measures as those listed below.

h. Implementing temporary erosion and sediment control measures in disturbed areas to minimize discharge of sediment into nearby drainage conveyances, in compliance with state and local standards in effect at the time of construction. These measures may include, but are not limited to, silt fences, staked straw bales or wattles,

i. sediment/silt basins and traps, geofabric, sandbag dikes, and temporary vegetation.

j. Establishing permanent vegetative cover to reduce erosion in areas disturbed by construction by slowing runoff velocities, trapping sediment, and enhancing filtration and transpiration.

k. Using drainage swales, ditches, and earth dikes to control erosion and runoff by conveying surface runoff down sloping land, intercepting and diverting runoff to a watercourse or channel, preventing sheet flow over sloped surfaces, preventing runoff accumulation at the base of a grade, and avoiding flood damage along roadways and facility infrastructure. A copy of the approved SWPPP shall be maintained and available at all times on the construction site.

28. Mitigation Measure 3.6-2: Prepare and Submit Final Drainage Plans and Implement Requirements Contained in Those Plans. Before the approval of grading plans and building permits, Subdivider shall submit final drainage plans to the Solano County Building and Safety Department and the Solano County Water Agency demonstrating that off-site upstream runoff would be appropriately conveyed through the project site, and that project-related on-site runoff would be appropriately contained in detention basins or managed with through other improvements (e.g., source controls, biotechnical stream stabilization) to reduce flooding and hydromodfication impacts. The plans shall include, but are not limited to, the following items:

a. an accurate calculation of pre-project and post-project runoff scenarios, obtained using appropriate engineering methods consist with the *Solano County Road Improvement Standards and Land Development Requirements* and SCWA's *Hydrology Manual*, that accurately evaluates potential changes to runoff, including increased surface runoff;

b. runoff calculations for the 10-year and 100-year (0.01 AEP) storm events (and other, smaller storm events as required) shall be performed and the trunk drainage pipeline sizes confirmed based on alignments and detention facility locations finalized in the design phase;

c. a description of the proposed maintenance program for the on-site drainage system;

d. project-specific standards for installing drainage systems;

e. a description of on-site features designed to treat storm water and maintain storm water quality before it is discharged from the project site (e.g., vegetated swales, infiltration trenches, and constructed wetland filter strips);

f. Solano County flood control design requirements and measures designed to comply with them; and

g. Stormwater management BMPs that are designed to limit hydromodification and maintain current stream geomorphology. These may include, but are not limited to, the following:

i. use of Low Impact Development (LID) techniques to limit increases in stormwater runoff at the point of origination (these may include, but are not limited to: surface swales; replacement of conventional impervious surfaces with pervious surfaces [e.g., porous pavement]; impervious surfaces disconnection; and trees planted to intercept stormwater);

ii. the use of detention basin inlet and outlet water control structures that are designed to reduce the rate of stormwater discharge;

iii. enlarged detention basins to minimize flow changes and changes to flow duration characteristics;

iv. minimize slope differences between any stormwater or detention facility outfall channel with the existing receiving channel gradient to reduce flow velocity; and

v. minimize to the extent possible detention basin sizes, embankments, culverts, and other encroachments into the channel and floodplain corridor, and utilize open bottom box culverts to allow sediment passage on smaller drainage courses.

The final drainage plan shall demonstrate to the satisfaction of the Solano County Department of Building and Safety and SCWA that 10- and 100-year (0.01 AEP) flood flows would be appropriately channeled and contained such that the risk to people or damage to structures within or down gradient of the project site would not occur, and that appropriate BMPs designed to minimize hydromodification would be implemented.

29. Mitigation Measure 3.6-3: Develop and Implement a Best Management Practice and Water Quality Maintenance Plan. Before approval of the final subdivision map, a detailed BMP and water quality maintenance plan shall be prepared by a qualified engineer retained by Subdivider. Drafts of the plan shall be submitted to Solano County for review and approval concurrently with development of the final subdivision maps. The plan shall finalize the water quality improvements and further detail the structural and nonstructural BMPs proposed for the project. The plan shall include the elements described below.

a. A quantitative hydrologic and water quality analysis of proposed conditions incorporating the proposed drainage design features, which shall include final water quality basin sizing and design configuration.

b. Pre-development and post-development calculations demonstrating that the proposed water quality BMPs meet or exceed requirements established by Solano County and including details regarding the size, geometry, and functional timing of storage and release pursuant to SCWA's *Hydrology Manual* and the Solano County *Storm Water Management Plan for the National Pollutant Discharge Elimination System (NPDES) Phase II*.

c. Source control programs to control water quality pollutants on the project site, which may include but are not limited to recycling, street sweeping, storm drain cleaning, household hazardous waste collection, waste minimization, prevention of spills and illegal dumping, and effective management of public trash collection areas.

d. A pond management component for the proposed basins that shall include management and maintenance requirements for the design features and BMPs, and responsible parties for maintenance and funding.

e. ►LID control measures shall be integrated into the BMP and water quality maintenance plan. These may include, but are not limited to:

i. surface swales;

ii. replacement of conventional impervious surfaces with pervious

iii. surfaces (e.g., porous pavement);

iv. impervious surfaces disconnection; and

v. trees planted to intercept stormwater.

Noise

30. Mitigation Measure 3.7-1: Implement Construction Vibration Measures.

a. Prepare a truck route plan that routes heavily loaded trucks away from residential streets where residences are within 50 feet of the edge of the roadway. Heavily loaded trucks will not be routed on Rockville Road or Oakwood Drive.

b. Operate earthmoving equipment on the construction lot as far away from vibration-sensitive sites as possible.

c. Phase earthmoving and other construction activities that would affect the ground surface so as not to occur in the same time period.

d. Large bulldozers and other construction equipment that would produce vibration levels at or above 86 VdB shall not be operated within 50 feet of adjacent, occupied residences. Small bulldozers shall be used instead of large bulldozers in these areas, if construction activities are required. For any other equipment types that would produce vibration levels at or above 86 VdB, smaller versions or different types of equipment shall be substituted for construction areas within 50 feet of adjacent, occupied residences.

e. Construction activities shall not occur on weekends or federal holidays and shall not occur on weekdays between the hours of 7 p.m. of 1 day and 7 a.m. of the following day.

31. Mitigation Measure 3.7-2: Selection, Location, and Shielding of Mechanical Equipment. Noise generating mechanical equipment (e.g., HVAC units) shall be selected to be of a type that would not produce noise in excess of County noise standards and/or shall be shielded or located at a distance that would reduce noise levels at noise-sensitive outdoor activity areas for both on- and off-site residences to acceptable levels, as directed by the Solano County General Plan. Shielding may include the use of fences or partial equipment enclosures. To provide effectiveness, fences or barriers shall be continuous or solid, with no gaps, and shall block the line of sight to windows of neighboring dwellings (achievable noise reductions from fences or barriers can vary, but typically range from approximately 5-10 dB, depending on construction characteristics, height, and location).

32. Mitigation Measure 3.7-3: Implement Construction Equipment Noise Reduction Measures. Subdivider and its contractors of all project phases shall implement the following measures to minimize noise impacts for construction:

a. Construction activities shall not occur on weekends, federal holidays, or on weekdays between the hours of 7 p.m. and 7 a.m.

b. Locate fixed/stationary equipment (e.g., generators, compressors) as far as possible from noise-sensitive receptors. Shroud or shield all impact tools, and muffle or shield all in-take and exhaust ports on powered construction equipment.

c. Store and maintain equipment as far as possible from noise-sensitive receptors.

d. Properly maintain and equip all construction equipment with noise reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturers' recommendations. Equipment engine shrouds shall be closed during equipment operation.

e. Shut down all motorized construction equipment when not in use to prevent excessive idling noise.

f. Construct acoustic barriers on the project site (e.g., plywood, sound attenuation blankets) to reduce construction-generated noise levels at affected noise-sensitive land uses. The barriers shall be designed to obstruct the line of sight between the noise-sensitive land use and construction equipment.

Traffic and Transportation

33. Mitigation Measure 3.9-1: Comply with Solano County Roadway Design and Improvement Standards. Subdividert shall comply with all Solano County roadway design and improvement standards, including Section 1-8 addressing emergency access, and any additional required conditions identified by the County to ensure appropriate access for emergency service vehicles and sight distance requirements.

34. Mitigation Measure 3.9-2: Implement Mitigation Measure HAZ-3 (Prepare and Implement a Construction Traffic Control Plan). Prior to commencing development,

Subdivder shall prepare and implement a traffic control plan for construction activities that may affect road rights-of-way, in order to facilitate travel of emergency vehicles on affected roadways. The traffic control plan must follow applicable Solano County standards and must be approved and signed by a professional engineer. Measures typically used in traffic control plans include advertising of planned lane closures, warning signage, a flag person to direct traffic flows when needed, and methods to ensure continued access by emergency vehicles. During project construction, access to the existing surrounding land uses shall be maintained at all times, with detours used, as necessary, during road closures. The traffic control plan shall be submitted to the Solano County Public Works Department for review and approval before the approval of the Final map.

Solano County Planning Division

35. If multiple final maps will be filed, then prior to submission of the first Final Map for the project, a final Phased Development Plan for the entire project shall be submitted and approved by the Planning Division, Environmental Health and Public Works-Engineering Departments, consistent with the preliminary Phased Development Plan as may be amended by these conditions of approval. The Final Phased Development Plan shall identify the building(s) in each phase, and the site improvements that will be constructed (i.e., roadways, walls, park, public trails, off-street parking, landscaping, biological resource mitigation, etc.).

36. **General and Site Specific Design Plans.** At least 60 days prior to approval of the first Final Map for the subdivision, the subdivider shall submit a conceptual Community Design Plan for the entire subdivision, which shall be subject to Department of Resource Management approval and include conceptual locations, designs, and improvements, as applicable, for each of the following:

f. all common open spaces and vineyard planting areas;

g. public trails;

h. all common area and public right-of-way improvements, such as fences, drainage swales, retaining/screening walls, signs, walkways, pavements, exterior lighting;

i. landscaping plans, and

j. mailbox plans.

At least 60 days prior to approval of the Final Map for each phase of the subdivision, the subdivider shall submit a Detailed Community Design Plan for the specific phase, which includes design and improvements plans, specifications, and other details for each of the items listed above.

37. The design of the subdivision and construction of subdivision improvements shall be in substantial compliance with the following:

a. The FEIR for the Woodcreek 66 Subdivision.

b. Approved Tentative Subdivision Map (S-11-01) as prepared by prepared by CSW-St2, with a revision date of March 17, 2015.

c. Policy Plan Overlay PP-11-01.

d. These conditions of approval.

38. **Construction Noise Complaint Plan**. Prior to submission of a Final Map for any phase, or prior to issuance of a grading permit for work within any phase, Subdivider shall submit a plan to the Solano County Resource Management Department that details how it will respond to construction noise complaints, keep the County apprised of the complaints, and document the resolution of those complaints. The plan shall require the approval of the Planning Division prior to Final Map recordation or issuance of the grading permit, whichever is to occur first.

Solano Public Works County

General:.

39. Subdivider shall supply a bond or other security acceptable to Solano County to warranty the cost of maintaining public and private improvements for a reasonable time period after the acceptance of the improvements by the Director of Resource Management.

40. Construction of the Subdivision shall not commence until the grading and improvement plans for the subdivision are reviewed and approved by The Department, and the final map for the subdivision is approved by the County and recorded.

41. All construction activities shall be limited to the hours of 7:00 am to 5:30 pm, Monday through Friday. Construction activities will not be allowed on Weekends or Holidays. No motorized equipment of any kind may be started or operated on the project site before 7:00 am.

42. Within 60 days of the approval of the Tentative Map, the Subdivider shall file with the County of Solano a corrected Tentative Map, Circulation Plan, Utility Plan and Grading Plan which reflect the final conditions of approval. .

43. The Subdivider shall reimburse the County of Solano for reasonable costs for peer review of the Subdivision Improvement plans by a registered Civil Engineering firm.

44. This project is within the boundary of Major Thoroughfare Area of Benefit No. 1. The Subdivider shall pay one half of the Major Thoroughfare Area of Benefit No. 1 fee prior to the filing of the final subdivision map. The other half of the fee is required prior to issuance of building permits. The fee is calculated based on the final number of approved lots for the subdivision, multiplied by the fee. The fee, until December 31, 2015 is $7,858 per lot, and is adjusted on January 1 and July 1 of each year. A statement

regarding these fees shall be placed on a supplemental sheet of the final subdivision map.

45. All required subdivision improvements shall be completed by the Subdivider in accordance with the County-approved grading and improvement plans and as otherwise to the full satisfaction of the Department.

a. The County may determine it necessary to withhold the release of a building permit for any residences to be constructed in the subdivision until certain improvements have been completed by the Subdivider to the satisfaction of the Department. In such instance, which shall be determined prior to Final Map approval, the restriction shall be disclosed in writing by the Subdivider to all new lot owners within the subdivision, prior to lot sales, until all such improvements have been completed to the satisfaction of the County.

b. The Agreement shall be secured as required pursuant to Article XI of the Solano County Subdivision Ordinance, for all incomplete subdivision improvements.

c. A statement shall be placed by the Subdivider on the Final Maps, prior to approval, stating the nature, extent and requirements for all incomplete subdivision improvements required by the Department.

d. The form and content of the Agreement shall be approved by County Counsel prior to execution.

Final Map:

46. The Subdivision Map to be filed shall be in substantial compliance with the approved Tentative Map titled "Woodcreek 66 Subdivision" prepared by CSW / Stuber Stroh Engineering Group, Inc. Final Maps shall be prepared by a Civil Engineer or Land Surveyor, licensed to practice surveying in the State of California. The subdivision map shall be prepared in accordance with the State Map Act, State Land Surveyors act and local ordinances.

47. Subdivider shall include sufficient easement or right of way for access and maintenance of the canal crossing near lots 8 & 9. Subdivider shall work with Department staff to determine sufficient easement area. Easement or right of way shall be shown on and offered for dedication with the final map for the subdivision.

48. Subdivider shall offer, in fee, a 10 foot wide right of way dedication to the County of Solano for a strip of property adjoining Oakwood Drive. The offer shall be shown on and offered with the final map for the subdivision.

49. Additional right of way or maintenance easements shall be provided for cut/fill slopes that exceed the limits of the proposed road right of way where necessary, and as needed to provide for maintenance. Right of way or easements shall be shown on and offered with the final map for the subdivision

50. Subdivider shall include a supplemental sheet on the final map, per section 66434.2 of the Subdivision Map Act, listing conditions of approval that affect subdivision improvements and building permits. Subdivider shall work with the Department on what conditions of approval shall be listed on the final map.

51. Prior to recordation of the final map for the subdivision, the Subdivider shall coordinate the relocation and abandonment of existing easements, including, but not limited to the easements in favor of the U.S. Bureau of Reclamation and Solano Irrigation District. New easements shall be recorded to the satisfaction of the existing easement holders and shown on the final map for the subdivision. The Subdivider shall provide the Department with correspondence from the existing easement holders documenting that easements have been provided to their satisfaction. Subdivider shall negotiate the quit claim or abandonment of easements no longer in use.

52. The Final Maps shall not be approved until the road designs have been approved by all necessary regulatory agencies and the Department.

53. Subdivider shall provide a title report for the property, dated within 6 months of the submittal date of the final map for the subdivision.

54. Subdivider shall offer for dedication to the public, all street right of ways within the subdivision.

55. Street Monuments, sufficient for the retracement of the subdivision, shall be shown on the final map for the subdivision. Monument locations shall be approved by the County Surveyor. Monuments shall be constructed per Solano County Road Improvement Standards, Figure 10.

56. The Engineer / Surveyor of record shall provide written notification to the Department when all final monuments have been set.

Street Improvements:

57. Prior to construction of the road improvements, Subdivider shall submit improvement plans to the Department prepared by a licensed Civil Engineer for the development. The improvement plans shall be reviewed and approved by the appropriate official from the Department. The plans shall be submitted to the Department for approval in both hard copy and electronic form, in a format approved by the Director of Resource Management. Subdivider shall pay a deposit to cover the plan check and inspection costs of the improvements.

58. The Subdivider shall apply for, and abide by the terms, of an encroachment permit for any work in Rockville Road, Suisun Valley Road and Oakwood Drive.

59. The canal crossing near lots 8 & 9 shall be designed per the Cal-Trans Highway Design Manual Standards

60. Curve returns shall be a minimum of 30 feet for the roadway and shall include an appropriate offset radius for the public right of way.

61. Subdivider shall provide public road right of ways as follows:

a. Streets “A” & “E” shall have a 50 foot wide right of way with a minimum of 32 feet of pavement, excluding curb and gutter; allowing for parking on one side of the street.

b. Streets “B”, “C” & “D” shall have a 42 foot wide right of way with a minimum of 30 feet of pavement, excluding curb and gutter, allowing for parking on one side of the street.

c. Driveways “A”, “B” & “C” shall have a 36 foot wide right of way with a minimum of 20 feet of pavement.

d. All streets shall have concrete rolled curb and gutter on both sides.

62. Subdivider shall provide a 5 foot wide concrete sidewalk on one side of “A” & “E” Streets, in such a way as to connect Suisun Valley Road to Rockville Road. Subdivider shall provide a 5 foot wide concrete sidewalk on one side of “B”, “C” and “D” Streets.

63. The structural street sections for the subdivision shall be designed in accordance with Solano County Road Improvement Standards and Land Development Requirements

64. The vertical and horizontal alignment of the streets within the subdivision shall be designed in accordance with Solano County Road Improvement Standards and Land Development Requirements.

65. Final structural street sections shall be determined by the Subdivider’s Civil Engineer during construction of the subdivision. Final road sections will be proposed by the Subdivider’s Civil Engineer for review and approval by the Department

66. Left turn lanes that provide access to the subdivision from Suisun Valley Road and Rockville Road shall be shown on the improvement plans for the subdivision. The left turn lane on Rockville Road shall be designed in such a way that it does not restrict access to Stonefield Lane located on the north side of Rockville Road. Plans for the turn lanes shall be designed by a licensed Civil Engineer and approved by the Department. Subdivider must demonstrate to the Department that all proposed striping or improvements in Rockville Road and Suisun Valley Road meet current CA MUTCD standards.

67. Suisun Valley Road must be improved to current Solano County Road Improvement and Land Development Standards to include a 4 foot paved shoulder along the frontage to the subdivision.

68. All roads and other public facilities shall be designed to the satisfaction of the Department.

69. Driveways shall not exceed a maximum slope of 12%.

70. The Department must approve all street names prior to approval of the Final Maps.

71. Mailboxes shall be installed in accordance with United States Postal Service regulations.

72. Subdivider shall include signing and striping plans prepared by a Civil Engineer, licensed to practice in the State of California. The signing and striping plans shall be included in the improvement plans for the subdivision, and shall be reviewed and approved by the Department. The plans shall show all striping, stop signs, street signs and any other regulatory signage or striping that is deemed necessary.

73. Landscaping plans shall be prepared by a registered Landscape Architect, licensed to practice in the State of California. Landscaping and irrigation plans shall be provided to the Department for review and approval. All landscaping within the subdivision shall be maintained by the subdivision's Homeowners Association.

Grading:

74. Prior to the commencement of grading activities, Subdivider shall submit grading, drainage and erosion control plans prepared by a licensed Civil Engineer for the development to the Department. The grading and erosion control plans shall be reviewed and approved by the appropriate official from the Department. The plans shall be submitted to the Department for approval in both hard copy and electronic form, in a format approved by the Director of Resource Management. Subdivider shall pay a deposit to cover the plan check and inspection costs of the grading.

75. Site grading for the subdivision shall be done in one operation, phased grading will not be allowed.

76. A geotechnical report shall be prepared and the conclusions and recommendations of the Geotechnical Engineer shall be incorporated into the grading and improvement plans as required by the Department.

77. Grading Activities shall be limited to the Hours of 7:00 am to 5:30 pm, Monday through Friday. No weekend or Holiday work will be allowed. Prior to the issuance of a grading permit, the Subdivider shall provide a proposed haul route and traffic control plan to the Department for review and approval.

78. Subdivider shall provide reasonable measures and practices to minimize nuisance from dust during grading operations including, but not limited to, having a water truck on site during grading operations.

79. No grading will be allowed between October 15 and April 15 without written approval of the Director of Resource Management.

80. The project shall comply with the requirements of Solano County's most current National Pollutant Discharge Elimination System Phase 2 permit.

81. Should any retaining walls be needed, Subdivider shall construct all walls from concrete or masonry block material. All retaining walls over 1 foot in height shall be shown on the grading plans for the subdivision.

82. At the completion of grading for the subdivision, the Subdivider shall provide a letter of certification from a Land Surveyor, licensed to practice in the State of California. The letter shall certify that the graded pads for the lots in the subdivision are within 0.10 foot vertical tolerance of the pad grades shown on the approved grading plans. Copies of the pad certification letter shall be sent to the Department.

83. At the completion of grading for the subdivision, the Subdivider shall provide a certification letter or report from a Geotechnical Engineer, licensed to practice in the State of California. The letter or report shall certify that the graded pads for the lots and the subdivision meet 90% compaction ratio. Copies of the letter or report shall be sent to the Department.

84. All lot drainage must be controlled and the conveyance approved by the Department. Cross lot sheet flow is prohibited.

85. Detention basins shall be designed in accordance with Public Works Policy for Mitigating Increased Runoff. Subdivider shall provide Hydrology and Hydraulic calculations to The Department for review and approval. The design and improvements for the subdivision must not result in a net increase in the rate of runoff.

86. Finished floor elevations of all structures must be 2 feet above the crown elevation of Suisun Valley Road.

Utilities:

87. All utilities serving the subdivision shall be undergrounded, and placed within public street right of ways or an easement specifically dedicated for public utilities.

88. Subdivider shall obtain all approvals and permits required by the City of Fairfield for the construction of the water main in within Suisun Valley Road. The subdivider shall also enter into an agreement with the City of Fairfield and Solano Irrigation District in order to provide treated water to the subdivision.

89. The water system for the subdivision shall be designed to Solano Irrigation District Standards. The water system for the subdivision shall be shown on the project improvement plans. The Subdivider shall coordinate the design and approval of the water system with the appropriate official at Solano Irrigation District. Subdivider will provide a signature block on the subdivision improvement plans for a Solano Irrigation District official to provide approval of the design of the water system.

90. Fire Hydrant locations shall be shown on the project improvement plans; the locations of the fire hydrants shall be approved by the Cordelia Fire District. Subdivider shall provide a signature block on the subdivision improvement plans for the Cordelia Fire District to provide approval of the subdivision improvements.

91. Dry utilities, (joint trench, gas, telephone, fiber optic, etc.) shall be designed to the standards of the individual utility companies. Subdivider shall hire an underground Utility Consultant to coordinate with all utility companies, and prepare a set of composite utility drawings for the subdivision.

92. The style and type of Street Light shall be determined by the Director of Resource Management.

93. Street Lights shall be installed, as a minimum, at the following intersections:

a. Rockville Road and "E" Street

b. "E" Street and "A" Street

c. Suisun Valley Road and "A" Street

Storm Drainage System:

94. Storm Drainage improvements shall be shown on the improvement plans for the subdivision. The Storm Drain system for the subdivision, shall be generally designed as follows:

Design Guidelines

These standards are intended to insure that watercourse and surface water laws are complied with and that runoff from storms up to the 100 year return frequency are conveyed through storm facilities and disposed of in a manner which protects public and private improvements from flood hazards.

The diversion of natural drainage will be allowed only within the limits of a proposed improvement. All natural drainage must leave the improved area at its original horizontal and vertical alignment unless a special agreement, approved by the Department, has been executed with adjoining property owners.

All proposed storm drainage facilities shall include provisions for future upstream development and no development shall discharge at a rate which exceeds pre-development flow rates. Calculations for storm drainage design within a development as well as calculations for runoff generated by upstream areas within the contributing watershed shall be submitted to the Department for approval. These calculations are to be based upon the ultimate watershed development and shall include:

Topographic map showing the relationship between the proposed development and the remainder of the watershed, including acreages of all sub-areas.

Map of the proposed development indicating:

k. All applicable existing and proposed improvements.

l. Runoff coefficients for all areas where runoff was calculated.

m. Time of concentration and intensity of rainfall at each hydraulic structure.

n. The magnitude and direction (indicated by arrows) of flow in each pipe and flow to each structure contributed by its tributary area. All flow rates shall be in cubic feet per second (cfs).

o. Elevation of pipe inverts at structures and the top of structure elevation at each structure.

p. Slopes of all stormwater conveyance structures and conduits.

q. The magnitude and direction (indicated by arrows) of flow in each pipe and flow to each structure contributed by its tributary area. All flow rates shall be in cubic feet per second (cfs).

r. Elevation of pipe inverts at structures and the top of structure elevation at each structure.

The Design Engineer shall include a tabulation sheet which includes all of the above information, and summarizes the design in a clear, concise, professional format. All proposed improvements shall be designed such that, for the design storm, there is no surcharging in any conduit unless written approval is granted by the Department. In those special cases where surcharging is permitted, the minimum hydraulic freeboard shall be 18 inches as measured from the top of curb or when applicable, as required by the Federal Emergency Management Agency (FEMA) and the Department of Water Resources (DWR) Division of Safety of Dams, whichever is greater. Containment of flood waters within the public right-of-way is required at all times. Flood waters shall be confined to streets or other approved right-of-ways by grading, levees or alternative means acceptable to the Department. In no instance shall an improvement be designed such that flood waters can reach a depth of 0.50 feet, as measured from the top-of-curb, before overland release occurs. Overland releases shall not be permitted between lots. Storm drain systems and onsite grading shall be designed such that drainage from upstream properties and/or watercourses is not blocked or flooding is exacerbated. The design of all bridges, box culverts, levees, detention basins, spillways, and other applicable structures shall comply with the latest FEMA and DWR Division of Safety of Dams regulations. At intersections of pipes, the downstream pipe shall have a crown elevation which is less than or equal to the crowns of all upstream connecting pipes. Pipe diameters shall not decrease in the downstream direction. Storm drain systems shall be designed to prevent contamination of creeks and streams with polluted or silt-laden storm drainage. Best management practices shall be employed in the design of storm drain systems so as to comply with the standards for the National Pollutant Discharge Elimination System as stipulated by the Environmental Protection Agency and the State Water Quality Control Board.

Design

The following information shall be used to determine the required design storm for drainage calculations:

3. Design Area or item:	4. Design Method:	5. Design Return:	6. Comments:
7. Less than 640 Acres 8. Detention Basins	9. Rational Method 10. Unit Hydrograph	11. 15 yr 12. 100 yr	13. Peak discharge not exceed 90% of the undeveloped peak flow 100 year event

Capacity:

All storm water conveyance structures, unless otherwise stated herein or directed by the Department, shall be designed to function without surcharging for purposes of determining hydraulic capacity.

Storm Runoff:

Rational Method - Storm runoff for areas smaller than 640 acres shall be computed using the Rational Method according to the formula:

Q = CIA

Where Q = design runoff, in cubic feet per second,

C = coefficient of runoff based on ultimate development of the drainage area,

I = rainfall intensity,

A = area of drainage basin in acres.

Pipe Materials:

The minimum allowable inside diameter of any storm drain pipe shall be 12 inches and designed to flow with a minimum velocity of 2.5 feet per second when flowing full. Storm drain pipe for the subdivision shall be reinforced concrete pipe (RCP), see cover requirements, below, for more information.

Cover Requirements:

All storm drain pipe alignments shall be designed so that the top of pipe lies 10 inches below street subgrade for major streets or to allow a minimum of 2 feet of cover as measured from top of curb to the inside top of pipe for other street standards. If, for sound engineering reasons, the above requirements cannot be met, the pipe shall either be encased in concrete or provided with a concrete cover as approved by the Department.

RCP - Class IV pipe shall be required for all installations except when depth of cover, as measured from the inside top of pipe to either the top of curb or finished grade, exceeds 11.9 feet. For these installations, Class V will be required.

Any storm drain pipe which lies wholly or in part within the aggregate base section of a street shall be Class V.

Storm drainage lines shall be parallel with the centerline of the street, with the centerline of the pipe directly under the face of curb where separated sidewalk is required, or the centerline of the pipe shall lie 18" behind the face of the curb for monolithic sidewalk. Although deflection into and out of Type II catch basins will be necessary, unnecessary meandering and angular changes shall be avoided. Pipe curvature shall not exceed manufacturer's recommendations.

Open Channels:

Open channels, ditches and drainage swales shall be designed in accordance with Solano County Road Improvement Standards 2006; Section 1-6.1.

Drainage Structures:

a. Manholes and Junction Boxes - shall be located at changes in grade or conduit size, at junction points, on curved pipe at the EC or BC of the curve, and at 300 foot intervals along the curve.

b. Catch basins - Catch basins shall be used, unless otherwise approved. Catch basins shall be designed and spaced such that they intercept and fully contain the 15 year storm. Under no circumstance shall the spacing of catch basins exceed 1,000 feet.

c. Box Culverts - Shall be required when specified by the Department and designed on an individual basis.

d. Headwalls, Wingwalls and Endwalls shall be considered on an individual basis, designs shall be submitted to the Department for review and approval.

e. Gutters - Storm water runoff in gutters shall be conveyed in underground structures.

Easements:

Publicly owned drainage conduits and channels will not be allowed on private property unless they lie within a dedicated public easement. Where minor improvement of a drainage channel falls on adjacent property (such as daylighting a ditch profile) written permission from the adjacent property owner(s) for such construction shall be required. A copy of the document which grants said approval shall be submitted to the Department prior to the approval of the improvement plans.

Easements for closed conduits shall meet both of the following width criteria:

a. Minimum width of any easement for a closed conduit shall be 15 feet.

b. All easements for closed conduits shall have a minimum width in feet equal to the required trench width according to the standard detail for trench backfill plus 2 additional feet of width for every foot of depth of the pipe as measured from the bottom of the pipe to finished grade. All conduits shall be centered within their easements.

c. Floodways: there shall be no floodways allowed between lots.

d. Curb Drains: all lots shall be provided with two 2-inch Schedule 40 PVC "through curb" drains, one each on either side of the driveway approach.

Sanitary Sewer System:

95. Sanitary Sewer improvements shall be shown on the improvement plans for the subdivision. The sewer system shall be a gravity flow system. The Subdivider shall install a sewer main and side laterals in Oakwood Drive. The Subdivider shall re-pave Oakwood Drive to the satisfaction of The Department after all utility work in Oakwood Drive is complete.

96. Subdivider shall obtain any approvals or permits required by the City of Fairfield for connecting to the existing sewer main in Suisun Valley Road. The subdivider shall also enter into an agreement with the Fairfield Suisun Sewer District in order to provide sewer service to the project, as may be required by the District.

The Sanitary Sewer system for the subdivision, shall be designed as follows:

Design Guidelines

Sanitary sewer system design within a developing area must include provisions for size and capacity to adequately convey all domestic and industrial waste that can be reasonably anticipated under conditions of full ultimate development. Engineering

calculations to support the sewer system design shall be submitted to the Department for approval. The calculations shall include:

a. Map indicating service area within the sewer system including any future contributing development with projected land use, zoning, and any physical features contributing to the sewer system design.

b. Sanitary sewer waste volumes either existing or proposed within the service area of the system.

c. Size and slope of each pipe between appurtenant structures.

d. Invert and rim elevations of each pipe and appurtenant structure.

Line Size and Service Policy:

a. Minimum size of any new public sewer shall be 8 inches in diameter.

b. All side sewers (laterals) 8 inches and larger shall be connected by or at a manhole.

c. The minimum lateral size is 4 inches where grade requirements can be met and the lateral's intended use is to serve single family residences. Joint use of laterals will not be permitted in this subdivision.

d. Laterals connecting houses having a finished floor elevation 12 inches or less above the highest elevation of the nearest upstream structure shall require installation of an approved backflow prevention device next to and immediately upstream of the cleanout.

Sewers 12 inches and larger shall be designed in accordance with the Fairfield-Suisun Sewer District standards.

Separation of Sewer and Water Lines:

Sanitary sewer design shall comply with the standards for the separation of water mains and sanitary sewers as stipulated by the California Department of Public Health and outlined in Section 64572,Title 22, of the California Administrative Code. Where the horizontal separation between sewer and water lines is less than 10 feet or where a sewer crosses over the top of a water line, special requirements shall apply for the type of pipe used and the location of joints.

Right of Way Policy:

The right of way policy requires that all public sewers be in easements or rights of way granted or dedicated for sewers and/or public use. In the case of public right-of-way for streets, further dedication is not necessary. Easements for sanitary sewers shall meet both of the following width criteria:

a. Minimum width of any easement shall be 15 feet, all sewer pipes shall be centered within their easements. Easement widths may need to be wider than 15 feet, depending upon the depth of the sewer design.

b. Public sewer lines shall not be located between residential lots, unless otherwise approved by The Department.

Flow Calculations:

The design sanitary sewer flow shall be computed using the following formula:

QD = QP + I Where: QD = design flow (gallons per day) QP = peak flow (residential only)

I = infiltration; The peak flow (QP) for residential service areas is defined as three times the average flow, with the average flow for the service area being computed as follows:

350 gallons per person per day for single family dwellings

Infiltration and inflow (I & I) shall be computed by using 4000 gallons per inch diameter mile per day for sewer mains and laterals. Residential laterals shall be assumed to be a minimum of 75 feet in length.

Pipe Capacity:

a. Manning's Formula Q = A (1.49/n) R2/3 S1/2 shall be used to determine pipe capacity. The "n" value shall be 0.013 or the pipe manufacturer's recommendation, whichever is greater.

b. All main sewers shall be sized to carry the design flows at 70% of pipe capacity.

c. Design capacities for trunk sewers 12 inches and larger shall require approval by the Fairfield Suisun Sewer District Engineer.

Velocity:

Sewer velocity shall be equal to or greater than 2 feet per second for all sewers when flowing full. Sewers which will exceed 50% full at ultimate development shall have their minimum design slope determined using a minimum velocity flowing full of 2 feet per second. Sewers which will not exceed 50% full at ultimate development shall have a minimum design velocity flowing full of 2.5 feet per second. Where design velocities for main sewers exceed 10 feet per second, polyethylene lined ductile iron pipe conforming to Section 12 of the Specific Provisions shall be used. The ductile iron pipe shall be wrapped with a 40 mil polyethylene blanket.

Pipe Cover and Clearances:

a. Minimum pipe cover and clearance shall be maintained in the design of sanitary sewers. If certain conditions exist which make it impractical to meet the minimum cover and clearance requirements, the conditions and locations shall be specifically noted above the sewer profile on the plans. Each location not meeting the minimum cover and clearance requirements will require special approval. Any planned condition being specially approved with less than minimum cover will require special pipe, bedding and/or backfill as directed by the Department. Other utilities shall not, under any circumstances, be installed directly over and parallel to any sanitary sewer line installation.

b. Main and trunk sewers shall have a minimum depth of 6 feet as measured from the top of the pipe to the finished grade.

c. Laterals shall have a minimum cover of 5 feet from the top of the pipe to the top of curb at the face of curb.

d. Pipe shall be laid with a minimum of 12 inches vertical clearance from water lines and 6 inches clearance from all other improvements and utilities, unless otherwise approved by the Department.

Horizontal and Vertical Curves:

a. Except for frontage roads, the location of sewer mains and trunks shall be located 5 feet from the centerline of the street on the southerly or westerly side of the street.

b. Sanitary sewer mains shall be on a straight line between manholes, unless otherwise approved by the Department. Whenever it is essential that a curved alignment be used, a minimum radius of 200 feet shall be required, but shall be greater whenever possible. The radius and delta of all curves shall be indicated on the plans adjacent to the curve.

c. The deflection in the joint between any two successive pipe sections shall not exceed eighty 80% of the maximum deflection as recommended in writing by the pipe manufacturer. Minimum 2 foot pipe lengths may be used to install short radius curves providing the requirements specified herein are met.

Lateral Sewers:

Laterals are those portions of the sewer system between the sewer main and the portions of the sewer maintained by the property owner. The usual location of the line of responsibility is the sewer cleanout. In all cases, County maintained sewer lines will lie in a street right-of-way or dedicated public easement. In all new subdivision work, the house lateral line including cleanout from the sewer main to the property line shall be installed at the time the sewer main is constructed. Whenever a sanitary sewer is installed which will serve existing houses or other buildings, a lateral line shall be constructed for each existing individual house or building. Each lateral line shall be

referenced to the improvement plan stationing. Each individual single-family residential building shall be serviced by a separate lateral to the sewer main.

a. All laterals, from property line or edge of easement to the point of connection with the main line or a manhole shall have an alignment that provides an angle of intersection with the downstream section of the main sewer of no more than 90°.

b. The maximum deflection at any one point in a lateral, not including fittings at saddle or wye connection to main sewer or at angle points having clean outs, shall be 22-1/2° (1/16 bend) and any two consecutive deflections (bends) shall not be less than 2 feet apart.

c. The Publicly maintained portion of the sewer laterals for this subdivision shall be limited to the portion of the sewer laterals lying within the public street right of way, or public sewer easement. Individual property owners shall be responsible for the maintenance and future replacement of all portions of the sewer laterals that are outside of the public street right of way, or public sewer easement.

d. Cleanouts shall be provided on the lateral sewer within the County right-of-way.

e. Backflow prevention devices may be required.

Solano County Building and Safety Division

97. Building permits from the Solano County Building and Safety Division must be obtained prior to construction, erection, enlargement, altering, repairing, moving, improving, removing, converting, demolishing any building or structure, fence or retaining wall regulated by the Solano County Building Laws.

98. Except as exempted in Chapter 31 of the Solano County Code, no person shall commence or perform any grading, filling, excavation, or clearing of vegetation for any purpose without having first obtained a grading permit from the Department of Resource Management.

Solano Irrigation District

99. Prior to the approval of the Final Map or approval of any subdivision improvement plans, the subdivider shall obtain an encroachment permit from the Solano Irrigation District for the connection of any irrigation water service facilities to the District's irrigation water distribution system.

100. Prior to the approval of the Final Map or approval of any subdivision improvement plans, the subdivider shall obtain an encroachment permit or other authorization from the Cities of Fairfield and Vallejo for the connection of any domestic water service facilities to either city's domestic water distribution system.

Fairfield-Suisun Sewer District

101. Prior to the approval of a Final Map, the improvement plans shall be submitted to the Fairfield-Suisun Sewer District for review and approval.

Cordelia Fire Protection District

Hydrants

102. Must have two points of supply; suggestions are: at the corner of Suisun Valley Road and Street A; and an additional hydrant on the corner of Rockville Road and Street E.

103. Spaced no more than 300 feet (three hundred) from any residence, no more than 500 feet apart on a grid system.

104. A hydrant must be placed at the corner of Suisun Valley Road and Street A; and an additional hydrant on the corner of Rockville Road and Street E.

105. Must have a minimum of one (1) 2.5" inch National Hose thread and one (1) - 4.5 inch National Hose thread outlets.

106. Hydrant must be able to deliver 1250 gallons per minute for 120 minutes with a minimum residual pressure of 20 pounds per square inch.

107. The body of each hydrant must be painted white.

108. The bonnet and caps must be painted in accordance with current NFPA Color Coding for the water flow the hydrant can deliver during testing.

109. Hydrants must be in place prior to the first combustible building materials being delivered to the project site.

110. A copy of the hydrant and water main plans are to be delivered to the Fire District for approval.

111. Must have an ongoing maintenance program to comply with ISO standards

Fire Systems:

112. Residential sprinkler systems per NFPA 13D with local amendments must be installed in each residence.

113. SUBMIT PLANS FOR FIRE SYSTEMS DIRECTLY TO FIRE DISTRICT FOR REVIEW

114. District requirements and amendments can be sent by either e-mail or fax upon request.

Address:

115. Post all address numbers; according to District requirements prior to the first combustible building materials are delivered to the specific home project site.

Access:

116. Access area must compliant with Fire District requirements for year around access (asphalt and/or concrete) prior to the first combustible building materials are delivered to the project site.

117. Subdivision must have two points of access/egress.

118. Streets must be a minimum of 24 feet wide if no parking is allowed; a minimum 28' (feet) wide if vehicle parking is going to be allowed on one side only, or a minimum of 36' (feet) wide if parking is to be allowed on both sides.

119. The access must have a minimum of a 75 foot hammer-hear or other suitable turn-around configuration for fire equipment.

120. Access must be designed as an all-weather access roadway with less than 1" of depression for all district fire apparatus.

City of Fairfield Public Works

121. Prior to the approval of the Final Map or approval of any subdivision improvement plans, Subdivider shall obtain an encroachment permit or other approval from the City of Fairfield for the connection of any sanitary sewer facilities to the City's sewer pipe.

122. The project shows connecting to an existing 10-inch sewer line within Suisun Valley Road that is owned and maintained by the City of Fairfield. The project must obtain approvals and/or permits from the City of Fairfield in order to connect to the existing sewer main within Suisun Valley Road, which is located outside of the city limits. Subdivider shall enter into an Agreement with both the County and FSSD in order to provide sewer service to this project.

United States Bureau of Reclamation Conditions of Approval

123. The United States Bureau of Reclamation (USBR) has an easement for the Putah South Canal Rockville Siphon Pipeline, a 78" Reinforced Concrete Pipe, within the subject properties APN's 27-120-01 & 27-160-03. All development adjacent to the Putah South Canal Rockville Siphon must be submitted to and approved by the United States Bureau of Reclamation (USBR).No permanent structures can be located over or within the Siphon pipeline easement. Residential lots cannot be located within the USBR right-of-ways.

124. APN: 0027-160-010 is bordered on the east, west and northern property boundaries by a 20' wide easement for the District's Young Lateral. Young Lateral is a 24" agricultural

pipeline uses to convey agricultural water provided by the Putah South Canal to the surrounding lands. Agricultural water service is not currently provided to APN: 0027-160-010. Parcel APN: 0027-160-030 has the District's Young Lateral "A" pipeline located 5 feet within the Rockville Road right-of-way as well as within a twenty foot-wide easement located along the east side of the subject property. There are existing agricultural services off of the District's Young Lateral "A", a gravity pipeline system. Young Lateral "A" pipeline and has very little head pressure (between one to two feet), for this reason the District cannot guarantee pressure. Per the District's Rules and Regulations, a separate water service (turnout) must be provided to each newly created parcel at the landowner's expense. The District and the Land owner will need to determine how, if, and what type of service (agricultural turnout or, municipal landscape) each separate parcel of this development is to receive. Landowner may need to pay to have the District engineer, Summers Engineering, perform and analysis of the existing system to determine if there is sufficient capacity to serve the proposed development.

125. Landscape irrigation service to the proposed development will require the design and installation of municipal style water system. At a minimum, the landowner can expect to provide for a headwork's pumping plant, either off the District's Young Lateral, or Young Lateral "A", and the pipelines and appurtenances to get the service to each parcel of the Development. Depending on the proposed demand and existing system capacity the landowner may be required to pay for any associated system upgrades required to adequately serve all parcels of the development at the same time, since rotated water service deliveries are impractical and difficult to enforce on municipal type systems.

126. If agricultural service to the proposed development is required the design and installation of individual turnouts to each Parcel and a rotational schedule will need to be determined and followed. At a minimum, the landowner can expect to provide for pipelines and appurtenances to get the service to each parcel of the Development. In addition, the landowner may be required to pay for any associated system upgrades required to adequately serve al parcels of the development at the same time, depending on the proposed demand and existing system capacity.

127. Water service will be available throughout the District's irrigation season which is typically between the months of April and October, weather permitting.

128. All costs associated with the design and installation of the water system will be at the expense of the landowner. The District shall review and approve the proposed system design prepared by the Landowner's Engineer.

129. System installation shall be to the District's Standards. The District will require the landowner to sign a work order, acknowledging and approving all costs associated with the review of the design and to have a District inspector onsite during system installation.

130. Arrangements satisfactory to the District must be made for the design and construction of the new system before the District will approve the parcel map.

131. Landowner shall provide easement for all the new pipelines and facilities which shall be granted to the District. This includes all facilities up to and including the individual lot meters.

132. No permanent structures will be allowed to be constructed over the District's Young Lateral or Young Lateral "A" right-of-way, nor shall any trees be planted within 6 feet of the centerline of the pipeline.

133. District pipeline cannot be located within any of the proposed residential lots.

134. Water that could be provided by the District is non-potable and not for human consumption, nor can the District's water be treated on-site for potable uses. Therefore, an alternate source of potable water for the property will be required. The Landowner must take the appropriate measures in pursing and alternate source of potable water from either the City of Vallejo or a domestic well on the property. Since you have both potable and non-potable water on the property, the District will require all liens and fixtures connected to the District's non-potable service be clearly marked "NON-POTABLE - DO NOT DRINK".

135. The United States Bureau of Reclamation (USBR) has an easement for the Putah South Canal Rockville Siphon Pipeline, a 78" Reinforced Concrete Pipe, within the subject properties APN's 0027-120-010 and 0027-160-030. All development adjacent to the Putah South Canal Rockville Siphon must be submitted to and approved by the United States Bureau of Reclamation (USBR). The submittal to the USBR must be through the District. No permanent structures can be located over or within the Siphon pipeline easement. Utility crossing must provide a minimum of three feet clearance between the utility and the siphon pipeline. All roadway crossings will require an engineered stress analysis on the siphon pipe to ensure the pipeline will be able to take the proposed loadings. Residential lots cannot be located within the USBR right-of-ways.

136. If sewage disposal for the proposed residences requires the construction of new on-site systems, the design and placement of lines and leach fields shall be kept clear of the SID and USBR Easements. All sewer line crossing the Bureau facilities require the sewer pipe to be installed in a secondary casing across the Bureau right-of-way.

137. The United States Bureau of Reclamation (USBR) has an easement for the Putah South Canal drainage ditch within the subject properties APN: 0027-160-010 and 02. This USBR easement and drainage swale were obtained to drain the USBR PSC Siphon through the middle of the subject properties. The siphon drain was relocated with the construction of the District's Rockville Drain (see #5 below). This swale also conveyed the runoff waters from the properties to the north of the subject property to the roadside drains located on the east and southern portion of the subject properties. Provisions must be made to accept the drainage from the properties to the north before the Bureau will quitclaim their drainage easement.

138. All of APN: 0027-160-02 and portions of APN: 0027-160-010 and 0027-120-030 contain the District's Rockville Drain. This is drainage facility is used to drain the agricultural lands provided water from the Putah South Canal and as well as a facility to drain the

USBR Siphon Pipeline. No alterations to this facility will be allowed without the District's approval. Since Rockville Drain is primarily an agricultural drain, the proposed residential development of the subject properties will require on-site storm water detention to limit the flows into the Rockville Drain to the pre-existing undeveloped flows.

139. The District will require the Landowner to sign an "Agreement for Protection of Facilities" which must be signed prior to the start of any construction. A $50 fee is required. If any changes to the standard agreement are required then a $300 fee is required and all legal and staff time will be billed to the landowner. This agreement must be followed regarding the construction adjacent to, and crossing across the District's and Bureau's the pipelines and easements. The District at the landowner's expense will repair any damage to District's facilities during construction.

140. Upon the completion of the construction of the non-potable service to the subject properties, the new landowners would need to contact the District to re-establish the water service account.

141. District requests that our certificate be added to all Parcel/Final Maps and Improvement Plans of this development and the District must review, approve and sign all maps and plans.

142. The District will require the Landowner to sign a Development Work Order and deposit monies with the District to cover all costs associated with the proposed development.

REZONING MAP EXHIBIT
TO REZONE ±33 ACRES LOCATED SOUTHWESTERLY OF THE INTERSECTION OF SUISUN VALLEY ROAD AND ROCKVILLE ROAD IN A RESIDENTIAL TRADITIONAL COMMUNITY (R-TC-1AC) ZONING DISTRICT FROM RESIDENTIAL TRADITIONAL COMMUNITY (R-TC-1AC) TO RESIDENTIAL TRADITIONAL COMMUNITY (R-TC-10)

Exhibit A: Location map illustrating the subject property along with the **proposed** zoning

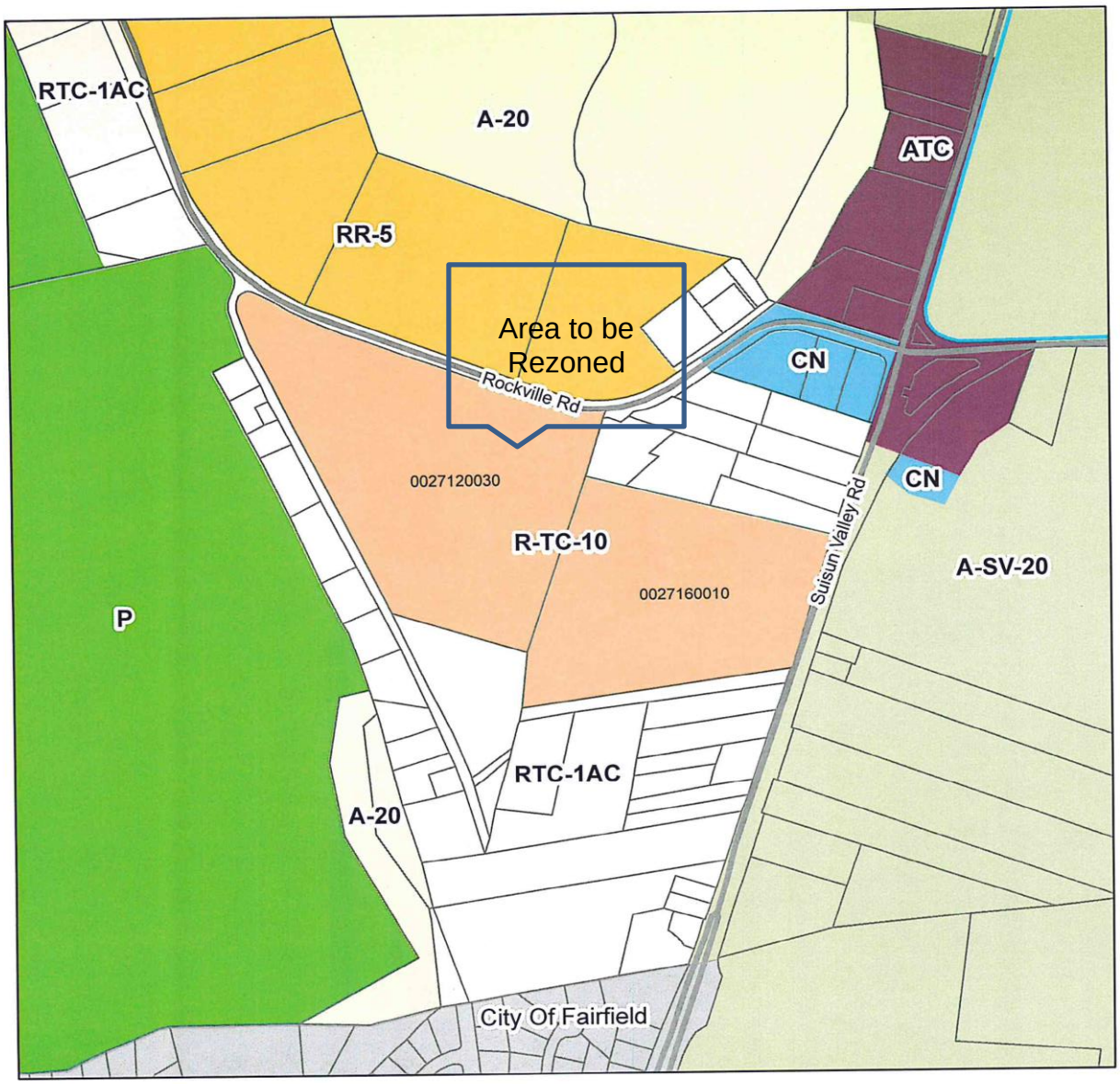


EXHIBIT B2

Woodcreek Policy Plan Overly District
Land Use and Development Standards

Statement of Purpose

The purpose and intent of this policy plan overlay district (PPO) is to provide for the establishment of specific site development standards and general residential standards consistent with the establishment of a 66 home suburban residential subdivision and related open space areas and public infrastructure. Under the policy plan overlay, development of the property shown on the Development Plan is consistent with the General Plan and provides needed flexibility in addressing the concerns of area residents in better maintaining the suburban residential character of the area.

Permitted uses

The following uses are allowed by right on the parcels identified as Lots 1 through 66 on the Development Plan.

ALLOWED USES** See Definitions Section 28-10		
A= Allowed by right		
	Permitted Uses	**Additional Regulations**
RESIDENTIAL USES		
A. DWELLINGS		
Primary dwelling	**A**	28.72.10(A)
Secondary dwelling, detached or attached	**A**	28.72.10(A), except 650 sq.ft. max
B. OTHER RESIDENTIAL USES		
Home occupation		
Type I	**A**	28.72.40(B)(2)
Temporary subdivision sales office	**A**	28.72.40(B)(4); Must be conducted within a model home or a temporary commercial coach

The following permitted uses are allowed by right on the parcels identified as Open Space lots on the Development Plan:

Ornamental, drought-tolerant landscaping

Accessory uses

Any subordinate use which is customarily incidental to the residential use of the primary dwelling or a secondary dwelling, and which is located on the same lot as the primary or secondary dwelling, is permitted as an accessory use. Accessory buildings shall not exceed 200 square feet and shall comply with 28.72.10(B)(1).

Conditional uses

The following uses are conditionally permitted on the parcels identified as Open Space lots on the Development Plan, provided a use permit is first obtained in accordance with section 28.106 of the Solano County Code:

Commercial vineyard

Prohibited uses

All uses not specifically identified herein as permitted uses, accessory uses, or conditional uses are prohibited within the area shown on the Development Plan.

Architectural standards for dwelling units

Primary dwellings and secondary dwellings shall comply with the architectural standards of subsection 28.91.30 and shall conform to one of the following architectural styles:

1. Vineyard Farmhouse

   Originally found in European Mediterranean countries, France, Spain and Italy. The "Vineyard Farmhouse" building typology evolved in the United States from the earliest examples on the east coast in the Hudson Valley area (circa 1700 – 1800) to the farms and wineries we find in Northern California today.

   In keeping with historic rural architecture of the area the Vineyard Farmhouse is a graceful blend of gable roof, stucco wall farmhouses combined with winery stone rooms and cellars.

   The identifying elements of the Vineyard Farmhouse are low-pitched gable roofs with flat concrete tiles and light sand finish stucco walls. These are predominately stucco wrapped houses with a stone or brick accent applied to a concentrated area of the house to imply the wine room vernacular.

   The use of black wrought iron at entry gates, balcony railings and light fixtures is welcome as well as optional metal roof accents.

2. European Cottage

   The European Cottage home is an eclectic style with details coming from many different influences. The style captures in form the concept of a romantic and picturesque architecture. Following WW1 it became increasingly popular throughout the country. Because it is an eclectic style of architecture it can assume many different one and two story forms of massing and a have a wide variety of details.

   The identifying elements of the European Cottage style are hipped or gabled

roofs with a medium to steep pitched slope. Roof overhangs can be tight or stucco enclosed as a flared or “bell-cast” shape. Slate appearance concrete roof tiles or asphalt shingles are common. Walls are stucco wrapped and a variety of textured finishes are acceptable. Optional wood gable - end accents at front elevations are encouraged. Shutters, wood balconies and ganged windows at feature locations are typical

3. American Bungalow

   The appeal of the American Bungalow is the simplicity and artistry of the form. Homeowners across the country have long appreciated the practical efficiencies of the home layout combined with the iconic beauty of the arts & crafts movement. Bungalow homes are found in every size and shape from small beach cottages to Pasadena estate homes. A Bungalow homes main characteristic is its low - profile front porch and massive chimney.

   The identifying elements of the American Bungalow style are the forward facing low pitch gable roofs and wide front porch. Roof overhangs are broad and have decorative shaped ends at feature locations. Roof materials can be asphalt shingle or flat concrete roof tiles. Walls are stucco or horizontal lap siding or a blend of both. Windows are upper half multi-paned. Porches have tapered wood columns on a tapered stucco base. Column bases may be stone or brick veneer as an option.

Dwelling design shall be consistent with the suburban residential nature of the area. Colors and materials shall be suitable and complimentary to the architectural style of the homes.

Prior to issuance of a building permit for any new dwelling or for the substantial exterior alteration of any existing dwelling, architectural approval shall be obtained by the building permit applicant pursuant to section 28.102 of the Solano County Code, which request shall be considered by the Zoning Administrator.

Sign standards

Two (2) permanent entrance signs identifying the subdivision are allowed at each of the subdivision entrance points

Temporary subdivision marketing signage is allowed per County zoning standards in section 28.96.

Height, building coverage, and yard setbacks

Development Standards for Dwellings and Accessory Buildings	
Development Feature	**Requirement**
Minimum Lot Area	*10,000 sq. ft.*
Building coverage	*Minimum or maximum gross floor area*
Primary dwelling	1,000 square feet minimum
Secondary dwelling	650 square feet maximum.
Accessory building	200 square feet maximum
Setbacks	*Minimum setbacks required.* .
Front	25 feet from property line 45 feet from centerline of street
Sides (each)	5 feet minimum
Sides (combined)	15 feet minimum combined
Rear	15 feet minimum
Exceptions	Covered porches may extend 5 feet into front and rear setback area
Maximum Height: Dwelling	40 ft., measured above pad height; Dwellings on Lots 21, 22, 25, 26, 31, 32, 37, and 38, as shown on the Development Plan, shall not exceed 25 ft and are limited to single story
Accessory building	10 ft above grade

Landscaping

All landscaping shall be drought-tolerant. Landscaping of the parcels identified as Open Space lots on the Development Plan shall conform to the Master Landscape Plan approved by the Director of Resource Management.

Parking and loading requirements

Consistent with the R-TC-10 zoning district standards

On-street parking is limited to designated parking areas of streets A-E, as shown on the Development Plan.

Additional development standards

Fireplace Restrictions: Gas only fireplaces in new residences. This does not preclude outdoor fireplaces that may be otherwise permitted in the County.

Residential Construction: New construction and substantial improvement of any residential structure shall have the lowest habitable floor, including basement, elevated at least 12 inches above the level of the base flood elevation number specified on the FIRM (Flood Insurance Rate Map)

Streetlights: Streetlights shall be installed at intersections only and shall be of the shielded down focus variety.

Performance standards (e.g., hazardous materials and waste management)

Shall comply with all provisions of Section 28.70 and 28.72.10A1

Site specific policies to ensure consistency with surrounding uses

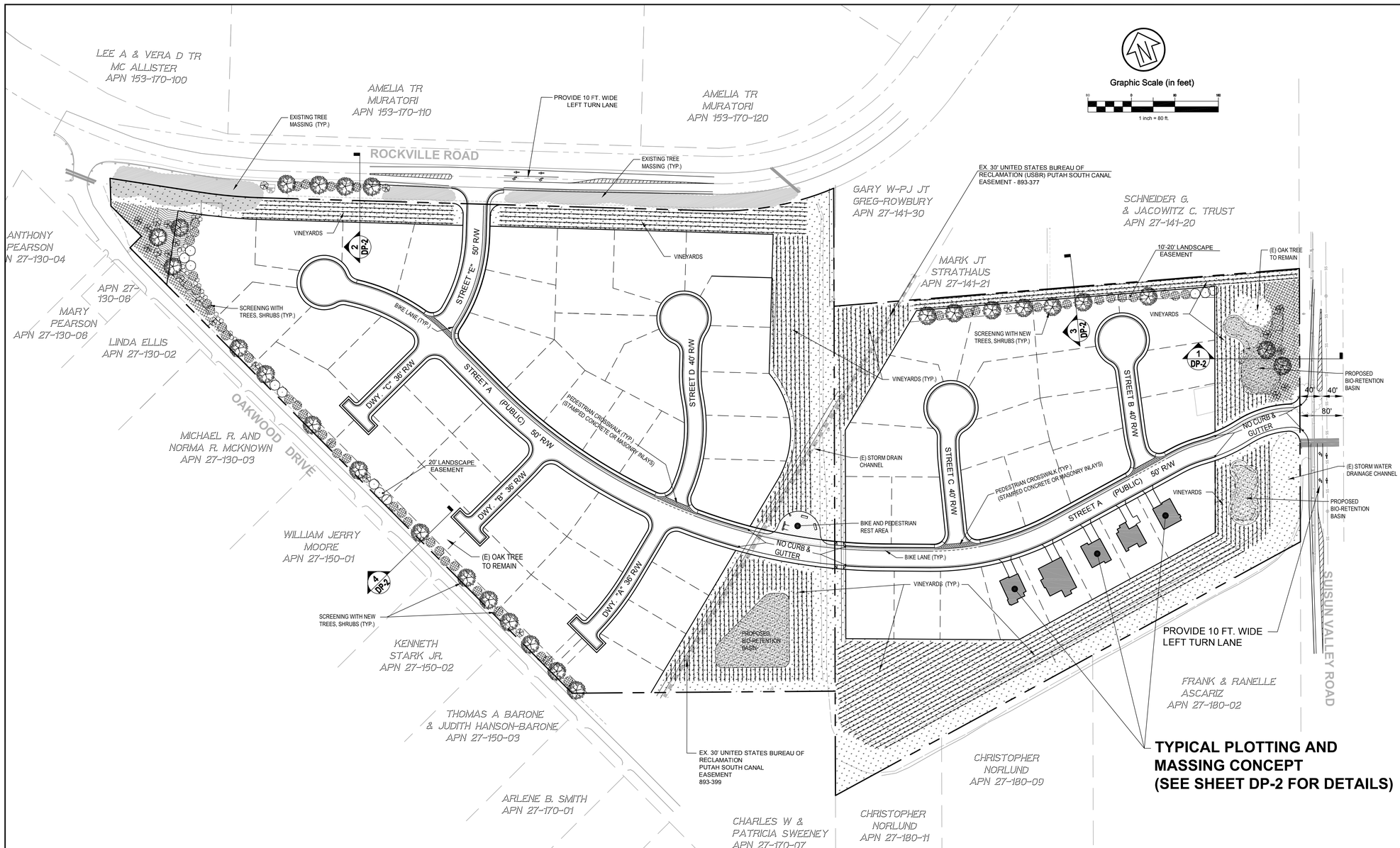
Dwellings on lots adjacent to Oakwood Drive are limited to single story, not to exceed twenty-five (25) feet in total height.

Exceptions and general provisions

All public and private roads within the area shown on the Development Plan shall be constructed and maintained in compliance with all applicable provisions of the Solano County roadway design and improvement standards, including Section 1-8 addressing emergency access, except that the minimum allowed width of right of way is reduced to forth (40) feet.

DEVELOPMENT PLAN (See Attachments D1, D2, and D3)

Attachment C: This Attachment is reserved for the Board of Supervisors hearing.



TYPICAL PLOTTING AND MASSING CONCEPT (SEE SHEET DP-2 FOR DETAILS)

SITE DATA:

1. TOTAL ACREAGE: 33.04± ACRES
2. TOTAL NO. OF PROPOSED UNITS: 66 single family homes
3. DENSITY: 2.0± UNITS/ACRE

SALEABLE LOTS:

1. AVERAGE SIZE: 0.29± ACRE (12,792± SF)
2. MINIMUM SIZE: 0.23± ACRE (10,000± SF)
3. MAXIMUM SIZE: 0.51± ACRE (22,066± SF)
4. PRIVATE OPEN SPACE: 9.11± ACRES (396,787± SF)
5. STREET R/W: 4.56± ACRES (198,632± SF)
6. BUILDING SETBACKS:
   FRONT = 25'
   SIDE = 5' MIN, 15' TOTAL
   BACK = 15' MIN, 20' TYPICAL
7. LOT LINES, WHERE SHOWN, ARE APPROXIMATES, SUBJECT TO REVISION AND PROVIDED FOR GRAPHICAL DEPICTION ONLY.

LAND USE AND DEVELOPMENT STANDARDS

A. STATEMENT OF PURPOSE:

THE PURPOSE AND INTENT OF THIS POLICY PLAN (PPO) OVERLAY DISTRICT IS TO PROVIDE FOR ESTABLISHMENT OF SPECIFIC SITE DEVELOPMENT STANDARDS AND GENERAL RESIDENTIAL STANDARD CONSISTENT WITH THE ESTABLISHMENT OF A 66 HOME, RURAL RESIDENTIAL SUBDIVISION AND RELATED COMMON AREAS AND PUBLIC INFRASTRUCTURE. UNDER THE PROPOSED POLICY PLAN (PPO) OVERLAY THE PROJECT, LOCATED ON 33 ACRES WEST OF SUISUN VALLEY ROAD, SOUTH OF ROCKVILLE ROAD AND EAST OF OAKWOOD DRIVE, IS CONSISTENT WITH THE GENERAL PLAN AND PROVIDES NEEDED FLEXIBILITY IN ADDRESSING THE CONCERN OF AREA RESIDENTS IN BETTER MAINTAINING THE RURAL CHARACTER OF THE AREA.

B. PERMITTED USES: SINGLE FAMILY DWELLING

C. ACCESSORY USES: THOSE CONSISTENT WITH SECTION 28-24 SUBURBAN RESIDENTIAL DISTRICTS R-E $\frac{1}{4}$

D. PROHIBITED USES: ALL USES NOT SPECIFICALLY ALLOWED UNDER B,C AND D ABOVE

E. ARCHITECTURAL STANDARDS:

1. DESIGNS, COLORS AND MATERIALS.

a. RESIDENCES SHALL BE DESIGNED IN A MANNER AND KEEPING CONSISTENT WITH THE RURAL NATURE OF THE AREA. COLORS AND MATERIALS SHALL BE SUITABLE AND COMPLIMENTARY TO THE ARCHITECTURAL STYLE OF THE HOMES AND WITH THE PROJECTS SURROUNDINGS.

b. ARCHITECTURAL APPROVAL CONSISTENT WITH SECTION 28-58 OF THE COUNTY ZONING CODE SHALL BE REQUIRED AND APPROVED BY THE PLANNING COMMISSION.

c. APPROVAL BY THE ARCHITECTURAL REVIEW COMMITTEE OF THE PROJECT'S HOMEOWNERS ASSOCIATION IS REQUIRED.

2. SIGNS:

a. TWO (2) PERMANENT ENTRANCE SIGNS ARE ALLOWED

b. TEMPORARY SUBDIVISION MARKETING SIGNAGE IS ALLOWED TO COUNTY STANDARDS.

3. STREETLIGHTS:

STREETLIGHTS SHALL BE INSTALLED AT INTERSECTIONS ONLY AND SHALL BE OF THE SHIELDED DOWN FOCUS VARIETY.

F. HEIGHT, BUILDING COVERAGE AND SETBACKS:

CONSISTENT WITH SEC. 28-24 SUBURBAN RESIDENTIAL DISTRICTS R-E 1/4, EXCEPT AS NOTED HEREIN:

1.) FRONT SETBACK: 25 FEET (45' MIN. FROM C/L OF STREET)
2.) SIDE YARD SETBACK: 15 FEET TOTAL, 5 FEET MIN
3.) REAR YARD SETBACK: 25 FEET MIN, 30 FEET TYPICAL
4.) COVERED FRONT PORCHES MAY ENCROACH 5 FT. INTO FRONT SETBACK
5.) MAXIMUM BUILDING HEIGHT 40 FT. MEASURED ABOVE PAD HEIGHT

G. LANDSCAPING:

A MASTER LANDSCAPE PLAN SHALL BE DEVELOPED AND INCLUDED FOR REVIEW IN THE PROJECTS IMPROVEMENT PLANS.

H. PARKING:

a. CONSISTENT WITH R-E 1/4 REQUIREMENTS.

b. ON STREET PARKING IS PROHIBITED ON OAKWOOD DRIVE AND LIMITED TO DESIGNATED PARKING AREA OF STREETS A - E.

EXCEPTIONS:

1. STREET WIDTH RIGHT OF WAY REDUCTION TO 40-FEET MINIMUM.

2. STREET LIGHTS TO BE INSTALLED AT THE INTERSECTIONS ONLY.

RESTRICTIONS:

1. FIREPLACE RESTRICTIONS: GAS ONLY FIREPLACES IN NEW RESIDENCES. THIS DOES NOT PRECLUDE OUTDOOR FIREPLACES THAT MAY BE OTHERWISE PERMITTED WITHIN THE COUNTY.

2. RESIDENTIAL CONSTRUCTION (EXCEPT MOBILE HOME PARKS). NEW CONSTRUCTION AND SUBSTANTIAL IMPROVEMENT OF ANY RESIDENTIAL STRUCTURE SHALL HAVE THE LOWEST HABITABLE FLOOR, INCLUDING BASEMENT, ELEVATED AT LEAST 12 INCHES ABOVE THE LEVEL OF THE BASE FLOOD ELEVATION OR DEPTH NUMBER SPECIFIED ON THE FIRM (FLOOD INSURANCE RATE MAP), WHICHEVER APPLIES TO THE AREA, UNLESS OTHERWISE RESTRICTED.

Rev	Date	Description	Designed	Drawn	Checked
-	XX/XX/XX	XXX			

CSW | ST2
CSW/Stuber-Stroeh Engineering Group, Inc.
Civil & Structural Engineers | Surveying & Mapping | Environmental Planning
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fax: 415.883.9835
http://www.cswst2.com

City: Unincorporated
County: Solano
State: California

WOODCREEK 66 SUBDIVISION

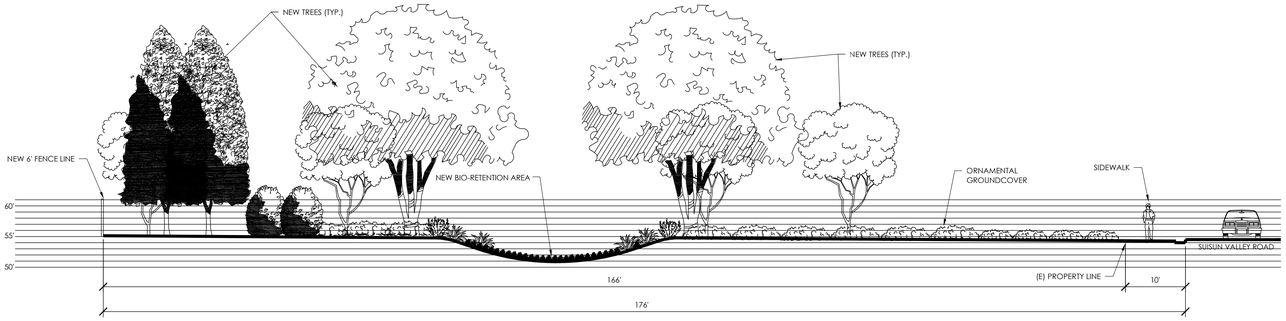
SITE DEVELOPMENT PLAN

WOODCREEK HOMES

Prepared Under the Direction of:

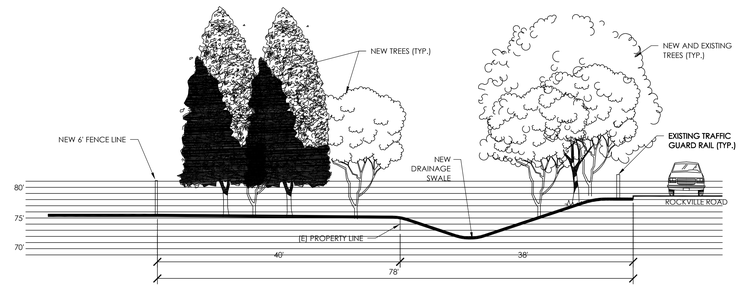
Sheet DP-1

Scale:	Hor: 1" = 80'
Date:	03/17/2015
Project Number:	1.78502
Plan File:	D-XXXX-



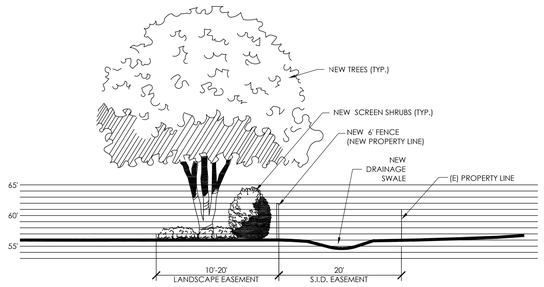
SECTION 1-SUISUN VALLEY ROAD

SCALE 1"=10'



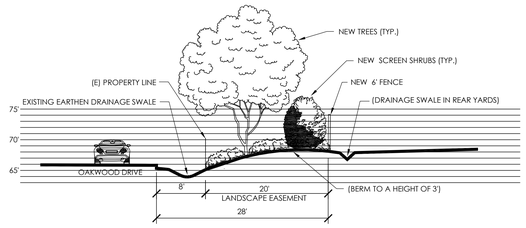
SECTION 2-ROCKVILLE ROAD

SCALE 1"=10'



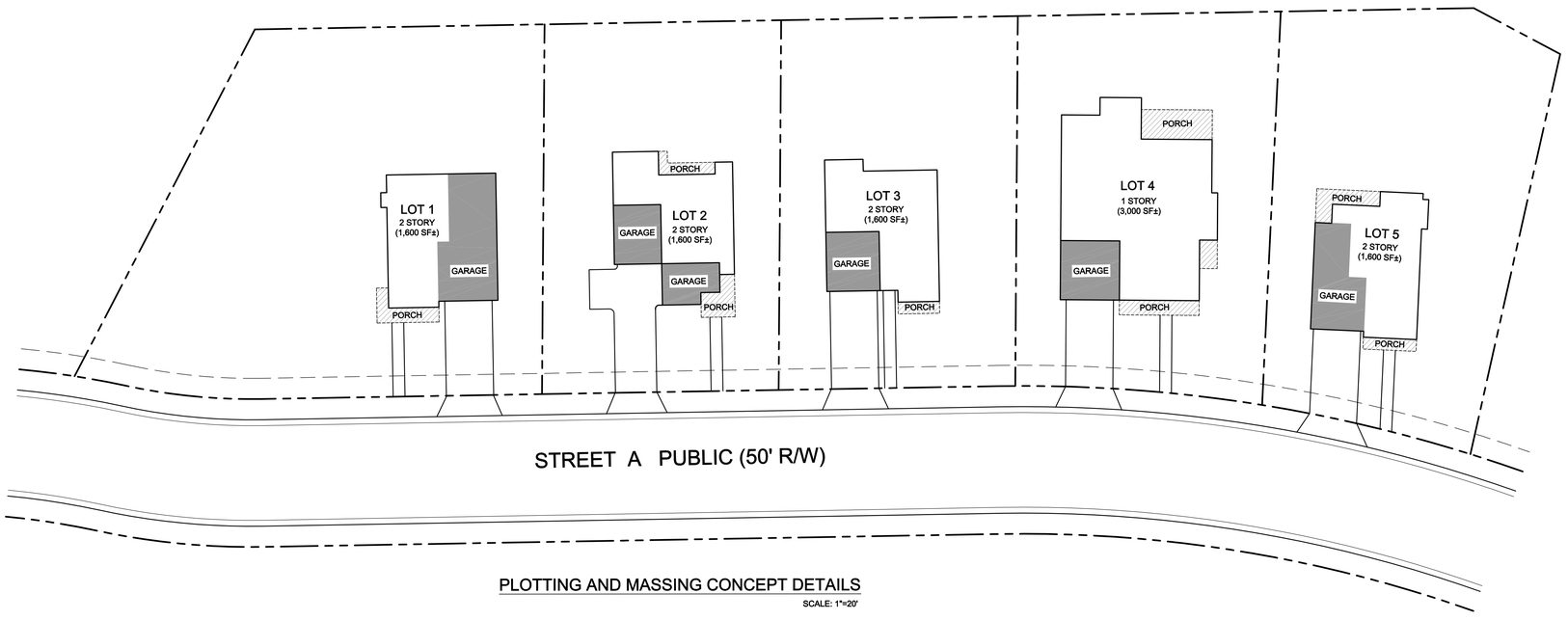
SECTION 3

SCALE 1"=10'



SECTION 4-OAKWOOD DRIVE

SCALE 1"=10'



PLOTTING AND MASSING CONCEPT DETAILS

SCALE: 1"=20'

Rev	Date	Description	Designed	Drawn	Checked
-	XX/XX/XX	XXX			

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City	Unincorporated
County	Solano
State	California

WOODCREEK 66 SUBDIVISION

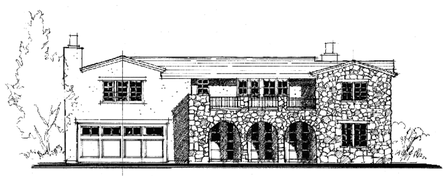
CROSS SECTIONS & DETAILS

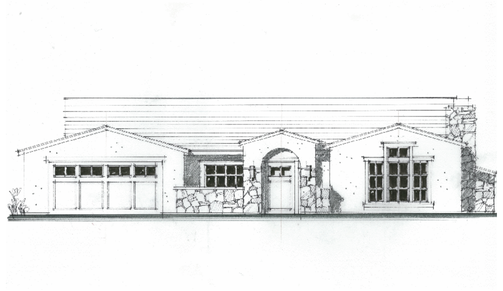
WOODCREEK HOMES

Prepared Under the Direction of:

Sheet
DP-2

Scale:	As Shown
Date:	03/17/2015
Project Number:	1.78502
Plan File:	D-XXXX-





Vineyard Farmhouse

Originally found in European Mediterranean countries, France, Spain and Italy. The "Vineyard Farmhouse" building typology evolved in the United States from the earliest examples on the east coast in the Hudson Valley area (circa 1700 - 1800) to the farms and wineries we find in Northern California today.

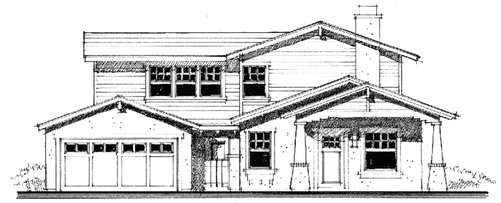
In keeping with historic rural architecture of the area the Vineyard Farmhouse is a graceful blend of gable roof, stucco wall farmhouses combined with winery stone rooms and cellars.

The identifying elements of the Vineyard Farmhouse are low - pitched gable roofs with flat concrete tiles and light sand finish stucco walls. These are predominately stucco wrapped houses with a stone or brick accent applied to a concentrated area of the house to imply the wine room vernacular.
The use of black wrought iron at entry gates, balcony railings and light fixtures is welcome as well as optional metal roof accents.

European Cottage

The European Cottage home is an eclectic style with details coming from many different influences. The style captures in form the concept of a romantic and picturesque architecture. Following WW1 it became increasingly popular throughout the country. Because it is an eclectic style of architecture it can assume many different one and two story forms of massing and a have a wide variety of details.

The identifying elements of the European Cottage style are hipped or gabled roofs with a medium to steep pitched slope. Roof overhangs can be tight or stucco enclosed as a flared or "bell-cast" shape. Slate appearance concrete roof tiles or asphalt shingles are common. Walls are stucco wrapped and a variety of textured finishes are acceptable. Optional wood gable - end accents at front elevations are encouraged. Shutters, wood balconies and ganged windows at feature locations are typical.



American Bungalow

The appeal of the American Bungalow is the simplicity and artistry of the form. Homeowners across the country have long appreciated the practical efficiencies of the home layout combined with the iconic beauty of the arts & crafts movement. Bungalow homes are found in every size and shape from small beach cottages to Pasadena estate homes. A Bungalow homes main characteristic is its low - profile front porch and massive chimney.

The identifying elements of the American Bungalow style are the forward facing low pitch gable roofs and wide front porch. Roof overhangs are broad and have decorative shaped ends at feature locations. Roof materials can be asphalt shingle or flat concrete roof tiles. Walls are stucco or horizontal lap siding or a blend of both. Windows are upper half multi-paned. Porches have tapered wood columns on a tapered stucco base. Column bases may be stone or brick veneer as an option.

Garage Placement and Treatments:

The impact of repetitive, street front garages will be greatly reduced by using the following techniques;

- Vary garage placement
- Vary garage door styles
- Optional Treatments

All garage doors shall be recessed a minimum of 12" behind the garage wall plane.
Garage setbacks are measured to the face of the garage door.

Vary Garage Location:

Vary garage placement within the neighborhood development plan. Alternate plans with different garage types when plotting adjacent homes. Vary garage placement where possible by alternating front setbacks and utilize the following variety of garage placements.

- Shallow Recessed Garage - front facing garages shall be located a minimum of 5 feet from the adjacent front facade, excluding porches.
- Mid Recessed Garage - Mid-recessed garages are located 10 feet back of the front façade excluding porches. Or the midpoint of the home, this allows maximum living space forward while the garage remains attached to the house.
- Garage Forward - This garage placement is located either in line or forward of the homes front façade. Extra attention and treatments should be applied when using this garage location.
- Swing-in or split Garages - These garage placements greatly reduced the impact of garage door faces on the streetscape. The resultant street-facing garage wall shall contain the same level of detail as the front facade of the home including windows, trim, etc.
- 3-car Tandem - When a three car garage is planned the impact on the streetscape can be reduced by constructing the additional car bays in tandem behind the standard 2-car door.
- 3-car Front Facing - When a three car front facing garage is used the single door shall be offset at least 2' from the double door.
- Detached Garages - Located at the midpoint of the home but detached, the Garage shall contain the same level of detail as the front facade of the home.

Accessory Buildings

Detached Garage, In-Law Suite or Barn Storage structures shall be allowed and be of similar Architectural style and contain the same level of detail as the home including windows trim etc.

66 Lots Design Guideline Criteria

Plotting of homes
The plotting of styles shall be distributed throughout the site so as to avoid clustering of one style. Styles should be evenly balanced on a street - by - street basis so that there is never a row of the same style home and never the same style directly across from the other.
Corner lot homes and high visibility side or rear elevations should have the same detailing and accent materials found on the front of the house.

Side and Rear Elevation treatments at development boundaries
When a side elevation or a rear elevation occurs facing outward from the new development and it is visible to the greater community any two of the following design techniques shall apply.
The purpose of the added design criteria is to have the side or rear elevation be recognizable as the particular style of the home plotted on the site.

Techniques:
a. The same roofing and siding accent materials as found on the front of the home may be applied to the side or rear elevation
b. The rear or side elevation may have an accent gable or hip roof to reflect the style of the home as depicted on the front
c. Window and door treatments shall be the same as found on the front elevation
d. Exterior style accent colors should be applied to the side or rear elevations

Rev	Date	Description	Designed	Drawn	Checked
-	XX/XX/XX	XXX			

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City: Unincorporated
County: Solano
State: California

WOODCREEK 66 SUBDIVISION

ARCHITECTURAL STYLES & NOTES

WOODCREEK HOMES

Prepared Under the Direction of:

Sheet
DP-3

Scale:	As Shown
Date:	03/17/2015
Project Number:	1.78502
Plan File:	D-XXXX-

EARTHWORK QUANTITIES:

DESCRIPTION	CUT	FILL	
PROPOSED CHANNEL	2,900	100	
STREETS (GROSS)	2,500	1,300	
LOT PADS	6,300	31,700	
SUBTOTAL	11,600	33,100	
ADJUSTMENTS:			
-SUBGRADE	0	<9300>	
-DETENTION BASIN	0	<5800>	
TOTAL	11,700	18,000	6,300(IMPORT)

NOTES:

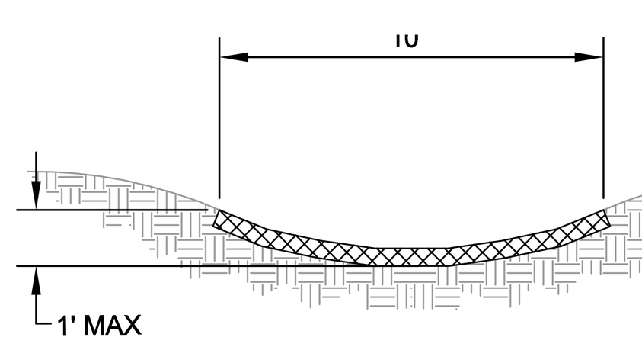
1. EARTHWORK QUANTITIES DO NOT INCLUDE SHRINKAGE.
2. AMOUNT OF IMPORT, IF ANY, WILL BE SUBJECT TO THE CONTRACTORS METHOD OF OPERATION.
3. PAD AND STREET GRADES ARE PRELIMINARY AND SUBJECT TO SUBSTANTIAL VARIATION TO FINAL DESIGN PARAMETERS.
4. STREET SECTION WILL BE DETERMINED BASED ON "R" VALUE TESTING DURING GRADING.

LEGEND

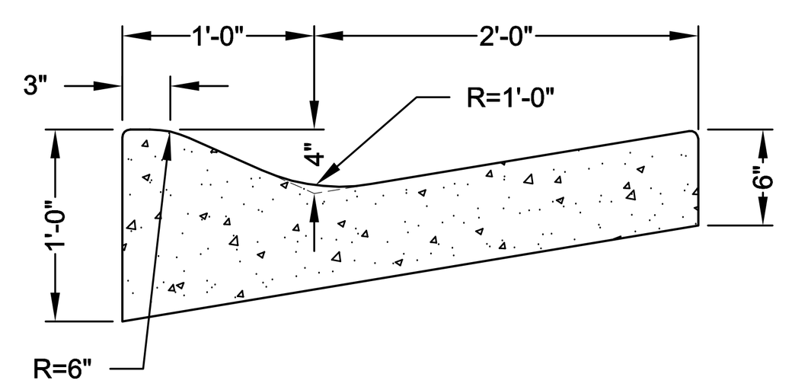
- GRADE BREAK LINE
- DRAINAGE SLOPE
- STORM DRAIN
- CATCH BASIN
- GRASS LINED SWALE
- RETAINING WALL

INDIVIDUAL LOT DRAINAGE:

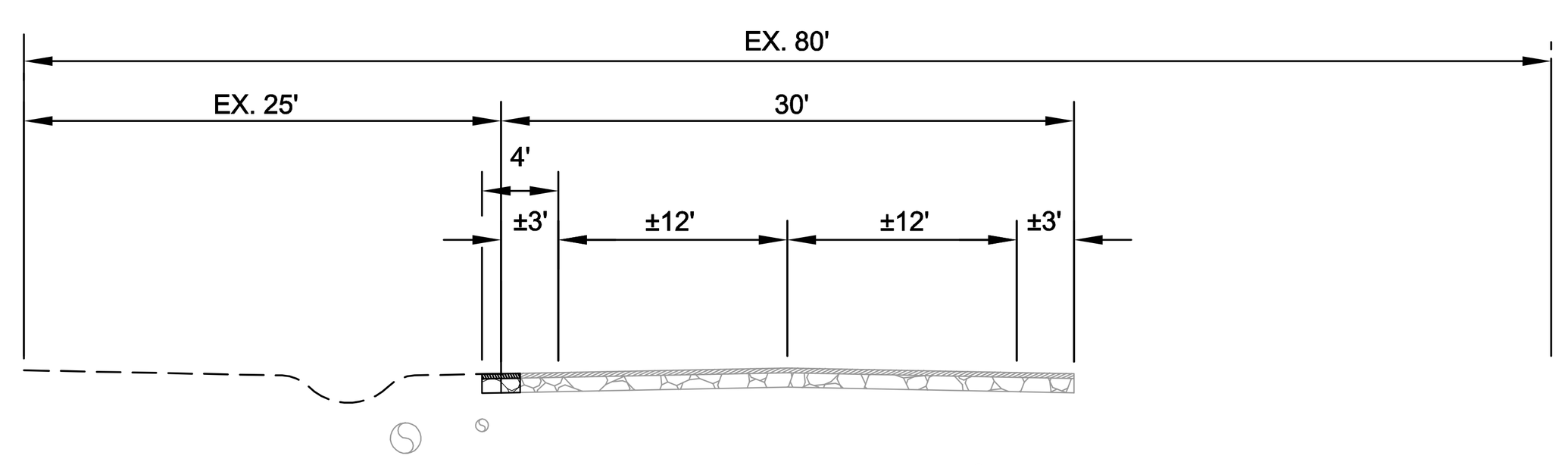
EACH LOT SHALL INCLUDE ADEQUATE DRAINAGE SWALES AND STORM DRAIN AS NECESSARY TO PREVENT CROSS LOT DRAINAGE.



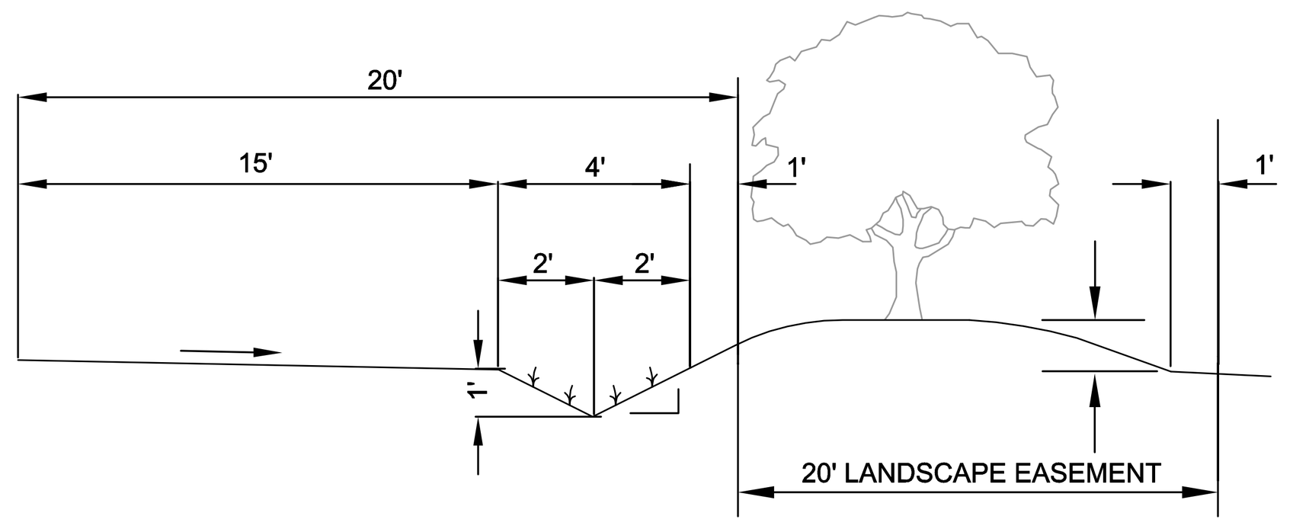
TYPICAL DETAIL
BIO-SWALE



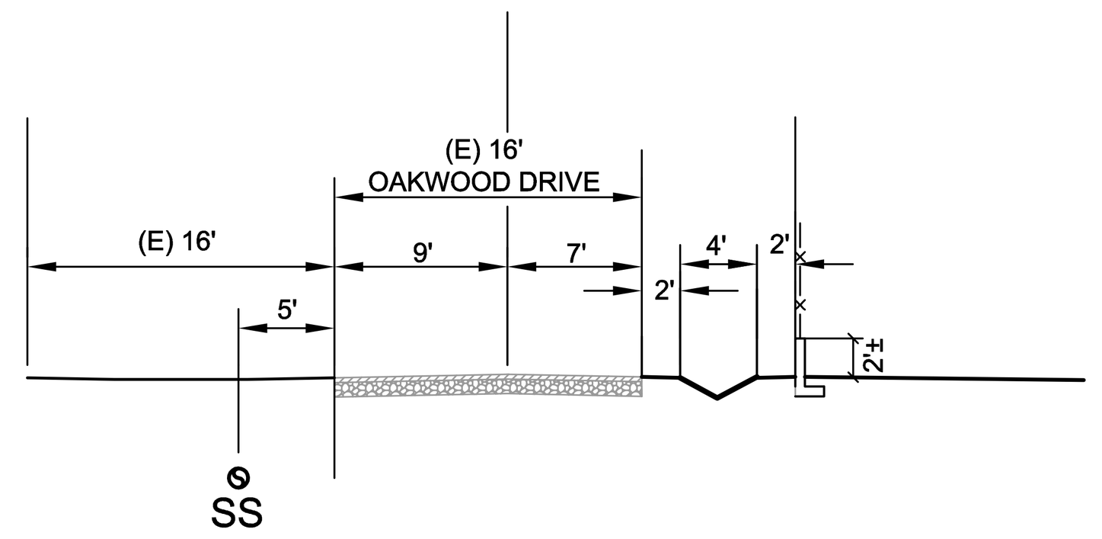
TYPICAL ROLLED CURB DETAIL
SCALE: N.T.S.



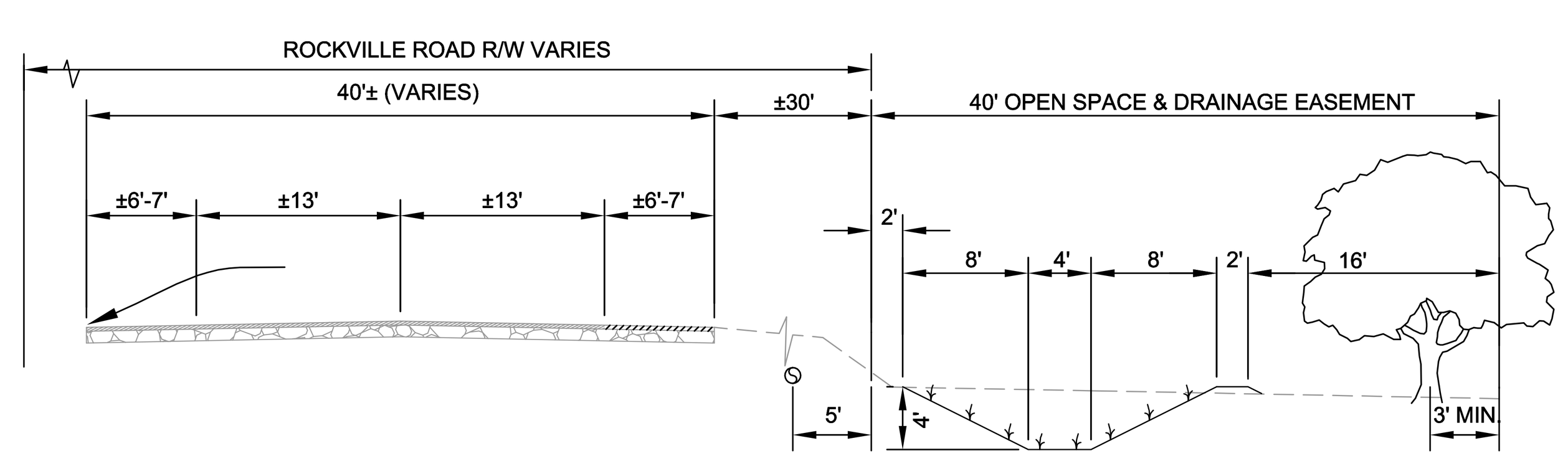
SECTION A-A
SUISUN VALLEY ROAD
TYP. SECTION (PUBLIC STREET)
SCALE: 1"=10'



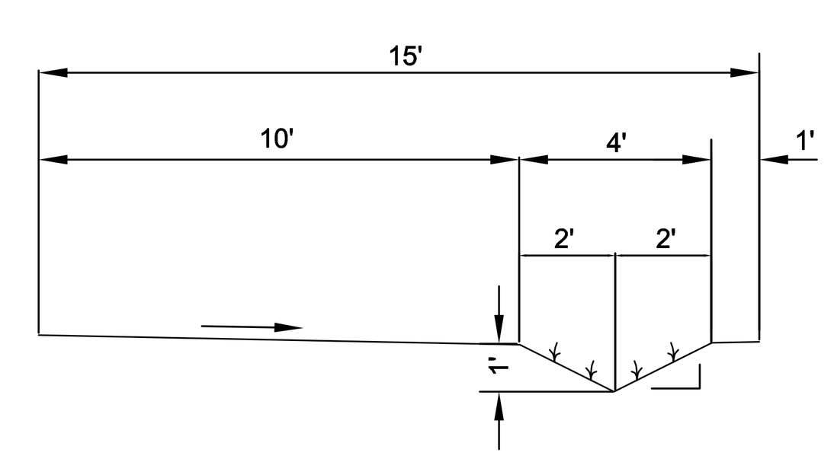
SECTION D-D
SCALE: 1/4"=1'



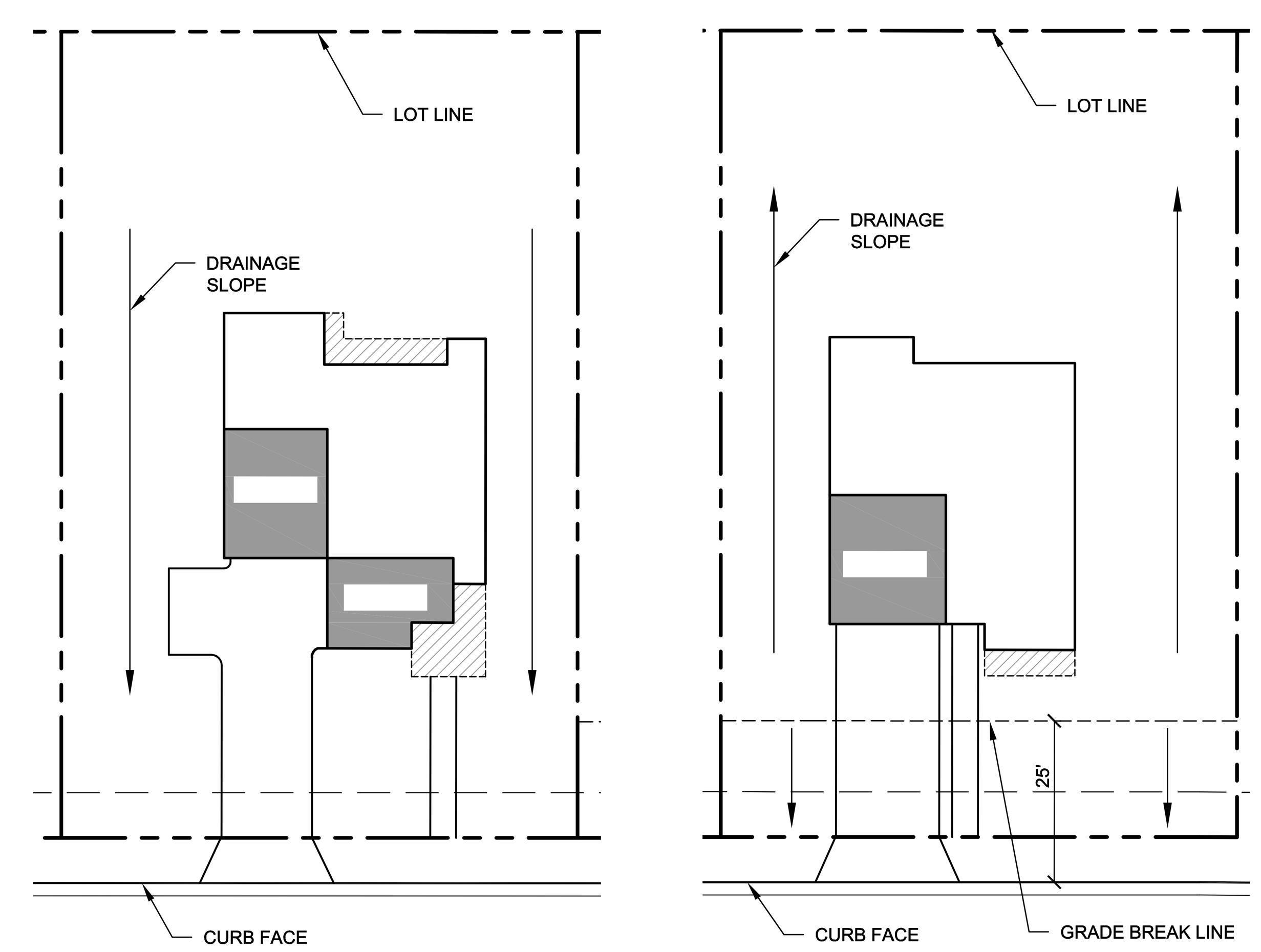
SECTION B-B
OAKWOOD DRIVE
TYP. SECTION (PUBLIC STREET)
SCALE: 1"=10'



SECTION C-C
ROCKVILLE ROAD
TYP. SECTION (PUBLIC STREET)
SCALE: 1"=10'



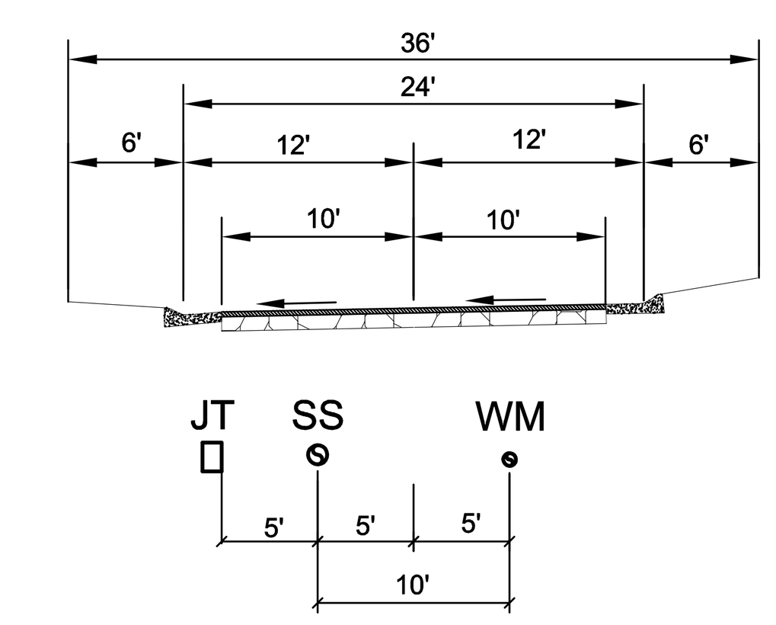
TYPICAL DETAIL
GRASS LINED SWALE
SCALE: 1/4"=1'



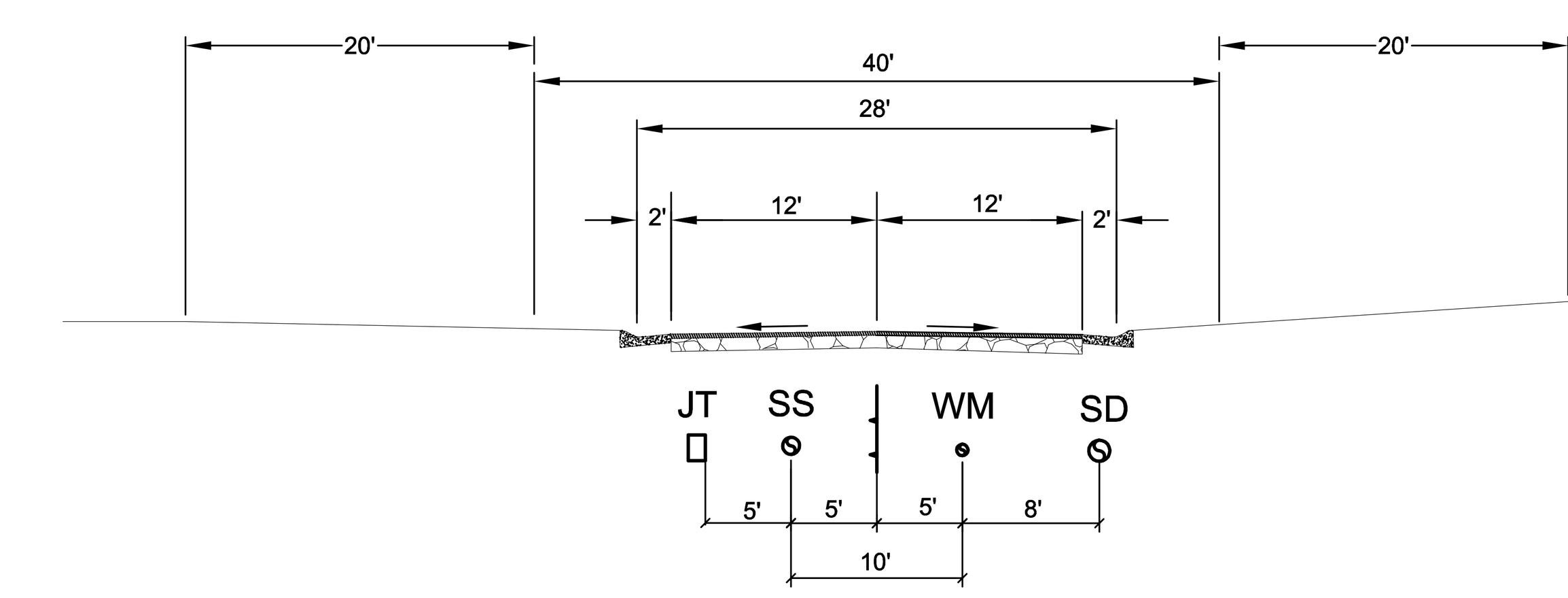
TYPE "A"

TYPE "C"

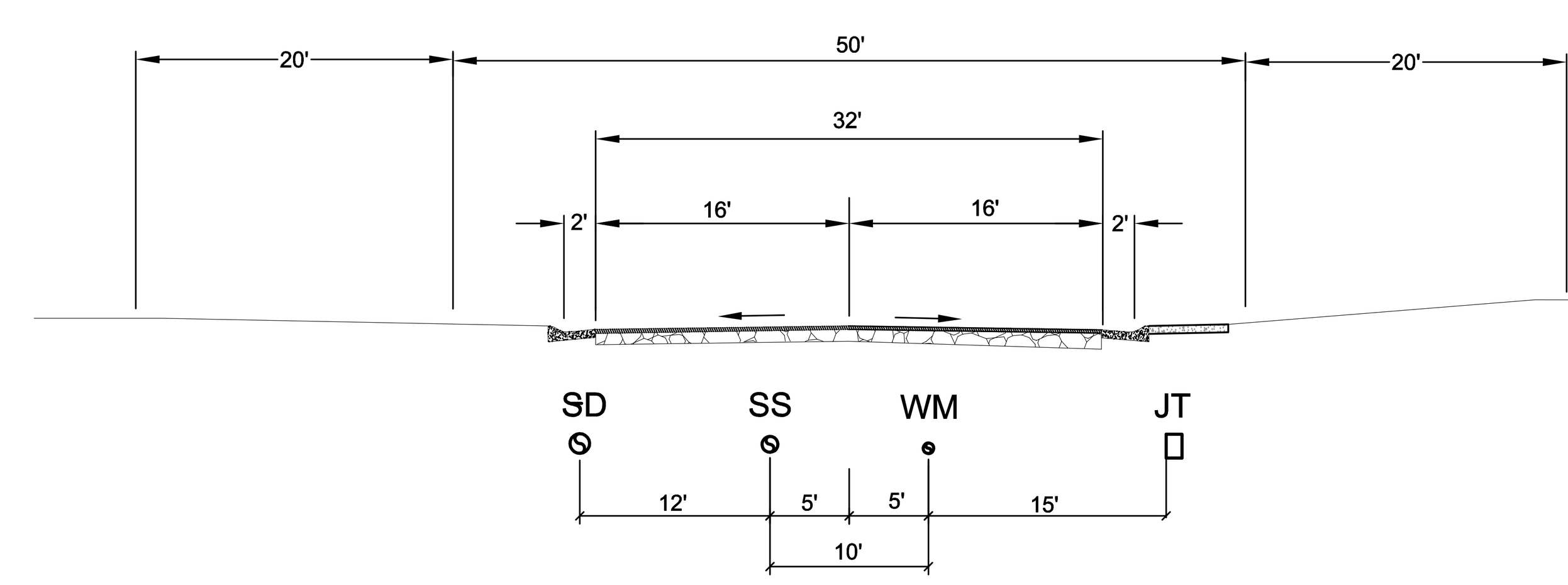
TYPICAL LOT DRAINAGE
N.T.S.



TYP. 36' SECTION (PUBLIC STREET)
SCALE: 1"=10'
DRIVEWAYS "A", "B" AND "C"



TYP. 40' SECTION (PUBLIC STREET)
SCALE: 1"=10'
STREETS "B", "C", AND "D"



TYP. 50' SECTION (PUBLIC STREET)
SCALE: 1"=10'
STREETS "A" & "E"

Rev	Date	Description	Designed	Drawn	Checked
-	XX/XX/XX	XXX			

CSW | ST2
CSW/Stuber-Stroeh Engineering Group, Inc.
Civil & Structural Engineers | Surveying & Mapping | Environmental Planning
Land Planning | Construction Management
45 Leveroni Court
Novato, CA 94949
tel: 415.883.9850
fax: 415.883.9835
http://www.cswst2.com

City	Unincorporated
County	Solano
State	California

WOODCREEK 66 SUBDIVISION

GRADING AND DRAINAGE PLAN

WOODCREEK HOMES

Prepared Under the Direction of:

Sheet **C-3**

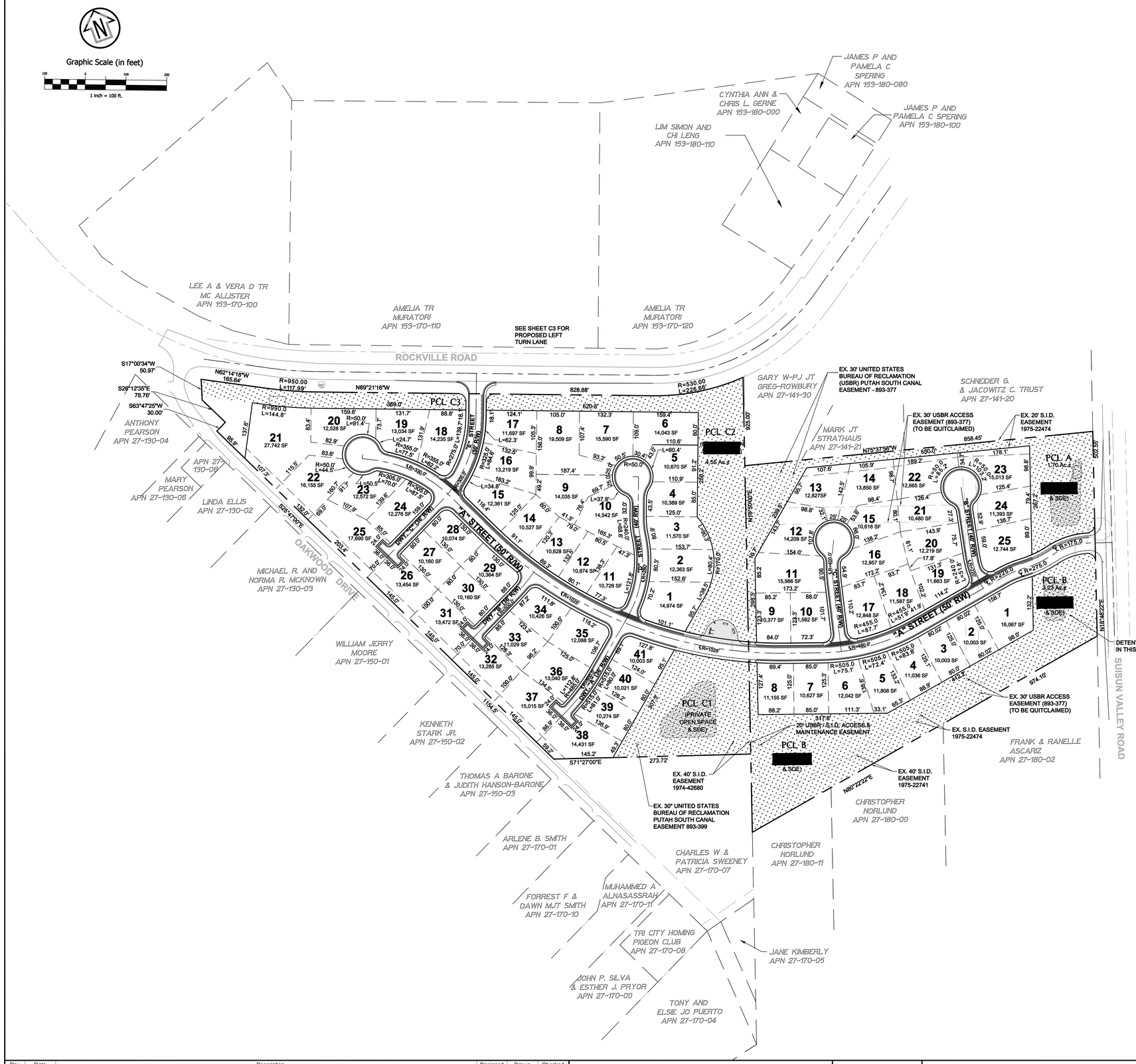
Scale:	Hor: 1" = 100'
Date:	04/7/15
Project Number:	1.78502
Plan File:	D-XXXX-

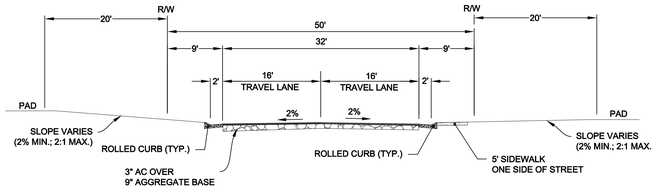
P:\01\178502\DWG\Sheet_Drawings\Schematic_Design\C3-(GRADING PLAN).dwg 06/25/2015 - 08:43 AM balrr 1:1

Graphic Scale (in feet)

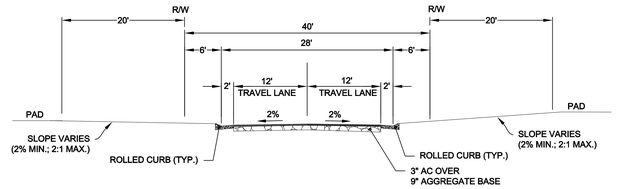
100 0 100 200

1 inch = 100 ft.

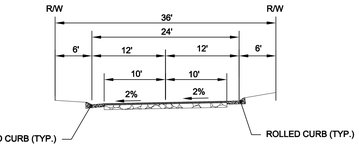




TYP. 50' SECTION (PUBLIC STREET)
SCALE: 1"=10'
STREETS "A" AND "E"



TYP. 40' SECTION (PUBLIC STREET)
SCALE: 1"=10'
STREETS "B", "C" AND "D"



TYP. 36' SECTION (PUBLIC STREET)
SCALE: 1"=10'
DRIVEWAYS "A", "B" AND "C"

LAND USE SUMMARY

1. TOTAL NUMBER OF PROPOSED RESIDENTIAL UNITS: 66 SINGLE FAMILY HOMES
2. LOT AREA: 19.6 AC
3. STREET AREA: 4.8 AC
4. OPEN SPACE:
   - -PARCEL A: 1.9± AC
   - -PARCEL B: 3.3± AC
   - -PARCEL C1: 1.5± AC
   - -PARCEL C2: 2.1± AC
   - -PARCEL C3: 0.60± AC
5. TOTAL 33.8± AC
6. BUILDING SETBACKS:
   FRONT = 25 FEET
   SIDE = 5 FEET MIN, 15 FEET TOTAL
   BACK = 25 FEET MIN, 30' TYPICAL.
7. FINAL MAPS AND IMPROVEMENT PLANS MAYBE FILED AND RECORDED IN PHASES FOR THIS SUBDIVISION.

Rev	Date	Description	Designed	Drawn	Checked
-	XX/XX/XX	XXX			

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http://www.cswst2.com

City: City
County: County
State: California

WOODCREEK 66 SUBDIVISION

TENTATIVE MAP

WOODCREEK HOMES

Prepared Under the Direction of:

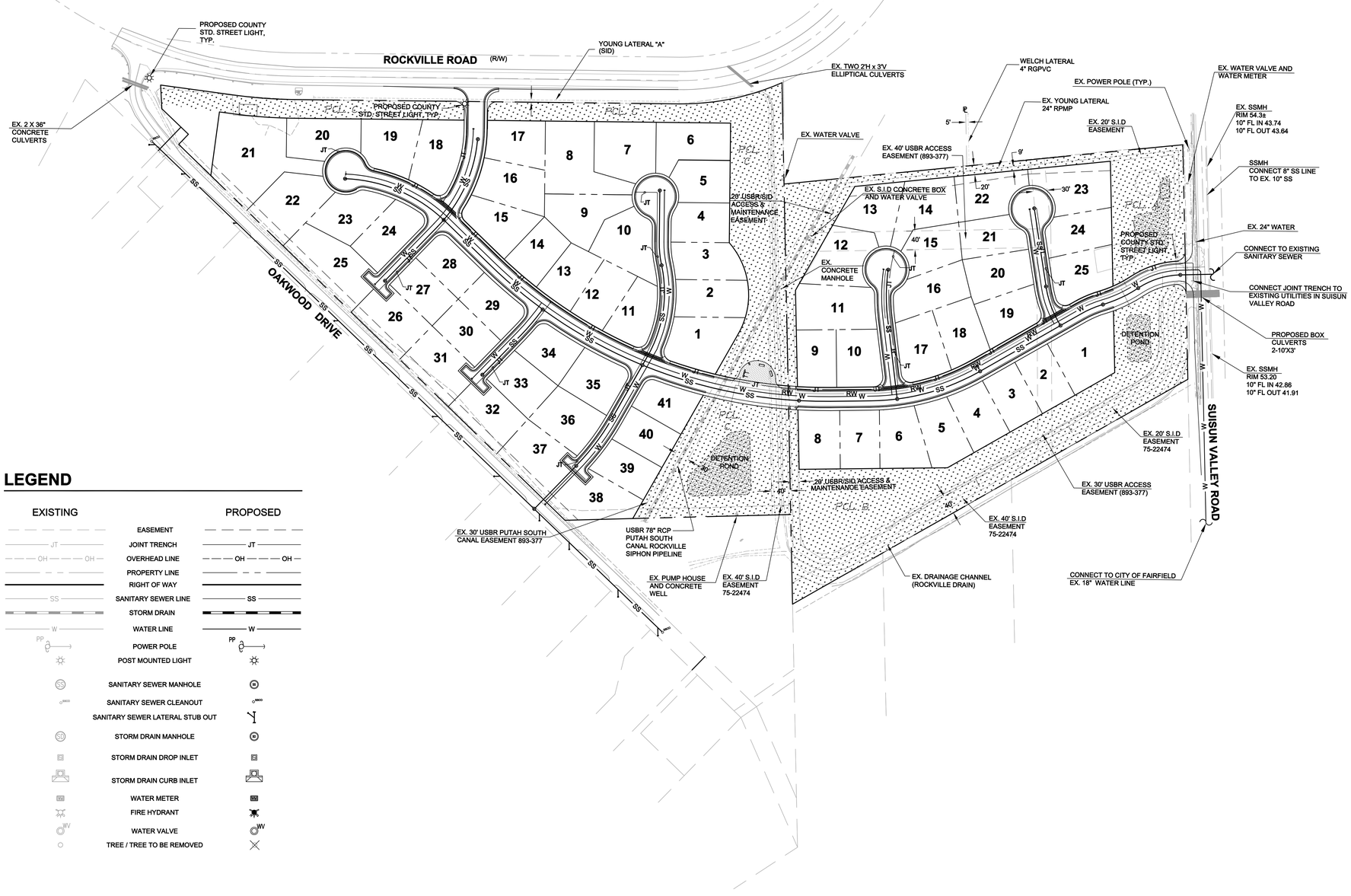
Sheet TM-1

Scale:	Hor: 1" = 100'
Date:	03/17/15
Project Number:	1.78502
Plan File:	D-XXXX-

Graphic Scale (in feet)

100 0 100 200

1 inch = 100 ft.



LEGEND

EXISTING		PROPOSED
	EASEMENT	
JT	JOINT TRENCH	JT
OH OH	OVERHEAD LINE	OH OH
	PROPERTY LINE	
	RIGHT OF WAY	
SS	SANITARY SEWER LINE	SS
	STORM DRAIN	
W	WATER LINE	W
PP	POWER POLE	PP
	POST MOUNTED LIGHT	
SS	SANITARY SEWER MANHOLE	
SSCO	SANITARY SEWER CLEANOUT	SSCO
	SANITARY SEWER LATERAL STUB OUT	
SD	STORM DRAIN MANHOLE	
	STORM DRAIN DROP INLET	
	STORM DRAIN CURB INLET	
WM	WATER METER	WM
	FIRE HYDRANT	
WV	WATER VALVE	WV
	TREE / TREE TO BE REMOVED	

Rev	Date	Description	Designed	Drawn	Checked
-	XX/XX/XX	XXX			

CSW ST2

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City	Unincorporated
County	Solano
State	California

WOODCREEK 66 SUBDIVISION

TENTATIVE UTILITY MAP

WOODCREEK HOMES

Prepared Under the Direction of:

Sheet

TU-1

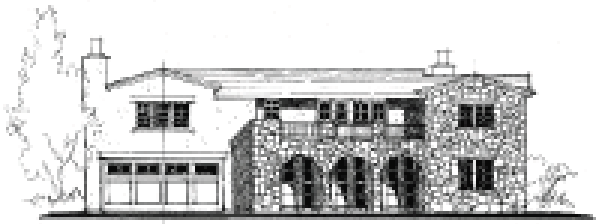
Scale:	Hor: 1" = 100'
Date:	03/17/15
Project Number:	1.78502
Plan File:	D-XXXX-

Architectural Design Guidelines: Woodcreek66

Homes within the Woodcreek66 subdivision shall be designed to be consistent with these architectural standards set forth below.

Architectural Styles Narrative and Concept Drawings

Vineyard Farmhouse



Originally found in European Mediterranean countries, France, Spain and Italy. The "Vineyard Farmhouse" building typology evolved in the United States from the earliest examples on the east coast in the Hudson Valley area (circa 1700 – 1800) to the farms and wineries we find in Northern California today.

In keeping with historic rural architecture of the area the Vineyard Farmhouse is a graceful blend of gable roof, stucco wall farmhouses combined with winery stone rooms and cellars.

The identifying elements of the Vineyard Farmhouse are low - pitched gable roofs with flat concrete tiles and light sand finish stucco walls. These are predominately stucco wrapped houses with a stone or brick accent applied to a concentrated area of the house to imply the wine room vernacular.
The use of black wrought iron at entry gates, balcony railings and light fixtures is welcome as well as optional metal roof accents.

European Cottage

The European Cottage home is an eclectic style with details coming from many different influences. The style captures in form the concept of a romantic and picturesque architecture. Following WW1 it became increasingly popular throughout the country. Because it is an eclectic style of architecture it can assume many different one and two story forms of massing and a have a wide variety of details.

The identifying elements of the European Cottage style are hipped or gabled roofs with a medium to steep pitched slope. Roof overhangs can be tight or stucco enclosed as a flared or "bell-cast" shape. Slate appearance concrete roof tiles or asphalt shingles are common. Walls are stucco wrapped and a variety of textured finishes are acceptable. Optional wood gable - end accents at front elevations are encouraged. Shutters, wood balconies and ganged windows at feature locations are typical.

American Bungalow

The appeal of the American Bungalow is the simplicity and artistry of the form. Homeowners across the country have long appreciated the practical efficiencies of the home layout combined with the iconic beauty of the arts & crafts movement. Bungalow homes are found in every size and shape from small beach cottages to Pasadena estate homes. A Bungalow homes main characteristic is its low - profile front porch and massive chimney.

The identifying elements of the American Bungalow style are the forward facing low pitch gable roofs and wide front porch. Roof overhangs are broad and have decorative shaped ends at feature locations. Roof materials can be asphalt shingle or flat concrete roof tiles. Walls are stucco or horizontal lap siding or a blend of both. Windows are upper half multi-paned. Porches have tapered wood columns on a tapered stucco base. Column bases may be stone or brick veneer as an option.

Attachment H:

Final Environmental Impact Report - previously distributed electronically and available at:

https://admin.solanocounty.com:4433/depts/rm/documents/eir/woodcreek_66.asp

CEQA Findings of Fact and
Statement of Overriding Considerations
Woodcreek 66 Environmental Impact Report

TABLE OF CONTENTS

1 INTRODUCTION AND PROJECT OVERVIEW

This section presents a description of Woodcreek 66, a proposed 66-lot residential subdivision project (hereafter: the project), including the project location, project background and history, project objectives, and the project characteristics. Please refer to Chapter 2.0, "Project Description," of the Environmental Impact Report (EIR) for more information.

Solano County has prepared this EIR to provide responsible and trustee agencies and the public with information about the potential environmental effects of the proposed project. These findings have been prepared to comply with requirements of the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) and also the CEQA Guidelines (California Code of Regulations Title 14 Section 15000 et seq.).

The purpose of an EIR is not to recommend either approval or denial of a project, but to disclose the potential environmental impacts of a project and potential methods of mitigation before denying or approving a project. According to the CEQA Guidelines (Section 15064[f][1]), preparation of an EIR is required whenever a project may result in a significant environmental impact. An EIR is an informational document used to inform public agency decision makers and the general public of the significant environmental effects of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project that could feasibly attain most of the basic objectives of the project while substantially lessening or avoiding any of the significant environmental impacts. Public agencies are required to consider the information presented in the EIR when determining whether to approve a project.

CEQA requires that state, regional, and local government agencies consider the environmental effects of projects over which they have discretionary authority before taking action on those projects (Public Resources Code Section 21000 et seq.). CEQA also requires that each public agency avoid or reduce to less-than-significant levels, wherever feasible, the significant environmental effects of projects it approves or implements. If a project would result in significant and unavoidable environmental impacts that cannot be fully and feasibly reduced to less-than-significant levels, the project can still be approved, but the lead agency must issue a "statement of overriding considerations" explaining in writing the specific economic, social, or other considerations that it believes would make those significant effects acceptable.

Unless otherwise stated, these findings use the same definitions and acronyms set forth in the EIR.

1.1 PROJECT LOCATION

The project is located in the Rockville area of unincorporated western Solano County, approximately 1 mile north of the main campus of Solano Community College. The project is proposed to be developed on approximately 33 acres of land in three existing parcels. The triangular-shaped project site is bordered by Oakwood Drive to the west, Suisun Valley Road to the east, and Rockville Road to the north.

1.2 PROJECT BACKGROUND AND HISTORY

An Initial Study and Recirculated Mitigated Negative Declaration were prepared and circulated for public review and comment by the Solano County Department of Resource Management in October of 2009 for the original

Woodcreek project, a 33-lot residential subdivision proposed at the same location. That project was approved by the County in 2010 but was subsequently abandoned by the applicant. Upon review and consideration of the public comments on the prior project, Solano County, as the lead agency under the California Environmental Quality Act (CEQA), determined that an EIR would be prepared for the Woodcreek 66 project.

1.3 PROJECT OBJECTIVES

The objectives sought by the applicant for the proposed project include the following:

- create a 66-lot, single family residential subdivision with individual lots approximately one-quarter acre in size (10,000-square-foot [sf.] minimum).
- use a Policy Plan Overlay to permit clustering of lots and modifications of development standards to provide a more aesthetic layout and opportunities for recreation, restoration of habitat, and privacy buffering for existing and future residents.

1.4 PROJECT CHARACTERISTICS

The project is a 66-lot, single-family, residential subdivision. Individual lots would each consist of a single-family residential parcel approximately one-quarter acre in size (10,000-square-foot minimum), which would require rezoning from the existing 1-acre minimum to Residential – Traditional Communities – 10,000 Square Feet Minimum Lots (R-TC-10). The project would also include use of the County's Policy Plan Overlay to allow deviations from certain building setback and height standards. In addition, the proposed project includes approximately 9 acres of open space and trails and approximately 5 acres of road right-of-way.

The project applicant has prepared additional descriptive information regarding the intent of the project's design, including:

> The objective is to create a 66-lot, single family residential subdivision reflecting local character and development patterns. Lots will be created for homes designed to reflect the "country" character and setting of the area. Houses will reflect a "move up" value. Gateways into the new community will be created at connections to Suisun Valley Road and Rockville Road. Common space, open space and recreational opportunities will be provided.
>
> The project's design responds to the existing land patterns through lot size and density. Individual parcels are arranged to replicate existing land patterns, leaving an open space buffer along Rockville Road and the new canal. Open space parcels bordering both sides of the entry road at Suisun Valley Road create a separation from vehicular traffic and a gateway into the eastern portion of the development. Storm water treatment and retention will be addressed as part of the site design for these open areas.
>
> Along with responding to zoning policies and subdivision guidelines, the project will address the existing onsite and surrounding storm drainage issues. The project will provide dedicated space for drainage ditches, canals, swales and storm water retention and treatment. This requires a full understanding of the area wide drainage issues. The Project has the advantage of easy access to the Fairfield Transportation Center at I-80 and Cadenasso Drive
>
> A proposed sidewalk is located along the interior street and will connect Rockville Road with Suisun Valley Road. Woodcreek 66's design intent is to provide pedestrian connections within the community and access to local destinations including recreation areas such as Rockville Hills Park.

1.5 PROJECT APPROVALS AND INTENDED USES OF THE EIR

Development of the project would require discretionary approvals from various agencies for the proposed land uses and the proposed approach to infrastructure and public services. In addition to actions taken by the County as lead agency for the project, these other agencies are expected to use the EIR in their decision making. Such approvals include those outlined below.

The County would need to approve the proposed rezoning and Policy Plan Overlay along with approval of the proposed tentative subdivision map and improvement plans. The County would enter into an agreement with the Fairfield-Suisun Sewer District to provide wastewater service to the project area, subject to Solano LAFCO approval. The County may submit a resolution of application to Solano LAFCO seeking formation of a county service area (CSA) to finance and manage wastewater service within the project area. Either the County, the CSA, or the Sewer District would need to approve wastewater treatment and conveyance plans for the project area. The Solano Irrigation District (SID) would need to approve water supply and conveyance plans for the project area.

The U.S. Bureau of Reclamation would need to approve road and utility crossings of the Putah South Canal. Depending on the resources affected, the project may also require certain permit approvals from agencies, such as permits related to rare species or permits related to impacts on wetlands.

1.6 LEAD, RESPONSIBLE, AND TRUSTEE AGENCIES

LEAD AGENCY

Solano County is the Lead Agency for this project. As defined in State CEQA Guidelines Section 15367, the "Lead Agency" is the public agency that has the principal responsibility for carrying out or approving the project. Additional agencies (listed below) with potential permit or approval authority over the project, or elements thereof, will have the opportunity to review this document during the public review period, and will be able to use this information in consideration and issuance of any permits required for the project.

RESPONSIBLE AND TRUSTEE AGENCIES

Other state or local public agencies that use the EIR to carry out their discretionary approval power over the project are "Responsible Agencies," as defined by Public Resources Code Section 21069 and CEQA Guidelines Section 15381. "Trustee Agencies," as defined by Public Resources Code Section 21070, are state agencies that have jurisdiction by law over resources affected by a project that are held in trust for the people of the State of California. Agencies that may have discretionary approval or may have jurisdiction over resources affected by the project include, but are not necessarily limited to those listed below.

LOCAL RESPONSIBLE AGENCIES

- **Bay Area Air Quality Management District:** Authority to Construct and Permit to Operate.
- **City of Fairfield:** Approval of water treatment for the proposed project.
- **Cordelia Fire District:** Approval of project components needed for fire protection service (fire flow, access, etc.)

- **Fairfield-Suisun Sewer District:** Approval of wastewater treatment and conveyance plans and provision of sanitary sewer service to the project site.
- **Solano Irrigation District:** Approval of plans for provision of water service to the project site.
- **Solano County Local Agency Formation Commission:** Approval of sewer service agreement between the County and the Fairfield-Suisun Sewer District.

STATE RESPONSIBLE AGENCIES

- **California Department of Fish and Wildlife (DFW):** Section 1602 Streambed Alternative Agreement (if necessary).
- **San Francisco Bay Regional Water Quality Control Board (RWQCB):** National Pollutant Discharge and Elimination System (NPDES) stormwater permits for runoff.
- **State Water Resources Control Board (SWRCB):** Section 401 Water Quality Certification.

FEDERAL AGENCIES

- **U.S. Army Corps of Engineers:** Clean Water Act Section 404 permit (if necessary).
- **U.S. Bureau of Reclamation:** Approval of road and utility crossings of the Putah South Canal.

1.7 PUBLIC REVIEW PROCESS

The public review process required by CEQA begins with a Notice of Preparation (NOP) on the EIR. The NOP requests comments from affected agencies and the public regarding the scope and content of the EIR. Solano County circulated an NOP for this project starting on March 21st, 2014 and comments were accepted until April 22nd, 2014. In addition, the County invited additional comments on the scope of the EIR at public meeting held on March 27th, 2014 in the Board of Supervisors Chambers at the Solano County Administration Center, 675 Texas Street in Fairfield.

The purpose of public review of the EIR is to receive comments on the adequacy of the document in addressing adverse physical effects of the project. Following the close of the public review period, the County provides a summary of the comments received and responses to those comments, along with any necessary changes to the EIR. This EIR is circulated to local, state, and federal agencies, and to interested organizations and individuals who may wish to review and comment on the report. The County's Final EIR contains comment letters received during the 45-day public review period for the Draft EIR, which concluded on February 17, 2015 after being extended by 15 days to allow additional comments. In conformance with CEQA Guidelines Section 15088(a), the County prepared written responses to all comments that addressed environmental issues related to the project. The focus of the responses to comments is on the disposition of significant environmental issues that are raised in the comments, as specified by Section 15088(c) of the CEQA Guidelines.

2 FINDINGS REQUIRED UNDER CEQA

2.1 PROCEDURAL FINDINGS

The Board of Supervisors of Solano County finds as follows:

Based on the nature and scope of the Woodcreek 66 project, SCH #2014032074, the Solano County Department of Resource Management determined, based on substantial evidence, that the project may have a significant effect on the environment and prepared an environmental impact report (EIR) for the project. The EIR was prepared, noticed, published, circulated, reviewed, and completed in full compliance with the California Environmental Quality Act (Public Resources Code Sections 2100 et seq. (CEQA) and the CEQA Guidelines (14 California Code of Regulations Sections 1500 et. seq.), as follows:

A. A Notice of Preparation (NOP) of the Draft EIR was filed with the Office of Planning and Research and each responsible and trustee agency and was circulated for public comments from March 21, 2014 through April 22, 2014.

B. A Notice of Completion (NOC) and copies of the Draft EIR were distributed to the Office of Planning and Research on December 18, 2014, to those public agencies that have jurisdiction by law with respect to the project, or which exercise authority over resources that may be affected by the project, and to other interested parties and agencies as required by law. The comments of such persons and agencies were sought. The County sought input on the Draft EIR between December 19th, 2014 and February 17, 2015. The County provided a longer period of time than required in order to allow greater public review and input.

C. An official 45-day public comment period for the Draft EIR was established by the Office of Planning and Research. The public comment period began on December 19th, 2014, which concluded on February 17, 2015 after being extended by 15 days to allow additional comments.

D. A Notice of Availability (NOA) of the Draft EIR was mailed to all interested groups, organizations, and individuals who had previously requested notice in writing. The NOA stated that the County has completed the Draft EIR and that copies were available at www.solanocounty.com, Solano County Department of Resource Management, 675 Texas Street, Suite 500, Fairfield, California, 94533, or at the Solano County Library, 1150 Kentucky Street, Fairfield.

E. A public notice was placed in the Daily Republic on December 18, 2014, which stated that the Draft EIR was available for public review and comment.

F. A public notice was posted in the office of the Solano County Clerk.

G. A public notice was posted in the office of the Solano County Department of Resource Management..

H. Following closure of the public comment period, all comments received on the Draft EIR during the comment period, the County's written responses to the significant environmental points raised in those comments, and additional information added by the County were added to the Draft EIR to produce the Final EIR.

I. The Final EIR was reviewed by the Solano County Planning Commission on September 17, 2015, which recommended to the Board of Supervisors that the Final EIR be certified.

J. The Board of Supervisors certified the Final EIR on _____at a noticed public hearing.

2.2 RECORD OF PROCEEDINGS

In accordance with Public Resources Code section 21167.6, subdivision (e), the record of proceedings for the County's decision on the project includes the following documents:

- The Draft EIR and all appendices to the Draft EIR
- The FEIR and all appendices to the FEIR;
- All notices required by CEQA, including the NOP, and presentation materials related to the project;
- All comments submitted by agencies or members of the public during the comment period on the NOP and Draft EIR;
- All studies conducted for the project and contained or referenced in the Draft EIR, or the Final EIR;
- All documents cited or referenced in the Draft EIR and Final EIR;
- All public reports and documents related to the project prepared for the County and other agencies;
- All documentary and oral evidence received and reviewed at public hearings and all transcripts and minutes of those hearings related to the project, the Draft EIR, and the Final EIR;
- All resolutions adopted by the County regarding the project, and all staff reports, analyses, and summaries related to the adoption of those resolutions;
- Solano County's General Plan EIR, which was also included as an appendix to the Draft EIR;
- The mitigation monitoring and reporting program (MMRP) for the project;
- Any documents expressly cited in these findings, in addition to those cited above; and,
- Any additional items not included above if otherwise required by law, including any other materials required for the record of proceedings by Public Resources Code Section 21167.6, subdivision (e).

Pursuant to CEQA Guidelines Section 15091(e), the documents and other materials that constitute the record of proceedings upon which the Board of Supervisors has based its decision are located in, and are available for review by responsible agencies and interested members of the public during normal business hours at the Solano County Department of Resource Management, 675 Texas Street, Suite 500, Fairfield, California, 94533. The custodian of these documents is Mr. Jim Leland, Principal Planner, Solano County Department of Resource Management.

The Board of Supervisors has relied on the documents listed above in reaching decisions on the proposed project even if not every document was formally presented to the Board of Supervisors by County staff in connection with the proposed project. Without exception, any documents set forth above not found in the project files fall into one of two categories: (1) prior planning or legislative decisions of which the Board of Supervisors was aware in approving the project; or (2) other documents influenced the expert advice provided to County staff or the County's consulting partners, who then provided advice to the Board of Supervisors, as final decision makers.

Such documents form part of the underlying factual basis for the Board of Supervisors' decisions relating to approval of the proposed project.

The certified Final EIR is incorporated into these findings in its entirety, unless and only to the extent these findings expressly do not incorporate by reference the Final EIR. Without limitation, this incorporation is intended to elaborate on the scope and nature of mitigation measures, the basis for determining the significance of impacts, the comparative analysis of alternatives, and the reasons for approving the project in spite of the potential for associated significant and unavoidable adverse impacts.

2.4 FINDINGS

Public Resources Code Section 21002 requires that lead agencies "not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects." The same section of the Public Resources Code clarifies that if "specific economic, social, or other conditions make infeasible such project alternatives or such mitigation measures, individual projects may be approved in spite of one or more significant effects thereof."

These sections of the Public Resources Code are normally implemented, in part, through the development and adoption of CEQA findings of fact prior to approving projects examined within an EIR. The EIR would typically identify less than significant, potentially significant, significant, and significant and unavoidable impacts. For each significant impact, the lead agency issues a written finding that reaches one or more of three possible conclusions:

(1) Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the FEIR.

(2) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding, and such changes have been adopted by such other agency or can and should be adopted by such other agency.

(3) Specific economic, legal, social, technological, or other considerations make infeasible the mitigation measures or project alternatives identified in the FEIR (CEQA Guidelines, Section15091).

Public Resources Code Section 21061.1 defines "feasible" as "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors."

In addition to findings for potentially significant and significant impacts, this findings document outlines impacts found to be less than significant.

The Board of Supervisors' findings with respect to the project's significant effects and mitigation measures are set forth in the material that follows. This findings document does not include the full, comprehensive analysis of each environmental impact contained in the certified FinalEIR. Please refer to the Final EIR, each of which is incorporated by reference into these findings. In making these findings, the Board of Supervisors ratifies, adopts, and incorporates into these findings the analysis and descriptions in the Final EIRs, and ratifies, adopts, and incorporates into these findings the determinations of the Final EIRs related to environmental impacts and

mitigation measures, except to the extent any such determinations are specifically and expressly modified by these findings.

2.4.1 IMPACTS FOUND LESS THAN SIGNIFICANT

The County Board of Supervisors agrees with the characterization in the EIR of all project-specific impacts identified as "less than significant" and finds that those impacts have been described accurately and are either less than significant or have no impact as described in the EIR, or that changes have been required or incorporated into the project that mitigate or avoid significant effects. Although Section 15091 of the State CEQA Guidelines does not require specific findings to address environmental effects that an EIR identifies as having "no impact" or a "less than significant" impact, these findings account for all resource areas in their entirety. The impacts where the proposed project would result in either no impact or a less than significant impact, and which require no mitigation, are identified in the bulleted list below.

AESTHETICS

- Impact 3.1-1: Damage to Scenic Resources within a State Scenic Highway

AIR QUALITY

- Impact 3.2-1: Generation of Short-Term Construction and Long-Term Operational Emissions
- Impact 3.2-2: Consistency with Air Quality Planning Efforts
- Impact 3.2-3: Generation of Long-Term, Operational, Local Mobile-Source Emissions of CO
- Impact 3.2-5: Exposure of Sensitive Receptors to Emissions of Odors

As demonstrated in the EIR, construction and operational emissions of criteria air pollutants and precursors would not violate an ambient air quality standard or contribute substantially to an existing or predicted air quality violation. The construction- and operation-related impacts would be considered less than significant. Nonetheless, the County will require the following mitigation, consistent with BAAQMD recommendations. Please see Section 3.2, "Air Quality," of the EIR for more detailed information.

Mitigation Measure 3.2-1: Implement BAAQMD Basic Construction Control Mitigation Measures

The project shall implement all BAAQMD Basic Construction Control Measures applicable at the time of construction. The Basic Construction Control Measures included in the 2010 BAAQMD CEQA Guidelines, Table 8-2 are:

- All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

- All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.

- Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of the California Code of Regulations). Clear signage shall be provided for construction workers at all access points.

- All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.

- A publicly visible sign shall be posted at the soil transfer site within the BAAQMD, with the telephone number and person to contact at Solano County regarding dust complaints. This person shall respond and take corrective action within 48 hours. The BAAQMD's phone number also shall be visible, to ensure compliance with applicable regulations.

  Implementation: Project applicant and contractor(s).

  Timing: During all construction activities.

  Enforcement: BAAQMD.

BIOLOGICAL RESOURCES

- Impact 3.3-5: Conflicts with General Plan Policy Regarding Heritage Trees

- Impact 3.3-6: Conflicts with General Plan Policy Regarding High Priority Conservation Areas

CULTURAL RESOURCES

- Impact 3.4-1: Loss of or Damage to Known Built Environment Resources

- Impact 3.4-2: Loss of or Damage to Known Archaeological Resources

GREENHOUSE GAS EMISSIONS

- Impact 3.5-1: Increases in Greenhouse Gas Emissions

- Impact 3.5-2: Consistency with an Applicable GHG Plan

NOISE

- Impact 3.7-2: Increase Traffic Noise Levels at Existing and New Noise-Sensitive Receptors

PUBLIC SERVICES AND RECREATION

- Impact 3.8-1: Increased Demand for Fire Protection Facilities, Systems, Equipment, and Services

- Impact 3.8-2: Increased Demand for Law Enforcement Facilities, Services, and Equipment

- Impact 3.8-3: Increased Demand for Public School Facilities and Services
- Impact 3.8-4: Increased Demand for Parks and Recreation Facilities

TRAFFIC AND TRANSPORTATION

- Impact 3.9-3: Decrease in Performance or Safety of Public Transit, Bicycle, or Pedestrian Facilities
- Impact 3.9-4: Existing plus Project Intersection Operations
- Impact 3.9-5: Existing plus Project Roadway Segment Operations
- Impact 3.9-6: Existing plus Approved Projects (2018) plus Project Intersection Operations
- Impact 3.9-7: Existing plus Approved Projects (2018) plus Project Roadway Operations

LANDSLIDE

- Impact 3.10-1: Possible Risks to People and Property Caused by Landslides

UTILITIES, SERVICE SYSTEMS, AND ENERGY

- Impact 3.11-1: Increased Demand for Water Supplies and Water Treatment Facilities
- Impact 3.11-2: Increased Demand for Water Supply Conveyance Facilities
- Impact 3.11-3: Increased Demand for Wastewater Collection and Conveyance Facilities
- Impact 3.11-4: Increased Demand for FSSD Fairfield-Suisun Subregional Wastewater Treatment Plant Facilities
- Impact 3.11-5: Increased Generation of Solid Waste and Compliance with Solid Waste Regulations
- Impact 3.11-6: Effects Related to Energy Efficiently and Consumption
- Impact 3.11-7: Required Extension of Electrical, Natural Gas, and Telecommunications Infrastructure

2.4.2 SIGNIFICANT OR POTENTIALLY SIGNIFICANT IMPACTS MITIGATED TO A LESS-THAN-SIGNIFICANT LEVEL

The following impacts of the project are reduced to a less-than-significant level through the implementation of policies and actions in the General Plan or separate mitigation measures and are identified below. Pursuant to California Public Resources Code Section 21081(a)(1) and CEQA Guidelines Section 15091(a)(1), as to each impact, the Solano County Board of Supervisors, based on the evidence in the record before it, finds that changes or alterations incorporated into the project by means of conditions or otherwise, mitigate, avoid, or substantially

lessen to a level of insignificance these environmental impacts of the project. The basis for the finding for each impact is set forth below.

AESTHETICS

IMPACT 3.1-3 **Increase in Nighttime Lighting and Daytime Glare.** *The proposed project would require lighting of new development and could construct facilities with reflective surfaces that could inadvertently cause light and glare for motorists on Suisun Valley Road, Rockville Road, and Oakwood Drive under nighttime conditions. Residents living on these roads near the project site could also experience impacts of nighttime lighting and daytime glare. In addition, the degree of darkness on the project site would diminish as a result of development, potentially diminishing views of stars and other features of the night sky. This impact is considered* ***potentially significant****.*

Mitigation

Mitigation Measure 3.1-3: Reduce Light and Glare

Through conditions of approval or other enforceable means, the project shall provide for:

1) Light fixtures shall be installed that have light sources aimed downward and shielded to prevent glare or reflection or any nuisance, inconvenience, and hazardous interference of any kind on adjoining streets or property.

2) Exterior building materials and signage shall be composed of minimum 50% low-reflectance, non-polished finishes.

Implementation: Project applicant and contractors.

Timing: Before approval of the Final Subdivision Map.

Enforcement: Solano County.

Finding

Changes or alterations have been required in, or incorporated into, the project which would avoid or substantially lessen the potentially significant environmental effect as identified in the Final EIR.

The proposed project would require lighting of new development and could construct facilities with reflective surfaces that could inadvertently cause light and glare for motorists on Suisun Valley Road, Rockville Road, and Oakwood Drive under nighttime conditions. Residents living on these roads near the project site could also experience impacts of nighttime lighting and daytime glare. Conformance with the design policies of the General Plan would reduce impacts of additional nighttime lighting and daytime glare. However, the residential development of the proposed project would introduce new substantial light sources adjacent to existing urban communities and in a semi-rural portion of Solano County. The proposed project would cause light trespass into the night sky and would create a new source of skyglow and could obscure views of stars and other features of the

night sky, as well as contribute to the presence of reflective surfaces on the buildings that could result in light and glare shining onto motorists traveling along roadways. This impact is considered potentially significant.

With implementation of Mitigation Measure 3.1-3, the light and glare impacts of the proposed project would be reduced to the maximum extent feasible by installing light fixtures that have light sources aimed downward and shielded and using exterior building materials and signage composed of minimum 50% low-reflectance, non-polished finishes. Although the residential development of the project would contribute to nighttime lighting, it would be a minor contribution to the existing nighttime lighting produced by nearby urban development. Therefore, this impact is considered less than significant (Draft EIR, pp. 3.1-15 to 3.1-16).

AIR QUALITY

IMPACT 3.2-4 **Exposure of Sensitive Receptors to Emissions of Toxic Air Contaminants.** *The proposed project would generate TAC emissions that could expose sensitive receptors to substantial pollutant concentrations. This impact is considered* ***potentially significant****.*

Mitigation

Mitigation Measure 3.2-2: Use Tier 4 Construction Equipment.

All construction equipment used during construction of Phase 1 and Phase 2 of the proposed project shall be equipped with Tier 4 engines or achieve emission standards equal to or greater than Tier 4.

Implementation: Project applicant and contractor(s).

Timing: During all construction activities.

Enforcement: Solano County.

Finding

Changes or alterations have been required in, or incorporated into, the project which would avoid or substantially lessen the potentially significant environmental effect as identified in the Final EIR.

Implementation of the proposed project would generate varying levels of TAC emissions from construction and operational activities that could expose existing sensitive receptors to substantial pollutant concentrations. Construction-related activities would result in short-term emissions of diesel PM from the exhaust of off-road heavy-duty diesel equipment for site preparation (e.g., excavation, grading, and clearing); paving; application of architectural coatings; and other miscellaneous activities. Because there are sensitive receptors (i.e., residents) adjacent to the project site to the south and north, it is conservatively assumed that construction activities could potentially expose receptors to substantial TAC concentrations and this impact is considered potentially significant.

Implementation of Mitigation Measure 3.2-2 would reduce diesel PM, ROG, and NO_X emissions associated with construction equipment. As shown in Table 3.2-6 of the Draft EIR, implementation of Mitigation Measure 3.2-2 would reduce average daily PM_{10} and $PM_{2.5}$ emissions to less than 1 pound per day, and total PM_{10} and $PM_{2.5}$ exhaust emissions by approximately 97% each. Thus, although residential receptors would be located adjacent to

the project site, diesel PM emissions would be substantially reduced from typical levels and be generated at nominal levels. Furthermore, considering the use of off-road heavy-duty diesel equipment would be intermittent and temporary, the highly dispersive properties of diesel PM, the most stringent emissions standard engines used during construction, and the low level of emissions over a relatively short potential exposure period (i.e., less than 5% of typical HRA exposure period), construction-related TAC emissions would not expose sensitive receptors to substantial concentrations of TACs. As a result, this impact with respect to construction-related TACs is considered less than significant (Draft EIR, pp. 3.2-4 to 3.2-25).

BIOLOGICAL RESOURCES

IMPACT 3.3-1 **Loss of Special-status Plants and Loss of Special-status Plant Habitat.** *Project implementation would result in direct removal of seasonal wetlands occupied by pappose tarplant, a CDFW CRPR 1B special-status species. Other special-status plant species could potentially be present and could be lost through habitat removal. This impact is considered* ***potentially significant****.*

Mitigation

Mitigation Measure 3.3-1: Implement Compensatory Mitigation for Special-status Plants.

The project applicant shall implement the following measures to mitigate for the loss of pappose tarplant and the potential loss of other special-status plant species:

- Develop a mitigation and monitoring plan to compensate for the loss of pappose tarplant and coast iris. The mitigation and monitoring plan shall be submitted to the County for review and approval and to CDFW for review and comment. No state or federally listed special-status plant population are present on the project site.

- Mitigation measures may include preserving and enhancing existing populations, creation of off-site populations on project mitigation sites through seed collection or transplantation, and/or restoring or creating suitable habitat in sufficient quantities to achieve no net loss of occupied habitat or individuals.

- Mitigation could include purchase of an existing off-site area known to support the special-status species to be affected, as well as preserving the site in perpetuity. Transplanting and/or reseeding of special-status plants is not proven to be an effective compensation method for most species; therefore, the project applicant should compensate for impacts to special-status plants for which transplanting techniques have not been proven by preserving other existing populations.

- If transplantation is a proven method for a species and relocation efforts are part of the mitigation plan, the plan shall include a description and map of mitigation sites, details on the methods to be used, including collection, storage, propagation, receptor site preparation, installation, long-term protection and management, monitoring and reporting requirements, remedial action responsibilities should the initial effort fail to meet long-term monitoring requirements, and sources of funding to purchase, manage, and preserve the sites. The following performance standards shall be applied:

- The extent of occupied area and the flower density in compensatory reestablished populations shall be equal to or greater than the affected occupied habitat and shall be self-producing.

- Reestablished populations shall be considered self-producing when plants reestablish annually for a minimum of 5 years with no human intervention such as supplemental seeding; and reestablished habitats contain an occupied area and flower density comparable to existing occupied habitat areas in similar habitat types and core areas.

- If off-site mitigation includes dedication of conservation easements, purchase of mitigation credits, or other off-site conservation measures, the details of these measures shall be included in the mitigation plan, including information on responsible parties for long-term management, conservation easement holders, long-term management requirements, and other details, as appropriate to target the preservation of long-term, viable populations.

Implementation: Project applicant and contractor/s.

Timing: Before approval of grading or improvement plans or any ground disturbing activities, including grubbing or clearing, for any project phase.

Enforcement: Solano County and CDFW; as appropriate, depending on species status.

Finding

Changes or alterations have been required in, or incorporated into, the project which would avoid or substantially lessen the potentially significant environmental effect as identified in the Final EIR.

Project implementation would result in direct removal of habitat occupied by pappose tarplant, a CDFW CRPR 1B special-status species, and coast iris. Other special-status plant species could potentially be present and could be lost through habitat removal. Loss of special-status plants is considered potentially significant.

Implementation of Mitigation Measure 3.3-1 would reduce the significant and potentially significant impacts on pappose tarplant and coast iris to a less-than-significant level because the project would be required to provide compensation for the loss of special-status plants through establishment of new populations, conservation easements, or other appropriate measures through performance standards, enforcement mechanisms, and monitoring directed by this mitigation measure (Draft EIR, pp. 3.3-27 to 3.3-29).

IMPACT 3.3-2 **Swainson's Hawk, Other Nesting Raptors, and Burrowing Owl.** *Project implementation would result in loss of suitable nesting and foraging habitat for Swainson's hawk, white-tailed kite, burrowing owl, and other raptors. Project construction could disturb active nests on or near the construction area, potentially resulting in nest abandonment by the adults and mortality of chicks and eggs. This impact is considered* ***potentially significant****.*

Mitigation

Mitigation Measure 3.3-2a: Avoid Direct Loss of Swainson's Hawk and Other Raptors

- Tree removal shall be completed during the nonbreeding season for raptors (September 1–the end of February).

- To avoid, minimize, and mitigate potential impacts on Swainson's hawk and other raptors (not including burrowing owl) nesting on or adjacent to the project site, the project applicant shall retain a qualified biologist to conduct preconstruction surveys and identify active nests on and within 0.5 mile of the project site for construction activities conducted during the breeding season (March 1-August 31). The surveys shall be conducted before the approval of grading and/or improvement plans (as applicable) and no less than 14 days and no more than 30 days before the beginning of construction for all project phases. Guidelines provided in Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in the Central Valley (Swainson's Hawk Technical Advisory Committee 2000) shall be followed for surveys for Swainson's hawk. If no nests are found, no further mitigation is required.

- Impacts on nesting Swainson's hawks and other raptors shall be avoided by establishing appropriate buffers around active nest sites identified during preconstruction raptor surveys. No project activity shall commence within the buffer areas until a qualified biologist has determined in coordination with CDFW the young have fledged, the nest is no longer active, or reducing the buffer would not result in nest abandonment. CDFW guidelines recommend implementation of 0.25- or 0.5-mile-wide buffers, but the size of the buffer may be adjusted if a qualified biologist and the County, in consultation with CDFW, determine that such an adjustment would not be likely to adversely affect the nest.

- Monitoring of the nest by a qualified biologist during and after construction activities will be required if the activity has potential to adversely affect the nest.

Mitigation Measure 3.3-2b: Avoid Direct Loss of Burrowing Owl

- To avoid, minimize, and mitigate potential impacts on burrowing owl, the project applicant shall retain a qualified biologist to conduct focused breeding and nonbreeding season surveys for burrowing owls in areas of suitable habitat on and within 1,500 feet of the project site. Surveys will be conducted prior to the start of construction activities and in accordance with Appendix D of CDFW's Staff Report on Burrowing Owl Mitigation (2012).

- If no occupied burrows are found, a letter report documenting the survey methods and results will be submitted to CDFW and no further mitigation will be required.

- If an active burrow is found during the nonbreeding season (September 1 through January 31), the project applicant will consult with CDFW regarding protection buffers to be established around the occupied burrow and maintained throughout construction. If occupied burrows are present that cannot be avoided or adequately protected with a no-disturbance buffer, a burrowing owl exclusion and relocation plan will be developed in consultation with CDFW and in accordance with CDFW's Staff

Report on Burrowing Owl Mitigation (2012). Owls will be relocated outside of the impact area using active methodologies developed in consultation with CDFW and may include active relocation to preserve areas if approved by CDFW and the preserve managers. No burrowing owls will be excluded from occupied burrows until the burrowing owl exclusion and relocation plan is approved by CDFW.

- If an active burrow is found during the breeding season (February 1 through August 31), occupied burrows will not be disturbed and will be provided with a 150- to 1,500-foot protective buffer unless a qualified biologist verifies through noninvasive means that either: (1) the birds have not begun egg laying, or (2) juveniles from the occupied burrows are foraging independently and are capable of independent survival. The appropriate size of the buffer (between 150 to 1,500) will depend on the time of year and level of disturbance as outlined in the CDFW Staff Report (2012:9).The size of the buffer may be reduced if a qualified biologist, in consultation with CDFW, determines burrowing owls would not be adversely affected by the proposed activities. If a smaller than recommended buffer is used, a scientifically- rigorous monitoring program approved by the county and CDFW shall be implemented to ensure burrowing owls are not detrimentally affected. Once the fledglings are capable of independent survival, the owls will be relocated outside the impact area following a burrowing owl exclusion and relocation plan developed in consultation with CDFW and the burrow will be destroyed to prevent owls from reoccupying it. No burrowing owls will be excluded from occupied burrows until the burrowing owl exclusion and relocation plan is approved by CDFW.

- If active burrowing owl nests are found on the project site and these nest sites are lost as a result of implementing the project, then the project applicant shall mitigate the loss through preservation of other known nest sites at a ratio of 1:1, which is the current ratio identified in the draft SMHCP. Preservation shall be provided through purchase of credits from a CDFW-approved burrowing owl conservation bank if credits are available for the project area.

- All burrowing owl mitigation lands shall be preserved in perpetuity and incompatible land uses shall be prohibited in habitat conservation areas. Burrowing owl mitigation lands shall be located as close as possible, based on availability of sufficient suitable habitat, to the project site.

Implementation: Project applicant and contractor/s.

Timing: Before approval of any grading or improvement plans, before any ground-disturbing activities within 250 feet of said habitat, and on an ongoing basis throughout construction as applicable for all project phases.

Enforcement: Solano County and CDFW.

Finding

Changes or alterations have been required in, or incorporated into, the project which would avoid or substantially lessen the potentially significant environmental effect as identified in the Final EIR.

Implementing the project would result in removal of approximately 23.5 acres of disturbed annual grassland that provides suitable foraging habitat for Swainson's hawk and white-tailed kite and potential foraging and nesting habitat for burrowing owl. Trees that provide suitable nest sites for white-tailed kite and other raptors would also be removed. Small mammal burrows and debris piles that provide potentially suitable nesting and cover habitat for burrowing owl were also observed during the reconnaissance survey. All raptors and their nests are protected under Section 3503.5 of the California Fish and Game Code.

Vegetation removal, grading, and other construction activities could result in mortality of individuals and nest abandonment. If trees are to be removed during the raptor breeding season (February–August), mortality of eggs and chicks of tree nesting raptors could result if an active nest were present. In addition, project construction could disturb active nests near the construction area, potentially resulting in nest abandonment by the adults and mortality of chicks and eggs. Direct and indirect impacts on active raptor nests or burrows are considered potentially significant.

Implementing Mitigation Measures 3.3-2a and 3.3-2b would reduce significant impacts on Swainson's hawk, white-tailed kite, burrowing owl, and other raptors to a less-than-significant level because it would ensure that these species are not disturbed during nesting so that project construction would not result in nest abandonment and loss of eggs or young. These measures would also ensure that burrowing owl habitat would be preserved at a 1:1 ratio of habitat value lost (Draft EIR, pp. 3.3-29 to 3.3-32).

IMPACT 3.3-3 **Disturbance of Tricolored Blackbird, Loggerhead Shrike, and Migratory Birds.** *Project implementation would result in loss and disturbance of potential nesting habitat for tricolored blackbird, loggerhead shrike, and common migratory birds. Project construction could disturb active nests on or near the construction area, potentially resulting in nest abandonment by the adults and mortality of chicks and eggs. This impact is considered* ***potentially significant****.*

Mitigation

Mitigation Measure 3.3-3: Avoid or Minimize Direct Loss of Tricolored Blackbird and Loggerhead Shrike

- To the extent feasible, vegetation removal, grading, and other ground disturbing activities will be carried out during the nonbreeding season (September 1–February 14) for migratory birds to avoid and minimize impacts to tricolored blackbird, loggerhead shrike, and other migratory birds.

- For any project activity that would occur during the nesting season (February 15–August 31), the project applicant shall conduct a preconstruction survey. The preconstruction survey shall be conducted by a qualified biologist before any activity occurring within 500 feet of suitable nesting habitat. The survey shall be timed to maximize the potential to detect nesting birds, and should be repeated within 10 days of the start of project-related activity.

- If an active loggerhead shrike or tricolored blackbird nest is found, the qualified biologist shall establish a buffer around the nest. No project activity shall commence within the buffer area until a qualified biologist confirms that the nest is no longer active. The size of the buffer shall be determined in consultation with CDFW. Buffer size is anticipated to range from 100 to 500 feet,

depending on the nature of the project activity, the extent of existing disturbance in the area, and other relevant circumstances as determined by a qualified biologist in consultation with CDFW.

- If common bird nests are found, a qualified biologist shall ensure compliance with the Migratory Bird Treaty Act and Fish and Game Code Section 3503

Implementation: Project applicant and contractor/s.

Timing: Before approval of any ground-disturbing activity within 500 feet of suitable nesting habitat as applicable for all project phases.

Enforcement: Solano County and CDFW.

Finding

Changes or alterations have been required in, or incorporated into, the project which would avoid or substantially lessen the potentially significant environmental effect as identified in the Final EIR.

Project implementation would result in loss and disturbance of potential nesting habitat for tricolored blackbird, loggerhead shrike, and common migratory birds during construction, which could result in nest abandonment and loss of eggs or young if an active tricolored blackbird nesting colony or loggerhead shrike nest were to be present during ground-disturbing activities. In addition, vegetation removal and ground disturbances associated with project implementation could result in direct destruction of active nests of tricolored blackbird, loggerhead shrike, or other birds protected under the MBTA. Destruction of any migratory bird nest is a violation of the MBTA and Section 3503 of the California Fish and Game Code. Loss of an active tricolored nesting colony or an active loggerhead shrike nest would be a potentially significant impact.

Implementing Mitigation Measure 3.3-3 would reduce potentially significant impacts on tricolored blackbird and loggerhead shrike to a less-than-significant level because it would ensure these birds are not disturbed during nesting so that project construction would not result in nest abandonment and loss of eggs or young (Draft EIR, pp. 3.3-32 to 3.3-33).

IMPACT 3.3-4 **Loss of Federally Protected Waters of the United States.** *Implementing the proposed project would result in permanent fill of waters of the United States, including wetlands subject to USACE jurisdiction under the CWA. This impact is considered* ***significant****.*

Mitigation

Mitigation Measure 3.3-4: Compensate for Loss of Wetlands and Other Waters.

- The project applicant shall replace or restore on a "no-net-loss" basis the acreage and function of all wetlands and other waters that would be removed as a result of project implementation.

- Wetland habitat will be restored or replaced at an acreage and location and by methods agreeable to USACE and the San Francisco RWQCB, depending on agency jurisdiction, and as determined during the Section 401 and Section 404 permitting processes. It is the applicant's intention to compensate for

the loss of seasonal wetlands through the purchase of credits from a USACE-approved mitigation bank in Solano County (e.g., North Suisun Mitigation Bank). Loss of roadside ditch may be replaced either through purchase of mitigation credits or through the creation of the expanded roadside ditch on-site along Rockville Road.

- The project applicant shall obtain a USACE Section 404 Nationwide Permit (NWP) and San Francisco RWQCB Section 401 certification before any groundbreaking activity within 50 feet of or discharge of fill or dredge material into any water of the United States. The project applicant will implement all permit conditions. The applicable Section 404 permit process for this the single facility would be NWP 29 for residential developments. The discharge will not cause the loss of greater than 0.5-acre of non-tidal waters of the United States, including the loss of no more than 300 linear feet of stream bed.

- The project applicant shall have a qualified biologist prepare a wetland mitigation plan detailing how the loss of aquatic functions will be replaced. The mitigation plan will describe compensation ratios for acres filled, and, if mitigation credits are not available, mitigation sites, a monitoring protocol, annual performance standards and final success criteria for created or restored habitats, and corrective measures to be applied if performance standards are not met.

- At a minimum, wetlands and other waters lost through development of the proposed project shall be replaced at a 1:1 ratio. Permittee-responsible mitigation habitat, if mitigation credits are not available, shall be monitored for a minimum of 5 years from completion of mitigation, or human intervention (including recontouring and grading), or until the success criteria identified in the approved mitigation plan have been met, whichever is longer.

Implementation: Project applicant and contractor/s.

Timing: Before approval of grading or improvement plans or any ground-disturbing activities for any phases of project development in areas containing wetland features or other waters of the United States. The wetland mitigation plan must be approved by the County and USACE before any impact on wetlands can occur. Mitigation shall be implemented on an ongoing basis throughout and after construction of all project phases, as required in the mitigation plan approved by the County and USACE.

Enforcement: Solano County, U.S. Army Corps of Engineers, San Francisco Regional Water Quality Control Board, as appropriate, depending on agency jurisdiction, and as determined during the Section 401 and Section 404 permitting processes.

Finding

Changes or alterations have been required in, or incorporated into, the project which would avoid or substantially lessen the potentially significant environmental effect as identified in the Final EIR.

Developing the proposed project would result in removal of approximately 0.23 acre of jurisdictional waters of the United States consisting of 0.11 acre of seasonal wetland and 0.12 acre of roadside ditch along Oakwood Drive. Additionally, widening Rockville Road would result in temporary disturbance to 0.15 acre of the Rockville Drain (the portion along Rockville Road). Both of the roadside ditches are considered waters of the United States because they convey drainage from natural drainage channels upstream and they ultimately connect to Suisun Marsh via Cordelia Slough.

Six non-USACE jurisdictional seasonal wetland depressions totaling approximately 0.16 acre would also be removed as a result of project development. Although these wetland depressions lack one or more criteria of waters of the United States, they would be considered waters of the state subject to regulation by the San Francisco Bay RWQCB.

Therefore, direct significant impacts on waters of the United States and waters of the state would result from implementation of the proposed project.

Implementing Mitigation Measure 3.3-4 would reduce significant impacts wetlands and other waters to a less-than-significant level because it would require replacement or restoration on a no-net-loss basis the acreage and function of all wetlands and other waters that would be removed as a result of project implementation, compliance with the USACE Section 404 NWP and San Francisco RWQCB Section 401 certification, and preparation of a wetland mitigation plan (Draft EIR, pp. 3.3-33 to 3.3-35).

HYDROLOGY AND WATER QUALITY

IMPACT 3.6-1 **Potential Temporary, Short-Term Construction-Related Drainage and Water Quality Effects.** *Construction activities during project implementation would involve grading and movement of earth, which would substantially alter on-site drainage patterns and could generate sediment, erosion, and other nonpoint source pollutants in on-site stormwater that could drain to off-site areas and degrade local water quality. This impact is considered* ***significant****.*

Mitigation

Mitigation Measure 3.6-1a: Implement Mitigation Measure GEO-2 (Prepare and Implement a Grading and Erosion Control Plan).

As described in the Initial Study that was circulated with the Notice of Preparation, before the start of construction activities, the project applicant shall retain a California Registered Civil Engineer to prepare a grading and erosion control plan. The grading and erosion control plan shall be submitted to the Solano County Department of Building and Safety for review before the start of any on-site work. The plan shall be consistent with Solano County's Grading, Drainage, Land Leveling, and Erosion Control Ordinance, and shall include the site-specific grading associated with development for all project phases.

The grading and erosion control plan shall contain proposed erosion, sediment, and runoff control measures, which shall incorporate recommendations contained in the county's Erosion and Sediment Control Handbook. The plan shall contain a description of the following:

- vegetative measures;

- drainage protection and control measures;
- erosion and sediment control measures;
- runoff control measures;
- cut and fill construction;
- disposal of excess materials;
- stockpiling of materials;
- dust control measures; and
- construction schedule.

Erosion and sediment control measures could include, but are not limited to, the use of detention basins, berms, swales, wattles, and silt fencing, and covering or watering of stockpiled soils. Stabilization of construction entrances to minimize trackout (control dust) is commonly achieved by installing filter fabric and crushed rock to a depth of approximately 1 foot.

Mitigation Measure 3.6-1b: Prepare and Implement a Stormwater Pollution Prevention Plan and Associated Best Management Practices.

Prior to the start of earth-moving activities, the project applicant shall obtain coverage under the SWRCB's NPDES stormwater permit for general construction activity (Order 2009-0009-DWQ), including preparation and submittal of a project-specific stormwater pollution prevention plan (SWPPP) at the time the Notice of Intent to discharge is filed. The project applicant shall also prepare and submit erosion and sediment control and engineering plans and specifications for pollution prevention and control to the Solano County Department of Building and Safety. The SWPPP shall identify and specify:

- the use of an effective combination of robust erosion and sediment control BMPs and construction techniques accepted by the County for use in the project area at the time of construction, that would reduce the potential for runoff and the release, mobilization, and exposure of pollutants, including legacy sources of mercury from project-related construction sites. These may include, but would not be limited to temporary erosion control and soil stabilization measures, sedimentation ponds, inlet protection, perforated riser pipes, check dams, and silt fences as discussed and described in the applicable version of the *Solano County Storm Water Management Plan for the National Pollutant Discharge Elimination System (NPDES) Phase II* that is in effect at the time construction activities occur;

- the implementation of approved local plans, non-stormwater management controls, permanent post-construction BMPs, and inspection and maintenance responsibilities;

- the pollutants that are likely to be used during construction that could be present in stormwater drainage and nonstormwater discharges, including fuels, lubricants, and other types of materials used for equipment operation;

- the means of waste disposal;

- spill prevention and contingency measures, including measures to prevent or clean up spills of hazardous waste and of hazardous materials used for equipment operation, and emergency procedures for responding to spills;

- personnel training requirements and procedures that would be used to ensure that workers are aware of permit requirements and proper installation methods for BMPs specified in the SWPPP; and

- the appropriate personnel responsible for supervisory duties related to implementation of the SWPPP.

Where applicable, BMPs identified in the SWPPP shall be in place throughout all site work and construction activities and shall be used in all subsequent site development activities. BMPs may include, but are not limited to, such measures as those listed below.

- Implementing temporary erosion and sediment control measures in disturbed areas to minimize discharge of sediment into nearby drainage conveyances, in compliance with state and local standards in effect at the time of construction. These measures may include, but are not limited to, silt fences, staked straw bales or wattles, sediment/silt basins and traps, geofabric, sandbag dikes, and temporary vegetation.

- Establishing permanent vegetative cover to reduce erosion in areas disturbed by construction by slowing runoff velocities, trapping sediment, and enhancing filtration and transpiration.

- Using drainage swales, ditches, and earth dikes to control erosion and runoff by conveying surface runoff down sloping land, intercepting and diverting runoff to a watercourse or channel, preventing sheet flow over sloped surfaces, preventing runoff accumulation at the base of a grade, and avoiding flood damage along roadways and facility infrastructure.

A copy of the approved SWPPP shall be maintained and available at all times on the construction site.

Implementation: Project applicant.

Timing: Before approval of grading plans and building permits.

Enforcement: Solano County Department of Building and Safety.

Finding

Changes or alterations have been required in, or incorporated into, the project which would avoid or substantially lessen the potentially significant environmental effect as identified in the Final EIR.

Construction activities associated with the project, including vegetation removal, grading, staging, trenching, and foundation excavation, would expose soils to erosive forces and could transport sediment into local drainages, thereby increasing turbidity, degrading water quality, and resulting in siltation to local waterways. Intense rainfall and associated stormwater runoff could result in short periods of sheet erosion within areas of exposed or stockpiled soils. If uncontrolled, these soil materials could cause sedimentation and blockage of drainage

channels. Further, the compaction of soils by heavy equipment may further reduce the infiltration capacity of soils and increase the potential for runoff and erosion.

Non-stormwater discharges could result from activities such as construction dewatering procedures, or discharge or accidental spills of hazardous substances such as fuels, oils, petroleum hydrocarbons, concrete, paints, solvents, cleaners, or other construction materials. This contaminated runoff could enter on-site drainage channels and ultimately drain off-site to downstream waterbodies, including Dan Wilson Creek and ultimately Suisun Bay. If uncontrolled, project-related construction activities could violate water quality standards or cause direct harm to aquatic organisms. This impact is considered significant.

Implementation of Mitigation Measures 3.6-1a and b would reduce the significant impact from short-term, temporary, construction-related drainage and water quality impacts to a less-than-significant level because a grading and erosion control plan and a SWPPP, both containing BMPs specifically designed to prevent erosion and protect water quality, would be prepared, approved by Solano County and the SWRCB, and implemented. These plans are required by law to specify and implement water quality control measures pursuant to the SWRCB NPDES permit for construction activity (Order 2009-0009-DWQ); the *Waste Discharge Requirements For Storm Water Discharges From Small Municipal Separate Storm Sewer Systems*; the *Solano County Storm Water Management Plan for the National Pollutant Discharge Elimination System (NPDES) Phase II* or more recent version if applicable; and the Solano County Grading, Drainage, Land Leveling, and Erosion Control Ordinance (Chapter 31 of the County Code). Water quality BMPs (such as those shown in Table 3.6-3 of the Draft EIR), which include erosion control measures, detention basins, and revegetation, have been shown to be effective in reducing contaminant levels in urban runoff (Draft EIR, pp. 3.6-21 to 3.6-24).

IMPACT 3.6-2 **Potential Increased Risk of Flooding and Hydromodification from Increased Stormwater Runoff.** *Project implementation would increase the amount of impervious surfaces, thereby increasing surface water runoff. This increase in surface runoff would result in an increase in both the total volume and the peak discharge rate of stormwater runoff, and therefore could result in a greater potential for on- and off-site flooding. This impact is considered* ***significant****.*

Mitigation

Mitigation Measure 3.6-2: Prepare and Submit Final Drainage Plans and Implement Requirements Contained in Those Plans.

Before the approval of grading plans and building permits, the project applicant shall submit final drainage plans to the Solano County Building and Safety Department and the Solano County Water Agency demonstrating that off-site upstream runoff would be appropriately conveyed through the project site, and that project-related on-site runoff would be appropriately contained in detention basins or managed with through other improvements (e.g., source controls, biotechnical stream stabilization) to reduce flooding and hydromodfication impacts.

The plans shall include, but are not limited to, the following items:

- an accurate calculation of pre-project and post-project runoff scenarios, obtained using appropriate engineering methods consist with the *Solano County Road Improvement Standards and Land*

Development Requirements and SCWA's *Hydrology Manual*, that accurately evaluates potential changes to runoff, including increased surface runoff;

- runoff calculations for the 10-year and 100-year (0.01 AEP) storm events (and other, smaller storm events as required) shall be performed and the trunk drainage pipeline sizes confirmed based on alignments and detention facility locations finalized in the design phase;

- a description of the proposed maintenance program for the on-site drainage system;

- project-specific standards for installing drainage systems;

- a description of on-site features designed to treat storm water and maintain storm water quality before it is discharged from the project site (e.g., vegetated swales, infiltration trenches, and constructed wetland filter strips);

- Solano County flood control design requirements and measures designed to comply with them; and

- Stormwater management BMPs that are designed to limit hydromodification and maintain current stream geomorphology. These may include, but are not limited to, the following:

    - use of Low Impact Development (LID) techniques to limit increases in stormwater runoff at the point of origination (these may include, but are not limited to: surface swales; replacement of conventional impervious surfaces with pervious surfaces [e.g., porous pavement]; impervious surfaces disconnection; and trees planted to intercept stormwater);

    - the use of detention basin inlet and outlet water control structures that are designed to reduce the rate of stormwater discharge;

    - enlarged detention basins to minimize flow changes and changes to flow duration characteristics;

    - minimize slope differences between any stormwater or detention facility outfall channel with the existing receiving channel gradient to reduce flow velocity; and

    - minimize to the extent possible detention basin sizes, embankments, culverts, and other encroachments into the channel and floodplain corridor, and utilize open bottom box culverts to allow sediment passage on smaller drainage courses.

The final drainage plan shall demonstrate to the satisfaction of the Solano County Department of Building and Safety and SCWA that 10- and 100-year (0.01 AEP) flood flows would be appropriately channeled and contained such that the risk to people or damage to structures within or down gradient of the project site would not occur, and that appropriate BMPs designed to minimize hydromodification would be implemented.

Implementation: Project applicant.

Timing:	Before approval of grading plans and building permits, and during construction and operation.
Enforcement:	Solano County Department of Building and Safety, Solano County Water Agency.

Finding

Changes or alterations have been required in, or incorporated into, the project that would avoid or substantially lessen the potentially significant environmental effect as identified in the Final EIR.

Project implementation would increase the amount of impervious surfaces, thereby increasing surface water runoff. This increase in surface runoff would result in an increase in both the total volume and the peak discharge rate of stormwater runoff, and therefore could result in a greater potential for on- and off-site flooding. The preliminary design of the stormwater collection and conveyance system for the proposed project has been prepared in accordance with the standards set forth in the *Solano County Road Improvement Standards and Land Development Requirements* and SCWA's *Hydrology Manual*. However, a drainage plan showing the final designs and specifications, including measures designed to protect long-term water quality, as required by the Hydrology Manual has not yet been prepared, submitted, or accepted by Solano County as the final drainage design and report. Furthermore, permanent erosion control features, BMPs, and Low Impact Development (LID) techniques other than the use of vegetated swales have not yet been finalized. Therefore, this impact is considered significant.

Implementation of Mitigation Measure 3.6-2 would reduce the significant effect associated with increased risk of flooding and hydromodification from increased stormwater runoff to a less-than-significant level because the project applicant would demonstrate to Solano County that the project would conform with applicable state and local regulations regulating surface water runoff, including the measures outlined in the applicable version of the Solano County *Storm Water Management Plan for the National Pollutant Discharge Elimination System (NPDES) Phase II* that is in effect at the time the final plans are approved, SCWA's *Hydrology Manual*, and the *Solano County Road Improvement Standards and Land Development Requirements*, which are designed to meet applicable state and local regulations pertaining to stormwater runoff. Specific project design standards as required in this mitigation measure would, when implemented, provide flood protection during the 10- and 100-year (0.01 AEP) storm events, would safely convey on-site and off-site flows through the project site, would reduce the effects of hydromodification on stream channel geomorphology, and would prevent substantial increased flood hazard on downstream areas by limiting peak discharges of flood flows to levels that are at or below pre-project conditions (Draft EIR, pp. 3.6-25 to 3.6-30).

IMPACT 3.6-3 **Long-Term Operational Water Quality and Hydrology Effects from Urban Runoff.** *Project implementation would convert undeveloped land to residential uses, changing the amount and timing of potential long-term operational pollutant discharges in stormwater and other urban runoff to both on- and off-site drainages. This impact is considered* ***significant****.*

Mitigation

Mitigation Measure 3.6-3: Develop and Implement a Best Management Practice and Water Quality Maintenance Plan.

Before approval of the final subdivision map, a detailed BMP and water quality maintenance plan shall be prepared by a qualified engineer retained by the project applicant. Drafts of the plan shall be submitted to Solano County for review and approval concurrently with development of the final subdivision maps. The plan shall finalize the water quality improvements and further detail the structural and nonstructural BMPs proposed for the project. The plan shall include the elements described below.

- A quantitative hydrologic and water quality analysis of proposed conditions incorporating the proposed drainage design features, which shall include final water quality basin sizing and design configuration.

- Pre-development and post-development calculations demonstrating that the proposed water quality BMPs meet or exceed requirements established by Solano County and including details regarding the size, geometry, and functional timing of storage and release pursuant to SCWA's *Hydrology Manual* and the Solano County *Storm Water Management Plan for the National Pollutant Discharge Elimination System (NPDES) Phase II*.

- Source control programs to control water quality pollutants on the project site, which may include but are not limited to recycling, street sweeping, storm drain cleaning, household hazardous waste collection, waste minimization, prevention of spills and illegal dumping, and effective management of public trash collection areas.

- A pond management component for the proposed basins that shall include management and maintenance requirements for the design features and BMPs, and responsible parties for maintenance and funding.

- LID control measures shall be integrated into the BMP and water quality maintenance plan. These may include, but are not limited to:

    - surface swales;
    - replacement of conventional impervious surfaces with pervious surfaces (e.g., porous pavement);
    - impervious surfaces disconnection; and
    - trees planted to intercept stormwater.

Implementation: Project applicant.

Timing: Before approval of final subdivision maps and implementation throughout project construction and operation.

Enforcement: Solano County Department of Building and Safety and Solano County Water Agency.

Finding

Changes or alterations have been required in, or incorporated into, the project which would avoid or substantially lessen the potentially significant environmental effect as identified in the Final EIR.

Project implementation would convert undeveloped land to residential uses, which would alter the types, quantities, and timing of contaminant discharges in stormwater runoff. Overall, the potential for the proposed project to cause or contribute to long-term discharges of urban contaminants (e.g., oil and grease, fuel, trash) into the stormwater drainage system and ultimate receiving waters would increase compared to existing conditions.

A quantitative hydrologic and water quality analysis of proposed conditions incorporating the proposed drainage design features, including final water quality basin sizing and design configuration, has not yet been performed. Furthermore, water quality treatments within the detention basins prior to off-site discharge, or BMPs and LID measures designed to control stormwater quality, have not been designed or specified. Therefore, this impact is considered significant**.**

Implementation of Mitigation Measure 3.6-3 would reduce the significant effect associated with long-term water quality effects of urban runoff to a less-than-significant level because the project applicant would develop and implement a BMP and water quality maintenance plan that would demonstrate to Solano County that the project would conform to applicable state and local regulations restricting surface water runoff including SCWA's *Hydrology Manual* and the Solano County *Storm Water Management Plan for the National Pollutant Discharge Elimination System (NPDES) Phase II*. Water quality BMPs such as vegetated swales, constructed wetlands, and infiltration trenches have been shown to be successful in controlling water quality and avoiding water quality impacts. Pollutants are removed from stormwater in detention basins through gravitational settling and biological processes depending on the type of basin. Some basins may incorporate permanent wet detention that may enhance pollutant removal through biological and chemical processes (Draft EIR, pp. 3.6-30 to 3.6-32).

NOISE

IMPACT 3.7-1 **Potential Exposure of On- and Off-Site Sensitive Receptors to Groundborne Noise and Vibration.** *Implementation of the project could result in exposure of on- and off-site sensitive noise receptors to groundborne noise and vibration. This impact is considered* ***potentially significant****.*

Mitigation

Mitigation Measure 3.7-1: Implement Construction Vibration Measures.

- Prepare a truck route plan that routes heavily loaded trucks away from residential streets where residences are within 50 feet of the edge of the roadway. Heavily loaded trucks will not be routed on Rockville Road or Oakwood Drive.

- Operate earthmoving equipment on the construction lot as far away from vibration-sensitive sites as possible.

- Phase earthmoving and other construction activities that would affect the ground surface so as not to occur in the same time period.

- Large bulldozers and other construction equipment that would produce vibration levels at or above 86 VdB shall not be operated within 50 feet of adjacent, occupied residences. Small bulldozers shall be used instead of large bulldozers in these areas, if construction activities are required. For any other equipment types that would produce vibration levels at or above 86 VdB, smaller versions or different types of equipment shall be substituted for construction areas within 50 feet of adjacent, occupied residences.

- Construction activities shall not occur on weekends or federal holidays and shall not occur on weekdays between the hours of 7 p.m. of 1 day and 7 a.m. of the following day.

Implementation: County will require as condition of approval for all project phases.

Timing: During all construction phases.

Enforcement: Solano County.

Finding

Changes or alterations have been required in, or incorporated into, the project which would avoid or substantially lessen the potentially significant environmental effect as identified in the Final EIR.

Implementation of the project could result in exposure of on- and off-site sensitive noise receptors to groundborne noise and vibration. Two residences just north/northeast and outside of the project site would be within 50 feet of the project site in a location where construction equipment would be expected to operate. If project construction activities within 50 feet of the existing off-site residences were to use heavy vibration-inducing equipment on the project site, this could create a potentially significant construction-related vibration impact on residents outside the project site.

In addition, it is possible that the project would require the use of heavily loaded trucks on roadways in the vicinity of the project site. For these homes and any others within 50 feet of roadways used by heavily loaded trucks, this could create vibration at or above 80 VdB while portions of the project site are under construction. Therefore, the project's construction-related vibration impacts are considered potentially significant.

With implementation of Mitigation Measure 3.7-1, construction activities would be limited to daytime hours (would not take place between 7 p.m. of 1 day and 7 a.m. of the following day). Construction equipment would be operated as far away from vibration-sensitive sites as possible. Earthmoving and ground-impacting operations would not occur in the same time period. The total vibration level produced could be significantly less when each vibration source operates separately. Heavily loaded trucks would operate away from residential streets where homes within and outside the project area are within 50 feet of the edge of the subject roadway. Mitigation Measure 3.7-1 would reduce vibration levels from the project construction below the FTA's standard of 80 VdB for residential uses, and would reduce construction vibration exposure at vibration-sensitive receivers in all cases. Construction would occur only temporarily and there are no permanent sources of noise planned a part of project implementation. As a result, implementation of Mitigation Measure 3.7-1 would reduce this impact to a less-than-significant level (Draft EIR, pp. 3.7-20 to 3.7-22).

IMPACT 3.7-3 **Long-Term Exposure of On-Site Sensitive Receptors to On- and Off-Site Non-Transportation Noise Sources.** *Project implementation would result in development of on-site, noise-sensitive and noise-producing uses. Noise levels at sensitive receivers could exceed levels required by applicable noise policies. This impact is considered* ***potentially significant****.*

Mitigation

Mitigation Measure 3.7-2: Selection, Location, and Shielding of Mechanical Equipment.

Noise generating mechanical equipment (e.g., HVAC units) shall be selected to be of a type that would not produce noise in excess of County noise standards and/or shall be shielded or located at a distance that would reduce noise levels at noise-sensitive outdoor activity areas for both on- and off-site residences to acceptable levels, as directed by the Solano County General Plan. Shielding may include the use of fences or partial equipment enclosures. To provide effectiveness, fences or barriers shall be continuous or solid, with no gaps, and shall block the line of sight to windows of neighboring dwellings (achievable noise reductions from fences or barriers can vary, but typically range from approximately 5-10 dB, depending on construction characteristics, height, and location).

Implementation: Project applicant(s) of all project phases.

Timing: Prior to the issuance of any building permit.

Enforcement: Solano County.

Finding

Changes or alterations have been required in, or incorporated into, the project which would avoid or substantially lessen the potentially significant environmental effect as identified in the Final EIR.

The proposed project includes development of residential land uses and occupation of the proposed dwellings would expose adjacent residences to noise. Development within the project site will be required to comply with the County Code, which includes restrictions on noise generation. Activities associated with residential operations would result in only minor and intermittent temporary noise exposure, as perceived at the closest residential receptors, primarily during the day and evening hours. Noise levels associated with residential land uses would also include the operation of exterior mechanical equipment (i.e., air conditioning units). Depending on the distance between residential dwellings, noise levels associated with air conditioning units located within side-yard areas of residential land uses could potentially exceed the County's noise standard for non-transportation noise sources identified in General Plan Table HS-4. This impact is considered potentially significant.

Selecting quieter noise generating mechanical equipment (e.g., HVAC units) and/or shielding or locating equipment at a distance that would reduce noise levels at noise-sensitive outdoor activity areas would reduce noise levels to those considered acceptable under the Solano County General Plan. A combination of distance, design, and shielding has been shown to be effective in substantially reducing mechanical noise. Therefore, implementation of Mitigation Measure 3.7-2 would reduce this impact to a less-than-significant level (Draft EIR, p. 3.7-25).

TRAFFIC AND TRANSPORTATION

IMPACT 3.9-1 **Interference with Emergency Access.** *Short-term, temporary, construction-related traffic and operational traffic could result in a delay to emergency access vehicles. This impact is considered* ***potentially significant****.*

Mitigation

Mitigation Measure 3.9-1: Comply with Solano County Roadway Design and Improvement Standards.

The project applicant shall comply with all Solano County roadway design and improvement standards, including Section 1-8 addressing emergency access, and any additional required conditions identified by the County to ensure appropriate access for emergency service vehicles and sight distance requirements.

Implementation: Project applicant.

Timing: After submission of improvement plans.

Enforcement: Solano County Public Works Department.

Mitigation Measure 3.9-2: Implement Mitigation Measure HAZ-3 (Prepare and Implement a Construction Traffic Control Plan).

The project applicant shall prepare and implement a traffic control plan for construction activities that may affect road rights-of-way, in order to facilitate travel of emergency vehicles on affected roadways. The traffic control plan must follow applicable Solano County standards and must be approved and signed by a professional engineer. Measures typically used in traffic control plans include advertising of planned lane closures, warning signage, a flag person to direct traffic flows when needed, and methods to ensure continued access by emergency vehicles. During project construction, access to the existing surrounding land uses shall be maintained at all times, with detours used, as necessary, during road closures. The traffic control plan shall be submitted to the Solano County Public Works Department for review and approval before the approval of the final map.

Implementation: Project applicant.

Timing: Before and during construction activities, as appropriate.

Enforcement: Solano County Public Works Department.

Finding

Changes or alterations have been required in, or incorporated into, the project which would avoid or substantially lessen the potentially significant environmental effect as identified in the Final EIR.

Short-term, temporary, construction-related traffic and operational traffic could result in a delay to emergency access vehicles. The project site is undeveloped and construction materials, equipment, and personnel would be staged on site. However, nearby roadways in the project vicinity, such as Oakwood Drive, Rockville Road, and

Suisun Valley Road, could be affected intermittently during the construction phase. Ongoing construction activities could result in temporary lane closures, increased truck traffic, and other roadway effects that could interfere with, or slow down emergency vehicles, temporarily increasing response times and impeding existing services. Furthermore, if new on-site roadways are not designed to meet the standards set forth in the Solano County *Road Improvement Standards and Land Development Requirements*, then operational traffic could also interfere with emergency access. The impact is considered potentially significant.

Implementation of Mitigation Measures 3.9-1 and 3.9-2 would reduce the potentially significant impacts associated with decreased emergency response times during construction and operation to a less-than-significant level by requiring preparation and implementation of a construction traffic control plan that would provide for adequate emergency access during construction activities and by requiring that roads be properly designed to operate according to County emergency access standards (Draft EIR, pp. 3.9-15 to 3.9-16).

IMPACT 3.9-2 **Potential for Creation of Substantial Traffic-Related Hazards.** *New roadways and intersections could create a traffic-related hazard if not designed to meet applicable standards. This impact is considered* ***potentially significant****.*

Mitigation

Mitigation Measure: Implement Mitigation Measure 3.9-1: (Comply with Solano County Roadway Design and Improvement Standards).

Finding

Changes or alterations have been required in, or incorporated into, the project which would avoid or substantially lessen the potentially significant environmental effect as identified in the Final EIR.

Two new unsignalized intersections, one on Suisun Valley Road and one on Rockville Road, would be created in order to provide project site ingress and egress. New roadways and public roadways will be required to adhere to roadway design standards set forth in the Solano County *Road Improvement Standards and Land Development Requirements*. In general, all new roadways and public roadways will be required to be constructed such that they would not increase hazards due to a design feature (e.g., sharp curves or dangerous intersections due to inadequate sight distance) to ensure public safety. However, because final designs have not yet been prepared and submitted to Solano County for review, this impact is considered potentially significant.

Implementation of Mitigation Measure 3.9-1 would reduce this impact related to potential creation of traffic-related hazards to a less-than-significant level because project-related roadways would be designed in accordance with Solano County standards, which are designed to avoid design-related hazards (Draft EIR, pp. 3.9-16 to 3.9-17).

2.4.4 SIGNIFICANT AND UNAVOIDABLE IMPACTS

The following significant and potentially significant environmental impacts of the project are unavoidable and cannot be mitigated in a manner that would substantially lessen the environmental impact. Notwithstanding the

disclosure of these impacts, the Board of Supervisors elects to approve the project due to overriding considerations as set forth below in Section 3, the Statement of Overriding Considerations.

AESTHETICS

IMPACT 3.1-2 **Impacts on Scenic Vistas and Degradation of Visual Character.** *Views along Rockville Road and Suisun Valley Road near the project site are considered scenic vistas. Therefore, development of the project site would alter or obscure a scenic vista. The proposed project would also convert views of an approximately 33-acre grassland landscape to residential development. This would substantially alter the visual character of the project site. These impacts are considered* ***significant****.*

Mitigation

Mitigation Measure 3.1-2a: Reduce Impacts to Scenic Vistas

The following mitigation measures align with policies and implementation programs RS.P-35, RS.P-37, RS.I-8, RS.P-6, RS.I-3, LU.P-14, and RS.I-21of the General Plan. Through conditions of approval or other enforceable means, the project shall provide for:

2) Lots that abut Rockville Road shall include a minimum setback of 25 feet from the side of the parcel that is adjacent to the roadway. For some lots, this may be considered the side setback and for other lots, this may be considered the rear setback.

4) At subdivision lots that abut Rockville Road, single-story homes, instead of two-story homes, will be constructed to minimize impacts to views of rolling hills from adjacent the roadway and residences.

Implementation: Project applicant and contractors.

Timing: Before approval of final maps.

Enforcement: Solano County.

Mitigation Measure 3.1-2b: Architectural and Sign Standards and Development Plan

The project applicant shall prepare mandatory and enforceable architectural and sign standards and a development plan to ensure consistency with visual, scenic, and aesthetic policies of the County. The project applicant shall prepare a mandatory and enforceable development plan that illustrates the approach to landscaping, design and improvement details, including typical building elevations and streetscape. Any entry features or signage proposed as a part of the project shall be designed, sized, and located to be unobtrusive and to reflect the historic and rural agricultural character of the surrounding area. Landscaping standards will also include measures to protect the visual character of the site and the surroundings such as: planting will emphasize use of California and Suisun Valley native plants; landscaping shall be selected and located to screen proposed homes from view; landscaping shall be selected and located to preserve existing views of nearby hillsides as viewed from adjacent properties and rights of way; landscaping could be used selected and located to reflect the rural agricultural character of the surrounding area.

Implementation: Project applicant and contractors.

Timing: Prior to issuance of any building permit.

Enforcement: Solano County.

Finding

Rockville Road, a section of which is directly adjacent to the north side of the project site, and Suisun Valley Road, located adjacent to the east side of the project site are County-designated scenic vistas. Implementation of the proposed project would substantially alter the scenic vista partially or wholly from Rockville Road and Rockville Hills Regional Park, as well as views of the rolling hills and agricultural landscape as viewed from motorists and residents on and near bordering roads. Similarly, the proposed project would partially or totally obstruct views of the surrounding oak- and grass- covered hills and ridgelines from motorists and residents on or near Suisun Valley Road, Rockville Road and Oakwood Drive with residential dwellings.

The General Plan specifies general site and building standards for development in areas zoned for Residential-Traditional Community (Zoning Code Section 28.32.30). New buildings must adhere to requirements that include specifications for maximum height and setback distances. The County also requires project applicants to prepare comprehensive design guidelines and landscaping standards as conditions of approval of development projects to address impacts on aesthetic resources associated with the conversion of agricultural and open space land uses to urban development. The project must comply with the design and development standards set forth by the County (Zoning Code Section 28.72.10).

Although conformance with the design policies of the General Plan and requirements of the Zoning Code would help maintain locally important elements of visual character, it would not eliminate impacts on scenic views and visual character. The impact is considered significant.

Mitigation Measures 3.1-2a and 3.1-2b would reduce impacts related to scenic views and the visual character of the project site. Setback and building height limits will help to preserve views of hillsides from important viewing locations. Design guidelines would help to ensure the proposed project is as visually compatible as feasible with the existing environment. However, converting an undeveloped area to residential development would permanently alter views of the scenic resources, and no other feasible mitigation is available that would protect views while at the same time still allowing residential development. Therefore, impacts to scenic vistas and to the visual character of the project site as experienced from public rights-of-way and private properties would remain significant and unavoidable.

As is fully explained in the Statement of Overriding Considerations in Section 3, the environmental, economic, social, and other benefits of the project outweigh and override the remaining significant adverse impacts related to impacts on scenic views and visual character (Draft EIR, pp. 3.1-12 to 3.1-15).

CULTURAL RESOURCES

IMPACT 3.4-3 **Construction-Related Impacts to Presently Undocumented Cultural Resources**. *Trenching has determined that prehistoric archaeological site P-48-00818 does not extend below surface. There is the possibility; however, that cultural material may be encountered outside of the revised boundaries of P-48-00818 or during excavation below the current ground surface. The impact is considered* ***potentially significant.***

Mitigation

Mitigation Measure 3.4-3: Conduct Archaeological Monitoring During Ground Disturbance and Implement Procedures for Inadvertent Discovery of Cultural Resources.

- Consistent with Solano County General Plan Implementation Measure RS.I-25, the project shall require archaeological monitoring during on-site earthwork, with appropriate actions if potential cultural resources are discovered, as described below.

- Prior to approval of the final map and improvement plan for the project, the County will arrange for a qualified archaeologist and Native American representative/s to be present for excavation with a backhoe having a flat bucket addition of one additional trench on site in a location identified by the Native American representative to determine the presence of cultural resources. The project applicant shall engage the backhoe operator, and the work of the backhoe operator shall be directed by the qualified archaeologist, in communication with the Native American representative/s.

- If an inadvertent discovery of cultural materials (e.g., unusual amounts of shell, animal bone, human remains, bottle glass, ceramics, building remains) is made, either during the above trenching activity or at any other time during project-related construction activities, the County, in consultation with the qualified archaeologist and Native American representative/s, shall develop additional appropriate protection measures. Measures shall comply with CEQA Guidelines Section 15126.4 if the resource is an historic resource of an archaeological nature and/or with CEQA Section 21083.2 if the resource is a unique archaeological resource. Additional protection measures may include, but are not necessarily limited to additional documentary research, subsurface testing, excavation, and preservation in-place.

- If the discovery could potentially be human remains, work shall stop and the appropriate procedures described in Health and Safety Code Section 7050 et seq. and Public Resources Code Section 5097.9 et seq. shall be implemented. Protection measures may include, but are not necessarily limited to redesign of the project to avoid archaeological resources, capping the site with a layer of fill, excavation and removal of the archaeological resources and curation in an appropriate facility under the direction of a qualified archaeologist, additional documentary research, subsurface testing, excavation, and preservation in place, or other protection measures that are mutually acceptable to the County and to the Native American representative/s.

- In addition to this initial trenching work, a qualified archaeologist and Native American monitor will spot-check monitor all ground-disturbing activities.

- All ground-disturbing activities in the eastern portion of the project site, identified by the project applicant as Phase 1 of the project, will be monitored by a qualified archaeologist and a Native American. Initial ground disturbance in the Phase 1 area shall occur with a back-hoe having a flat bucket addition to minimize any damage to any previously unknown human remains or resources potentially located at the project site. Project personnel will not collect archaeological material found on the project site.

- Native American representative/s shall be provided with hard copies and digital copies of any reports documenting inadvertent discovery of cultural resources on-site and shall be consulted regarding the need for additional excavation and further laboratory analysis.

Implementation: Project applicant and contractor(s).

Timing: Prior to approval of the final map and improvement plan for the trenching work and during project-related ground disturbance for the balance of this mitigation measure.

Enforcement: Solano County.

Finding

Trenching has determined that prehistoric archaeological site P-48-00818 does not extend below surface. Although the review of previous documentation, pre-field research, consultation with Native American representatives and other interested parties, and field surveys and subsurface exploration that suggest there are no significant cultural resources that would be affected by the project, it is possible that presently undocumented cultural resource could be encountered. If encountered during construction activities, previously unrecorded archaeological material could be damaged or destroyed. This is considered a potentially significant impact.

The likelihood of encountering undiscovered cultural resources at the project site is low, since prior trenching did not identify any cultural resources within the project site. Implementing Mitigation Measure 3.4-3 ensures that any cultural resources, including archaeological features or potential human remains, encountered during construction would be treated in an appropriate manner under CEQA and other applicable laws and regulations. Mitigation Measure 3.4-3 would reduce the potential for a significant impact resulting from inadvertent damage or destruction of presently undocumented cultural resources because it requires (1) excavation of an additional trench prior to approval of the final map and improvement plan for the project and (2) if an inadvertent discovery of cultural materials (including human remains) is made during project-related construction activities, disturbances in the area of the find must be halted and appropriate treatment and protection measures must be implemented, all in consultation with a professional archaeologist and in accordance with CEQA Guidelines Section 15126.4 if the resource is an historic resource of an archaeological nature and/or with CEQA Section 21083.2 if the resource is a unique archaeological resource. If the discovery could potentially be human remains, compliance with Health and Safety Code Section 7050 et seq. and Public Resources Code Section 5097.9 et seq. would be required. The potential of encountering undiscovered cultural resources at the project site is low and since Mitigation Measure 3.4-3 would further reduce the potential of an impact. However, because the extent of potential construction-related impacts associated with damage or destruction of presently undocumented cultural resources is not known since any such cultural resources are undiscovered, this impact is considered significant and unavoidable.

As is fully explained in the Statement of Overriding Considerations in Section 3, the environmental, economic, social, and other benefits of the project outweigh and override the remaining significant adverse impacts related to previously undocumented cultural resources (Draft EIR, pp. 3.4-13 to 3.4-15).

IMPACT 3.4-4 **Damage to or Destruction of Presently Undocumented Human Remains.** *The project vicinity is sensitive for the presence of human remains, including those interred outside of formal cemeteries. If encountered during construction activities, the remains could be damaged or destroyed. This is considered a* ***potentially significant*** *impact.*

Mitigation

Mitigation Measure 3.4-4: Implement Procedures for Inadvertent Discovery of Human Remains.

In accordance with the California Health and Safety Code, if human remains are uncovered during ground-disturbing activities, the contractor(s) shall immediately halt potentially damaging excavation in the area of the burial and notify the Solano County Coroner and a professional archaeologist to determine the nature of the remains. The coroner is required to examine all discoveries of human remains within 48 hours of receiving notice of a discovery on private or state lands (Health and Safety Code Section 7050.5[b]). If the coroner determines that the remains are those of a Native American, he or she must contact the NAHC by phone within 24 hours of making that determination (Health and Safety Code Section 7050[c]). After the coroner's findings have been made, the archaeologist and the NAHC-designated Most Likely Descendant (MLD) shall determine the ultimate treatment and disposition of the remains. The responsibilities of the landowner and Solano County for acting upon notification of a discovery of Native American human remains are identified in California Public Resources Code Section 5097.9 et seq.

Upon the discovery of Native American remains, the landowner shall ensure that the all construction work will stop within 100 feet of the discovery until consultation with the MLD has taken place. The MLD shall have 48 hours to complete a site inspection and make recommendations after being granted access to the site. A range of possible treatments for the remains, including nondestructive removal and analysis, preservation in place, relinquishment of the remains and associated items to the descendants, or other culturally appropriate treatment may be discussed. Public Resources Code Section 5097.98(b)(2) suggests that the concerned parties may mutually agree to extend discussions beyond the initial 48 hours to allow for the discovery of additional remains. The following is a list of site protection measures that the landowner shall employ:

- Record the site with the NAHC or the appropriate Information Center.
- Use an open-space or conservation zoning designation or easement.
- Record a document with the county in which the property is located.

The landowner or landowner's authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance if the NAHC is unable to identify a MLD, or if the MLD fails to make a recommendation within 48 hours after being granted access to the site. The landowner or authorized representative may also reinter the remains in a location not subject to further disturbance if he or she

rejects the recommendation of the MLD and mediation by the NAHC fails to provide measures acceptable to the landowner. The project applicant and contractor(s) of all project phases shall implement mitigation for the protection of the burial remains. Construction work in the vicinity of the burials shall not resume until the mitigation is completed.

Implementation: Project applicant and contractor(s).

Timing: Immediately if remains are uncovered and until resolution.

Enforcement: Solano County.

Finding

The project vicinity is sensitive for the presence of human remains, including those interred outside of formal cemeteries. Although no human remains were identified during subsurface exploration, it is possible that human remains could be encountered during construction. This is a potentially significant impact.

The likelihood of encountering human remains in the project site is low, since prior trenching did not identify human remains. If remains were encountered, then implementation of Mitigation Measure 3.4-4 would require compliance with the procedures in the California Health and Safety Code outlined above. These procedures are specifically designed to reduce the adverse effect of project implementation related to human remains by requiring that the human remains are treated in an appropriate and respectful manner and in accordance with applicable laws and regulations. Mitigation Measure 3.4-3 would reduce this impact. However, because the extent of potential construction-related impacts associated with damage or destruction of presently undocumented human remains is not known since such human remains are undiscovered, this impact remains significant and unavoidable.

As is fully explained in the Statement of Overriding Considerations in Section 3, the environmental, economic, social, and other benefits of the project outweigh and override the remaining significant adverse impacts related to previously undocumented human remains (Draft EIR, pp. 3.4-15 to 3.4-17).

HYDROLOGY AND WATER QUALITY

IMPACT 3.6-4 **Potential Impacts from New Impervious Surfaces on Groundwater Recharge and Aquifer Volume.** *The development of additional project-related impervious surfaces would reduce the amount of water available for local groundwater recharge. This impact is considered* ***significant****.*

Mitigation

Mitigation Measure: Implement Mitigation Measure 3.6-2 (Prepare and Submit Final Drainage Plans and Implement Requirements Contained in Those Plans).

Mitigation Measure: Implement Mitigation Measure 3.6-3: (Develop and Implement a Best Management Practice and Water Quality Maintenance Plan).

Finding

The development of additional project-related impervious surfaces would reduce the amount of water available for local groundwater recharge. Soils in the project site generally have a moderately low capacity for groundwater recharge. Moderately low amounts of precipitation per year are expected to infiltrate to the groundwater aquifer under undeveloped conditions, with the remaining water running off or consumed through evapotranspiration. Increased seasonal groundwater recharge from landscape irrigation activities would occur with the transition of the project site from grazing, although with current code requirements that require climate-appropriate landscaping that requires less water, the amount of recharge that would occur through this means could be limited. Urban land uses result in application of water, in addition to precipitation, for outdoor use. A portion of this water, although restricted by the soil conditions described above, reaches the aquifer as recharge. The on-site detention basins, ditches, and swales proposed as part of the project would also permit excess runoff to percolate through the soil to the groundwater table. Development of the project site with the proposed land uses would result in the nearly complete loss of approximately 4.8 acres for groundwater recharge and the partial loss of approximately 19.8 acres for groundwater recharge. Given that the project site is 33 acres in land area, this is considered a significant impact related to the loss of groundwater recharge.

Implementation of Mitigation Measures 3.6-2 and 3.6-3 would entail the development and implementation of LID measures (e.g., porous pavement, grassy swales) that would help to increase groundwater recharge following project site development. However, most of the project site would still be unavailable for groundwater recharge following project development. No addition feasible mitigation measures are available to increase groundwater recharge at the project site while also allowing a project meeting the basic project objectives to be implemented. Therefore, this impact is considered significant and unavoidable.

As is fully explained in the Statement of Overriding Considerations in Section 3, the environmental, economic, social, and other benefits of the project outweigh and override the remaining significant adverse impacts related to loss of groundwater recharge from development of new impervious surfaces (Draft EIR, pp. 3.6-32 to 3.6-33).

NOISE

IMPACT 3.7-4 **Short-Term Exposure of Sensitive Receptors to Construction Noise.** *Project implementation would result in temporary, short-term construction activities. Project-related construction activities could expose existing off-site sensitive receptors to elevated noise levels. This impact is considered* ***potentially significant****.*

Mitigation

Mitigation Measure 3.7-3: Implement Construction Equipment Noise Reduction Measures.

The project applicant(s) and contractor(s) of all project phases shall implement the following measures to minimize noise impacts for construction:

- Construction activities shall not occur on weekends, federal holidays, or on weekdays between the hours of 7 p.m. and 7 a.m.
- Locate fixed/stationary equipment (e.g., generators, compressors) as far as possible from noise-sensitive receptors. Shroud or shield all impact tools, and muffle or shield all in-take and exhaust ports on powered construction equipment.
- Store and maintain equipment as far as possible from noise-sensitive receptors.
- Properly maintain and equip all construction equipment with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturers' recommendations. Equipment engine shrouds shall be closed during equipment operation.
- Shut down all motorized construction equipment when not in use to prevent excessive idling noise.
- Construct acoustic barriers on the project site (e.g., plywood, sound attenuation blankets) to reduce construction-generated noise levels at affected noise-sensitive land uses. The barriers shall be designed to obstruct the line of sight between the noise-sensitive land use and construction equipment.

Implementation: County will require as condition of approval for all project phases.

Timing: During all construction phases.

Enforcement: Solano County.

Finding

Temporary noise production as a result of construction facilitated by the project could expose existing (off-site) sensitive receptors to noise levels that exceed the Solano County exterior noise policies. Assuming a reference construction noise level of 89 dB L_{eq} at 50 feet and spherical spreading loss (-6 dB per doubling of distance), existing noise-sensitive uses within 2,800 feet of heavy construction operations may experience unmitigated construction average noise exposure in excess of the County's 55 dB L_{eq} daytime exterior limit identified in General Plan Table HS-4 (and a 60 dB L_{eq} daytime exterior limit that would apply since in certain locations, the existing ambient conditions may exceed the exterior limit). This impact is considered potentially significant.

With implementation of Mitigation Measure 3.7-3, construction activities would be limited to daytime hours (would not take place between 7 p.m. and 7 a.m.) and would not be allowed on weekends and holidays. Construction equipment would be properly maintained and equipped with noise control components, such as mufflers, in accordance with manufacturers' specifications. However, the County cannot demonstrate that these

mitigating efforts would reduce average construction noise exposure to 55 dB Leq or less at noise-sensitive receivers in all cases. Certain noise-sensitive uses affected by project construction that are near existing roadways could have existing ambient conditions that exceed the County's noise standards, as expressed in Table HS-4. For example, noise measurements for this EIR identified that location ST-03 would have existing ambient noise levels that exceed the County's exterior daytime standard expressed in General Plan Table HS-4. In these cases, the General Plan indicates that the new standard is the ambient level plus 5 dB. For noise-sensitive uses adjacent to Rockville Road, the daytime ambient noise level might be up to 65 Leq and therefore the noise standard would be 70 Leq. With this new standard, noise-sensitive uses within approximately 400 feet could have construction noise in excess of the County's standard. In addition, not all noise-sensitive uses that would be affected by project construction noise are adjacent to area roadways and would not have this adjusted ambient noise standard. There is no additional feasible mitigation to avoid, or reduce this impact to a less-than-significant level. As a result, this impact would remain significant and unavoidable.

As is fully explained in the Statement of Overriding Considerations in Section 3, the environmental, economic, social, and other benefits of the project outweigh and override the remaining significant adverse impacts related to short-term exposure of sensitive receptors to construction noise (Draft EIR, pp. 3.7-26 to 3.7-29).

2.5 FINDINGS RELATED TO CUMULATIVE IMPACTS

In addition to the direct and indirect significant impacts caused by the project as discussed above, the Board of Supervisors finds that implementation of the project will result in the following significant and unavoidable cumulative impact.

Please refer to Section 5.0, "Other CEQA Considerations," of the EIR for a comprehensive discussion of cumulative impacts.

AESTHETICS

Today, the project site consists of grazing land and open space, with sparse and scattered vegetation. Implementation of the project would include residential development and associated infrastructure. After development, visual conditions at the project site and surrounding area would be similar to existing views of developed settings found in the vicinity of the project site.

Nearby planned or approved developments in unincorporated Solano County and the city of Fairfield would change the existing visual character of the vicinity of the project. As development of these projects and other development proceeds in surrounding areas, substantial changes in visual conditions would continue as open view sheds are replaced by developed properties. Increased development would lead to increased nighttime light and glare in the region and more limited views of the night sky and sky glow effects, and would, in this way, change the rural nature of the area. The effect of these changes, when considering the related projects, on aesthetic resources from past and planned future projects is a cumulatively significant impact.

Although the County's approval process and mitigation included in the EIR will provide extensive design direction to ensure that development remains within certain aesthetic guidelines, there is no mechanism to allow implementation of the project and related projects while avoiding the conversion of open space and grazing land to urban development.

Implementation of the proposed project would substantially alter the scenic vista partially or wholly from Rockville Road and Rockville Hills Regional Park, as well as views of the rolling hills and agricultural landscape as viewed from motorists and residents on and near bordering roads. Although conformance with the design policies of the General Plan, requirements of the Zoning Code, and mitigation included in the EIR would help maintain locally important elements of visual character, it would not eliminate impacts on scenic views and visual character. As discussed in Section 3.1, "Aesthetics," of the EIR, impacts to scenic vistas and to the visual character of the project site as experienced from public rights-of-way and private properties would remain significant and unavoidable. The impact is also considered cumulatively considerable. There is no feasible mitigation that would allow development of this project and avoid this cumulatively considerable contribution to this significant cumulative impact to existing views and visual character. The impact is significant and unavoidable (Draft EIR, pp. 5-4 to 5-5).

As is fully explained in the Statement of Overriding Considerations in Section 3, the environmental, economic, social, and other benefits of the project outweigh and override the significant adverse cumulative impacts related to change of the aesthetic environment.

2.6 GROWTH INDUCEMENT

In an EIR, lead agencies are required to discuss ways in which a proposed project could foster economic or population growth or the construction of additional housing, either directly or indirectly, in the surrounding environment (CEQA Guidelines Section 15126.2[d]).

A project could have growth-inducing effects in a number of ways. For example, the project may include an improvement that eliminates an obstacle to development on adjacent properties. A project could stimulate activities in the local economy that, in turn, leads to physical changes that could have environmental ramifications. Growth and development in and of itself is not necessarily detrimental, beneficial, or of significant consequence.

Implementing the proposed project would be expected to increase the population in unincorporated Solano County through the construction and occupation of 66 new single-family dwelling units. Assuming 2.84 persons per dwelling unit, the proposed project could accommodate approximately 187 new residents at buildout.

The project would not directly induce substantial unplanned population growth in Solano County (i.e., by proposed new unplanned homes). The project is consistent with the on-site planned land uses as envisioned under the County's General Plan. The land use designation for the project site under the County General Plan is Traditional Residential Community (1-4 dwelling units per acre). Based on the allowable number of dwelling units per acre, approximately 33 to 132 dwelling units could be developed on the 33-acre project site and these dwelling units would result in 94 to 375 new residents. The project-related estimated increase in population is within the range specified in the Solano County General Plan for residential development under the Traditional Residential Community land use designation. The zoning of the three parcels that comprise the project site is "Residential – Traditional Communities – 1-Acre Lot (R-TC-1AC)." Assuming one residential lot per acre, the project site could accommodate approximately 33 dwelling units and 94 new people. The proposed project would increase the amount of population accommodated on-site by approximately 93. The County does not anticipate that this level of increase in total – 187 people – or the increase relative to existing zoning would cause such an increase in population that local employers would locate in unincorporated Solano County and the development of

these employment-generating uses would generate substantial adverse physical environmental effects. The County does not anticipate that this level of population growth would cause retail or commercial service uses to locate in unincorporated Solano County and the development of these employment-generating uses would generate substantial adverse physical environmental effects.

Implementation of the proposed project does not include commercial, office, or industrial land uses that would generate permanent employment opportunities. Project construction activities would generate temporary and short-term employment, but these construction jobs are anticipated to be filled from the existing local and regional employment pool. In addition, if some nonlocal construction workers were employed for the project, the temporary and short-term nature of the work supports the conclusion that these workers would not typically change residences when assigned to a new construction site. Therefore, construction of the proposed project would not indirectly result in a population increase or induce growth by creating permanent new jobs.

The project also does not induce substantial population growth indirectly (through the extension of roads or other infrastructure). Entrance and egress to the project site would be provided from Rockville Road and Suisun Valley Road. The proposed project would not require extensions of these or other existing roadways in the vicinity of the project site.

The proposed project would construct an underground stormwater runoff collection system with storm drain inlet structures, manholes, and concrete conveyance pipelines. Runoff from the project site would flow into the proposed on-site stormwater collection system and would be directed through the site through a series of vegetated swales and ditches in a generally southeasterly direction. Water would then enter one of two on-site detention basins and water would exit through culverts beneath Suisun Valley Road. These stormwater facilities would serve only the proposed project and would not be sized to handle additional flows from planned or unplanned new development projects outside the project site.

Implementation of the proposed project would require construction of on-site water supply and wastewater conveyance facilities. New on-site water and wastewater infrastructure required to serve the proposed project would be sized to accommodate project-related demands and would not be intended to serve any new development on lands other than the project site. The project does not propose, and the County will not require the project to construct infrastructure that would indirectly encourage development of any vacant or underutilized properties in the vicinity of the project site.

Overall, any minimal growth that the proposed project could induce has been evaluated and provided for in the Solano County General Plan. Therefore, the proposed project would not induce growth leading to changes in land use patterns or directly or indirectly induce substantial unplanned population growth in Solano County.

2.7 FINDINGS RELATED TO THE RELATIONSHIP BETWEEN SHORT-TERM USES OF THE ENVIRONMENT AND MAINTENANCE AND ENHANCEMENT OF LONG-TERM PRODUCTIVITY

Based on the EIR and the entire record before the Board of Supervisors, the Board of Supervisors makes the following findings with respect to the project's balancing of local short-term uses of the environment and the maintenance of long-term productivity:

- Energy used during project construction would be expended in the form of electricity, gasoline, and diesel fuel, which would be used primarily by construction equipment, trucks delivering equipment and supplies to the site, and construction workers driving to and from the site. Other nonrenewable and slowly-renewable resources consumed as a result of project development would include, but not necessarily be limited to, lumber and other forest products, sand and gravel, asphalt, petrochemical construction materials, and water. The use of these nonrenewable resources is expected to account for only a small portion of the region's resources.

- The project involves construction of residential land uses, converting undeveloped grazing land to developed uses. This change in land use would represent a long-term commitment to new land uses, since the potential for developed land to be reverted back to undeveloped land uses is highly unlikely.

Despite short-term and long-term adverse impacts that would result from implementation of the project, the short-term and long-term benefits of implementation of the project justify implementation. Please refer to the Statement of Overriding Considerations in Section 3.

2.8 PROJECT ALTERNATIVES

Where a lead agency has determined that, even after the adoption of all feasible mitigation measures, a project as proposed will still cause one or more significant environmental effects that cannot be substantially lessened or avoided, the agency, prior to approving the project as mitigated, must first determine whether, with respect to such impacts, whether there remain any project alternatives that are both environmentally superior and feasible within the meaning of CEQA.

As noted under the heading "Findings Required under CEQA," an alternative may be "infeasible" if it fails to achieve the lead agency's underlying goals and objectives with respect to the project. Thus, "'feasibility' under CEQA encompasses 'desirability' to the extent that desirability is based on a reasonable balancing of the relevant economic, environmental, social, and technological factors" of a project (*City of Del Mar v. City of San Diego* [1982] 133 Cal.App.3d 401, 417). An alternative may be found infeasible on the ground it is inconsistent with the project objectives as long as the finding is supported by substantial evidence in the record.

2.8.1 ALTERNATIVES CONSIDERED BUT REJECTED FROM DETAILED ANALYSIS

Oftentimes, an off-site alternative is evaluated to consider the possibility of avoiding significant location-related impacts and provide a greater range of possible alternatives to consider in the decision making process. The key question is whether an off-site alternative is available that would feasibly attain most of the basic objectives of the proposed project, and would also avoid or substantially lessen any of the environmental effects of the proposed project (CEQA Guidelines CCR Section 15126.6[a]).

In general, the habitat value of the project site is diminished under existing conditions due to the intensive grazing, small parcel size, and surrounding development. The project site does not have large areas with sensitive natural resources, such as hillsides, and biological resource impacts can be addressed through mitigation. The County directed a cultural resources exploration to support this EIR, which did not identify any significant cultural resources. The County considered and eventually dismissed an alternative site from further consideration in this EIR. The County has determined that there is no vacant land in the unincorporated county that can

accommodate 66 units consistent with existing zoning, with the possible exception of the Middle Green Valley area.

Given that a minimum size of 33 acres is required to meet the above-described project objectives; the relatively unconstrained nature of the project site; its proximity to an existing transportation network and to existing public services and utilities; and feasibility considerations related to site acquisition, the County has elected in this case not to examine an off-site alternative in detail.

2.8.2 SUMMARY OF ALTERNATIVES CONSIDERED

The following alternatives to the proposed project were considered and evaluated in the EIR.

ALTERNATIVE 1: NO PROJECT

State CEQA Guidelines CCR Section 15126.6(e)(2) states that a discussion of the "No Project" alternative must consider "what would be reasonably expected to occur in the foreseeable future if the project were not approved, based on current plans." Therefore, the No-Project Alternative for purposes of this analysis consists of development of one residence on each of the three parcels that comprise the project site, along with accessory structures.

Because only three rural residences would be developed under Alternative 1, impacts associated with air quality; greenhouse gas emissions; traffic; and utilities, service systems, and energy would be reduced as compared to the project. In addition, development of three rural residences would reduce the overall level of effect associated with biological resources. Alternative 1 would locate residential development in the same location with the same landslide risk.

Alternative 1 would avoid significant and unavoidable impacts associated with alteration of scenic views and visual character of the project site. Adding three new rural residences would change the visual character somewhat, but not to a degree such that a substantial adverse impact would occur. In addition, views of the surrounding hillsides from the existing residences on the perimeter of the project site would be essentially unchanged.

Alternative 1 would have reduced impacts related to cultural resources because the proposed drainage and roadway improvements would not occur under this alternative, a very small amount of earth-moving activities would occur as compared to the proposed project. Although the potential for construction-related activities to damage or destroy presently undocumented cultural resources and human remains would be reduced, impacts could still occur. Therefore, Alternative 1 would not avoid significant and unavoidable cultural resources impacts.

Because a substantially smaller surface area of impermeable surfaces would be created under Alternative 1, this alternative would avoid the proposed project's adverse effects on groundwater recharge. However, an on-site system of detention basins and conveyance swales would not be implemented under Alternative 1 and development of the three rural residences— which would allow large animals such as horses that generate high levels of nutrients—could generate water quality problems. Weighing the adverse water quality impacts that would continue to occur under Alternative 1 against the adverse hydrologic impacts to groundwater recharge that would occur under the proposed project, they both would have adverse impacts on the environment.

Alternative 1 would have reduced impacts related to noise because this alternative would only entail development of three residences and construction would occur for less time and with less intensity compared to the proposed project. Although significant noise impacts would be less, temporary, short-term exposure of existing off-site sensitive receptors to elevated noise levels during construction would be less, impact would still occur. Therefore, Alternative 1 would not avoid significant and unavoidable construction-related noise impacts.

Finding

This alternative would not meet any of the basic project objectives, including the development of approximately 66 single-family residences, and would not be consistent with the General Plan land use designation for the projct site. Because Alternative 1 would not achieve any of the objectives for the project, Alternative 1 is not a feasible alternative. Therefore, the County rejects this alternative.

ALTERNATIVE 2: SUBDIVISION UNDER EXISTING 1-ACRE ZONING

This alternative represents development of the site consistent with Solano County's General Plan and zoning for the project site. Rather than the proposed 66 lots, this alternative would accommodate approximately 18 single-family residential lots of approximately 1 acre each.

The land use designation for the project site under the Solano County General Plan is "Traditional Residential Community (1-4 dwelling units per acre)." The purpose of the Traditional Residential Community land use designation is to recognize current residential and mixed-use communities located outside agricultural and municipal service areas where previous development has occurred at higher densities or intensities than currently allowed under County policy. The County's intent with this land use designation is to preserve and enhance the character and quality of these communities and promote infill residential and mixed-use development, but not to expand the area of these communities.

The zoning of the three parcels that comprise the project site is "Residential – Traditional Communities – 1-Acre Lot (R-TC-1AC)." Requirements for development and the allowable uses in areas zoned as R-TC are provided in Section 28.32 of the County Zoning Code. The R-TC zoning districts are intended for areas that have previously been subdivided for single-family residential development and that provide the necessary community services.

The regulations for these districts are intended to "stabilize and protect the residential characteristics of the districts, and to promote and encourage a suitable environment for family life" (Solano County Zoning Code. 2012. Section 28.21.11 A).

Because substantially fewer residential lots and homes would be developed under Alternative 2, impacts associated with air quality; greenhouse gas emissions; traffic; and utilities, service systems, and energy would be reduced as compared to the proposed project. In addition, the alternative would reduce somewhat the overall level of effect associated with biological resources. Alternative 2 would locate residential development in the same location with the same landslide risk.

Alternative 2 would not avoid significant and unavoidable impacts associated with alteration of scenic views and visual character of the project site. Alternative 2 includes the same type of development as the project, but substantially fewer residential lots and homes. Alternative 2 would substantially alter existing views of and

through the project site from both public and private viewing locations and some views of adjacent hillsides would be blocked by on-site development.

Alternative 2 would entail less development and a reduced level of earth-moving activities would occur as compared to the project. Although the potential for construction-related activities to damage or destroy presently undocumented cultural resources and human remains would be less, impacts could still occur. Therefore, Alternative 2 would not avoid significant and unavoidable cultural resources impacts.

Alternative 2 would avoid significant and unavoidable impacts related to the development of impervious surfaces and loss of groundwater recharge. Alternative 2 would reduce the amount of impervious surfaces added on-site compared to the proposed project. Assuming this alternative would not include individual wells on each parcel, it would also reduce potential effects related to groundwater recharge compared to the proposed project. Similarly, with the reduced level and extent of development under this alternative, and assuming keeping of large animals would not be allowed under this alternative, the volume of pollutants that may be generated and mobilized during stormwater runoff may be reduced.

Under Alternative 2, the same types of construction equipment would be used, but for less time and less intensity compared to the proposed project, given the reduced number of lots compared to the proposed project. Although significant noise impacts would be less, temporary, short-term exposure of existing off-site sensitive receptors to elevated noise levels during construction would still occur. Therefore, Alternative 2 would not avoid significant and unavoidable construction-related noise impacts.

Finding

This alternative would not meet the project objectives to create a single-family residential subdivision or approximately 66 lots or to create single-family lots that are approximately one-quarter acre in size (10,000 sf min.). Although this alternative could potentially be designed to meet the objective related to opportunities for recreation, restoration of habitat, and privacy buffering, it would not necessarily need the Policy Plan Overlay process to accomplish these objectives. Because Alternative 2 would not achieve the basic objectives for the project, Alternative 2 is not a feasible alternative. Therefore, the County rejects this alternative.

ALTERNATIVE 3: ALTERNATIVE SITE DESIGN (AESTHETICS)

Alternative 3 is a site planning and design approach that is mostly focused on reducing potentially significant aesthetic impacts. In order to maintain approximately the same development yield, lots on the perimeter in more visually sensitive areas would be increased in size compared to the proposed project. The intent of this increase in lot size would be to match lot sizes of adjacent parcels with existing residential development. In order to maintain the same yield, lots on the interior of the site, where views are less sensitive, would be decreased in size. The project proposes that homes along Oakwood Drive would be oriented interior to the site, with the backs of homes facing existing residences. Instead, with this alternative, homes along Oakwood Drive would be oriented toward the street, consistent with the existing homes in the area. In addition, this alternative would envision that the scale of homes on the perimeter of the project site in areas adjacent to existing homes would match the existing homes. On the perimeter of the project site, this alternative would have relatively smaller footprint homes of a single story. In addition, on the perimeter of the project site along Rockville Road and Suisun Valley Road, this alternative proposes a wider open space buffer to reduce the level of change to the existing aesthetic environment.

Alternative 3 proposes the same land use as the proposed project, but very slightly increased housing density. This alternative is in the same location as the proposed project, with the same surrounding mix of land uses. Impacts associated with air quality; biological resources; greenhouse gas emissions; public services and recreation; traffic; landslide risk; and utilities, service systems, and energy would be similar as compared to the proposed project.

Alternative 3 would have impacts related to scenic views and visual character of the project site, but would still represent a change to exiting conditions and, as such, would not avoid the significant and unavoidable impact related to the same issue for the proposed project. Alternative 3 is specifically designed to address aesthetics impacts – particularly impacts related to existing views of, and across the project site. As discussed above, Alternative 3 to create consistent street views along Oakwood Drive in the vicinity of the vicinity of the project site. Two large lots are proposed along Suisun Valley Road, as well, since this is a primary viewing location for the project site. The open space buffer along Rockville Road on the northern portion of the project site has been expanded so that homes visible from this important viewing location are less prominent. Homes located further away obscure less of a given view compared to homes located closer to the subject viewpoint.

Alternative 3 would entail a similar level of earth-moving activities on a similar amount of land. Because the potential for construction-related activities to damage or destroy presently undocumented cultural resources and human remains would still occur, Alternative 3 would not avoid significant and unavoidable impacts associated with cultural resources.

Alternative 3 would not avoid significant and unavoidable impacts related to the development of impervious surfaces and loss of groundwater recharge. Alternative 3 would involve the same amount of impervious surface on-site and therefore impacts related to the rate of stormwater runoff and potential effects to groundwater recharge would be similar to the proposed project.

Alternative 3 has the same overall level of development, in terms of dwelling units. Therefore, the construction phase would involve similar levels of noise and vibration relative to the proposed project and short-term exposure of existing off-site sensitive receptors to elevated noise levels during construction would still occur. Therefore, Alternative 3 would not avoid significant and unavoidable construction-related noise impacts.

Finding

Instead of 66 dwelling units as identified in the project objectives, this alternative would result in approximately 64 dwelling units. This alternative would not meet the project objective related to one-quarter-acre lots to the same extent as would the proposed project. Therefore, this alternative is considered infeasible and is rejected by the County.

ALTERNATIVE 4: ALTERNATIVE SITE DESIGN (BIOLOGICAL RESOURCES)

In this alternative, additional open space would be provided in areas on the site with seasonal wetlands – mostly on the eastern portion of the project site. In order to maintain a similar development yield as the proposed project, the lot sizes would be decreased slightly. This alternative shows 68 total residential lots, although there are various other design options available that would address this alternative concept and could result in a different number of residential lots.

Alternative 4 proposes the same land use as the proposed project, but very slightly increased housing density. This alternative is in the same location as the proposed project, with the same surrounding mix of land uses. Impacts associated with air quality; greenhouse gas emissions; public services and recreation; traffic; landslide risk; and utilities, service systems, and energy would be similar as compared to the proposed project.

Alternative 4 is designed to reduce impacts related to biological resources and areas with seasonal wetlands are proposed for permanent open space rather than housing. Under Alternative 4, additional open space is added in sensitive natural areas. These sensitive natural areas, however, are not in the same location as relatively more visually sensitive areas. The same type and scale of development is anticipated under this alternative relative to the proposed project and, therefore, the nature and level of aesthetic impact would be similar. Therefore, Alternative 4 would not avoid significant and unavoidable impacts associated with alteration of scenic views and visual character of the project site

Alternative 4 would entail a similar level of earth-moving activities on a similar amount of land. Because the potential for construction-related activities to damage or destroy presently undocumented cultural resources and human remains would still occur, Alternative 4 would not avoid significant and unavoidable impacts associated with cultural resources.

Alternative 4 would not avoid significant and unavoidable impacts related to the development of impervious surfaces and loss of groundwater recharge. Alternative 4 would involve approximately the same amount of impervious surface on-site and therefore impacts related to the rate of stormwater runoff and potential effects to groundwater recharge would be similar to the proposed project.

Alternative 4 has the same overall level of development, in terms of dwelling units. Therefore, the construction phase would involve similar levels of noise and vibration relative to the proposed project and short-term exposure of existing off-site sensitive receptors to elevated noise levels during construction would still occur. Therefore, Alternative 4 would not avoid significant and unavoidable construction-related noise impacts.

Finding

Instead of 66 dwelling units as identified in the project objectives, this alternative would result in approximately 68 dwelling units. However, this alternative would not meet the project objective related to one-quarter-acre lots to the same extent as would the proposed project. Therefore, this alternative is considered infeasible and is rejected by the County.

2.9 ENVIRONMENTALLY SUPERIOR ALTERNATIVE

Alternative 1 would be the Environmentally Superior Alternative. This alternative provides the greatest opportunity for reduction in environmental effects of the proposed project. Other than the No-Project Alternative, Alternative 2 would provide the most benefit relative to reducing environmental effects compared to the proposed project. Next to Alternatives 1 and 2, Alternatives 3 and 4 would be the next most environmentally superior—both reducing impacts in the respective topic areas.

3 STATEMENT OF OVERRIDING CONSIDERATIONS

Pursuant to Section 21081 of the California Public Resources Code and Section 15093 of the State CEQA Guidelines, the Solano County Board of Supervisors adopts and makes the following statement of overriding considerations regarding the remaining significant unavoidable impacts of the project, as discussed above, and the anticipated economic, social, and other benefits of the project.

The Board of Supervisors finds and determines that (1) the majority of the significant impacts of the project will be reduced to acceptable levels by implementation of the mitigation measures recommended in these findings; (2) the County's approval of the project as proposed will result in certain significant adverse environmental effects that cannot be avoided or reduced to a less-than-significant level even with the incorporation of all feasible mitigation measures into the project; and (3) there are no other feasible mitigation measures or feasible project alternatives that will further mitigate, avoid, or reduce to a less-than-significant level the remaining significant environmental effects.

In light of the environmental, social, economic, and other considerations identified in the findings for the Woodcreek 66 project, and the considerations set forth below related to this project, the Board chooses to approve the project because, in its view, the economic, social, technological, and other benefits resulting from the project substantially outweigh the project's significant and unavoidable adverse environmental effects.

The following statements identify the reasons why, in the Board's judgment, the benefits of the project outweigh the significant and unavoidable effects. The substantial evidence supporting the enumerated benefits of the project can be found in the preceding findings, which are herein incorporated by reference; in the project itself; and in the record of proceedings as defined above. Each of the overriding considerations set forth below constitutes a separate and independent ground for finding that the benefits of the project outweigh its significant adverse environmental effects and is an overriding consideration warranting approval.

The Board of Supervisors finds that the project, as conditionally approved, will have the following economic, social, technological, and environmental benefits:

- The project will further the County's goals and policies for new residential land uses in areas designated by the Solano County General Plan as Traditional Residential Communities. Specifically, the project would develop a 66-lot, single-family residential subdivision with individual lots approximately one-quarter acre in size (10,000 sf. minimum) and use a Policy Plan Overlay to permit clustering of lots and modifications of development standards to provide a more aesthetic layout and opportunities for recreation, restoration of habitat, and privacy buffering for existing and future residents. These standards and uses accommodate the special needs of the physical site and the community, while being consistent with the Solano County General Plan (see General Plan Policy LU.P-16).

- Implementing the project would create short-term construction jobs that would provide income to local residents.

- The project would increase tax revenues to the County through increased property values and increased spending by residents of the project.

- No costs associated with development of the project would be borne by existing residents of the County.
- Implementation of the project will also require construction jobs for home construction and associated infrastructure (i.e., roads, water and sewer lines) and an increase in the purchasing of goods and services in the vicinity of the project during and following construction.
- The proposed project would provide increased housing opportunities for County residents.