

# **Solano County**

*675 Texas Street  
Fairfield, California 94533  
[www.solanocounty.com](http://www.solanocounty.com)*



## **Agenda - Final**

**Thursday, February 4, 2016**

**7:00 PM**

**Board of Supervisors Chambers**

**Planning Commission**

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

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

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

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

## **AGENDA**

### **CALL TO ORDER**

### **SALUTE TO THE FLAG**

### **ROLL CALL**

### **APPROVAL OF AGENDA**

### **APPROVAL OF THE MINUTES**

[PC 16-005](#)

Minutes of January 21, 2016

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

- 1      [PC 16-004](#)      NOMINATION and ELECTION of Chair and Vice-Chair for the ensuing year

**Attachments:**      [Planning Commission appointment & attendance report \(2016\)](#)

- 2      [PC 16-006](#)      Public hearing to consider Use Permit Application No. U-15-05 of Go Green Asphalt, Inc. to construct and operate a recycling yard which accepts, processes, and stores construction debris including concrete, asphalt, and soil. The project is located within unincorporated Solano County approximately 1.5 miles southeast of the City of Vacaville in the Exclusive Agriculture "A-80" Zoning District. APN: 0166-040-060. 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: Eric Wilberg)

**Attachments:**      [A - Resolution-Draft](#)  
                                 [B - Assessor's Parcel Map](#)  
                                 [C - Initial Study and Negative Declaration](#)  
                                 [D - Vicinity Map](#)  
                                 [E - Site Plans](#)

## ANNOUNCEMENTS AND REPORTS

## ADJOURN

*To the Planning Commission meeting of February 18, 2016 at 7:00 P.M., Board Chambers, 675 Texas Street, Fairfield, CA*



# Solano County

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

## Agenda Submittal

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**Agenda #:** **Status:** PC Minutes  
**Type:** PC-Document **Department:** Planning Commission  
**File #:** PC 16-005 **Contact:** Kristine Letterman  
**Agenda date:** 2/4/2016 **Final action:**  
**Title:** Minutes of January 21, 2016

**Governing body:** Planning Commission

**District:**

**Attachments:** [Minutes](#)

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

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## **Meeting of January 21, 2016**

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

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

**EXCUSED:** None

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

Chairperson Rhoads-Poston called the meeting to order at 7:00 p.m. with a salute to the flag. Roll call was taken and a quorum was present.

### **Approval of the Agenda**

The agenda was approved with no additions or deletions.

### **Approval of the Minutes**

The minutes of the regular meeting of December 3, 2015 were approved as prepared.

### **Items from the Public:**

There was no one from the public wishing to speak.

### **Regular Calendar**

Item No. 1.

**PUBLIC HEARING** to consider Minor Revision No. 2 to Use Permit No. U-90-29 and Marsh Development Permit No. MD-90-05 of **Solano Land Trust** to allow habitat restoration, facility improvements and site utilization for Rush Ranch located at 3521 Grizzly Island Road, Suisun City, in an "A-SM-160" Suisun Marsh Agricultural and "MP" Marsh Protection Zoning District, APN's: 0046-140-040, 050, 060, 070; 0046-150-010, 030; 0046-160-080. The Planning Commission will also be considering adoption of a Mitigated Negative Declaration of Environmental Impact as recommended by the Solano County Department of Resource Management. (Project Planner: Nedzlene Ferrario)

Nedzlene Ferrario provided a brief presentation of the written staff report. Solano Land Trust proposes to construct four habitat restoration projects at Rush Ranch; Goat Island Marsh,

Suisun Hollow Enhancement, Upper Spring Branch Creek and Lower Spring Branch Creek. In addition, Solano Land Trust proposes to amend the current use permit to operate special events at Rush Ranch. Facility improvements related to the habitat restoration and the headquarters are proposed such as trails, boardwalk, signage, parking and drainage improvements. The project is consistent with the Suisun Marsh Local Protection Program and the Solano County General Plan. Ms. Ferrario noted that there was modified language to several conditions of approval proposed by staff and she briefly reviewed those modifications. Ms. Ferrario noted that the applicant concurred with the proposed changes. Staff recommended approval of the project.

Commissioner Walker questioned item HAZ-1 on page 92 in the report and the reference it made to the Yolo County Environmental Health Services with regard to remediation. Ms. Ferrario noted that the reference was a typographical error and should be changed to read Solano County Environmental Health Services.

Nicole Bird, Executive Director, Solano Land Trust, 1001 Texas Street, Fairfield, shared with the commission the various activities that take place on the property. Those activities included site tours, school field trips, and educational classes.

Chairperson Rhoads-Poston opened the public hearing. Since there were no speakers either for or against this matter, the public hearing was closed.

A motion was made by Commissioner Castellblanch and seconded by Commissioner Hollingsworth to adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan and approve Minor Revision No.2 to Use Permit No. U-90-29 and Marsh Development Permit No. MD-90-05 allowing Solano Land Trust to conduct habitat restoration and special events at Rush Ranch subject to the findings and conditions of approval, including the modifications as recommended by staff. The motion passed unanimously. (Resolution No. 4634)

## **ANNOUNCEMENTS and REPORTS**

There were no announcements or reports.

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



**SOLANO COUNTY PLANNING COMMISSION  
APPOINTMENT AND ATTENDANCE REPORT**

**February 4, 2016**

\* \* \* \* \*

<u>NAME</u>	<u>DIST. NO.</u>	<u>APPT. DATE EXPIRATION DATE</u>	<u>PERCENT OF MEETING ATTENDANCE *</u>	
			<u>2015</u>	<u>2014</u>
JOHNNY WALKER	1	February 19, 2013 Jan. 31, 2017	93% (13/14)	100% (9/9)
RAMON CASTELLBLANCH	2	August 25, 2015 Jan. 31, 2017	83% (5/6)	N/A
KELLY RHOADS-POSTON	3	Feb. 2, 2010 Jan. 31, 2019	86% (12/14)	67% (6/9)
KAY CAYLER	4	Feb. 22, 2011 Jan. 31, 2019	86% (12/14)	78% (7/9)
GIL HOLLINGSWORTH	5	August 5, 2014 Jan. 31, 2017	93% (13/14)	83% (5/6)

\* Meetings attended / meetings held  
(March 5, 2015 – January 21, 2016)





**BACKGROUND:**

- A. Prior approvals:** None applicable
- B. Applicant/Owner:**  
Canon Partners LLC  
c/o Joseph Andrews  
1107 Kentucky Street  
Fairfield, CA 94533
- C. General Plan Land Use Designation/Zoning:**  
General Plan: Agriculture, Travis Reserve  
Zoning: Exclusive Agriculture "A-80"
- D. Existing Use:** Grazing
- E. Adjacent Zoning and Uses:**  
North: Exclusive Agriculture "A-40", Grazing  
South: Exclusive Agriculture "A-80", Grazing  
East: Exclusive Agriculture "A-80", Grazing  
West: Exclusive Agriculture "A-20", Grazing

**ANALYSIS:**

**A. Environmental Setting:**

The project is located within unincorporated Solano County approximately 1.5 miles southeast of the City of Vacaville; 2 miles northeast of commercial and residential development within the City of Fairfield; and 1 mile north of residential development at Travis Air Force Base. Fairfield city limit boundaries have recently been expanded as part of the Fairfield Train Station Specific Plan and bound the site to the west. The site is situated east of the intersection between Canon Road and North Gate Road. The recycling yard is proposed on the southern portion of a 148 acre parcel, Assessor's Parcel Number 0166-040-060. Access to the site is via gravel driveway off North Gate Road at the intersection of Canon Road.

The subject property is relatively flat, exhibiting slopes of less than six percent. The site generally slopes to the east and has an elevation of 90 feet above mean sea level. The parcel is undeveloped and has primarily been utilized for grazing cattle. Per the Wetland Assessment (Appendix 6.3 of Attachment C), the parcel has been historically graded to facilitate flood irrigation. Also, the project does not encompass any vernal pools, seasonal wetlands, channels, ponds, lakes, drainage/irrigation ditches or any other water features that may be subject to jurisdictional boundaries of the U.S Army Corps of Engineers, California Department of Fish and Wildlife, or the California Water Quality Control Board.

Surrounding properties exhibit characteristics similar to those of the subject site. Lots are relatively flat and utilized agriculturally for pasture land and grazing. The State Department of Water Resources operates a water tank as part of the North Bay Aqueduct project 500 feet south of the project site. The nearest residential development is approximately one mile south at the military base. Fairfield city limits bound the site to the west. The land to the west is currently undeveloped; however the Fairfield Train Station Specific Plan designates this area for various industrial, manufacturing, and commercial service uses.

**B. Project Description:**

The project proponent, Go Green Asphalt, Inc., proposes to construct and operate a recycling yard near the

intersection of Canon Road and North Gate Road within unincorporated Solano County. The facility is proposed on the southern portion of a 148 acre parcel, Assessor's Parcel Number 0166-040-060. The facility would operate as a construction debris recycling yard which accepts, processes, and stores concrete, asphalt, and soil. Asphalt and concrete would be accepted from slabs, roof tiles, sidewalks, driveways, curbs, pipe, roadways, parking lots, etc. Materials would be sourced from various construction sites and crushed on-site in the unenclosed material storage and processing area. These materials would be imported, processed, and sold as needed for re-use as base rock and sold wholesale to contractors and municipalities. The applicant anticipates incoming daily tonnage to range between 0 - 1,000 tons of material(s) dependent on the economy and construction activities. The recycling yard would operate between the hours of 7 a.m. to 4:30 p.m. Mondays through Saturdays year round. It is anticipated that there would be 20 vehicle trips per day, with a majority occurring between the hours of 9 a.m. to 3 p.m. Other than for security purposes while operating equipment, no lighting is proposed. The applicant indicates there would be 5 employees on-site per day.

Initially, the site would be developed with a 935 linear foot, 30 foot wide gravel access road, connecting the property to the existing road network. The driveway connection would be at the eastern edge of the intersection between North Gate Road and Canon Road. In addition to the access road, grading would also be completed for the office pad, equipment storage, scale, and retention basin. The project would be developed over a three year span, in two general phases. The project contains four main components where the various recycling yard activities would take place, including:

- A 1,056 square foot modular office and truck scale is proposed near the western extent of the project's developed footprint. These elements are set back approximately 500 feet from North Gate Road and the western property line.
- An approximate one acre unenclosed area north of the office would be devoted to truck parking and equipment storage. This area would accommodate parking for up to 10 trucks, including: 10-wheelers, end dumps, bottom dumps, and super dumps. This area would also accommodate parking for equipment associated with recycling operations, including: dozer, excavator, loader, crusher, paver, roller, compactor, scraper, water truck, and backhoes. An 8,400 square foot accessory shop is proposed within this area during the second phase of the project.
- A majority of the developed footprint (8 acres phase I) would be devoted to material storage and construction debris processing. This area would be expanded to approximately 30 acres through the second phase.
- An approximate one acre retention basin would be developed at the eastern extent of the developed footprint to contain storm water run-off on-site. The retention basin would be expanded to 3.5 acres through the second phase. The retention basin is located 300 feet from the eastern property line.

In addition to the recycling yard, the applicant proposes to plant citrus trees within a six acre area along North Gate Road at the western property line.

#### **C. Environmental Determination:**

An Initial Study and Negative Declaration have been prepared for the project and circulated for public review. The public comment period expired January 29, 2016. In summary, the Negative Declaration found that the project could not have a significant effect on the environment. Details regarding each of California Environmental Quality Act (CEQA) checklist items considered for this project are discussed in Attachment C.

#### **D. General Plan Consistency:**

The project is located within an area designated Agriculture by the Solano County General Plan Land Use Diagram. In addition, the site is located within the Travis Reserve Area overlay and the Municipal Service Area

of the City of Fairfield. Goal AR.G-5 of the Agricultural Chapter of the General Plan identifies the need for reduced conflict between agricultural and nonagricultural uses. The proposed use is a conditionally permitted land use within the Exclusive Agricultural Zoning District and could operate as a buffer between existing grazing land to the east and not-yet-developed industrial uses adjacent to the project, to the west.

The project is also located within the Travis Reserve Area which provides for future expansion of Travis Air Force Base and support facilities for the base. Agriculture and grazing is identified as the preferred land use within this area; however nonresidential, interim uses may also be considered. The recycling facility would operate for fixed term of ten (10) years. A compliance review would occur at the five year interval of granting of the permit. Additional permitting would be necessary for the use to continue beyond the ten year fixed term. The property is located within the Municipal Service Area of the City of Fairfield. Upon annexation, land uses on the property would be subject to the zoning and general plan designations of the City of Fairfield or Travis Air Force Base.

**E. Zoning Consistency:**

The project site is located within the Exclusive Agriculture 'A-80' Zoning District. Section 28.21 of the County Zoning Regulations conditionally permits certain infrastructure uses within this district, including: refuse, disposal, incineration, recycling or composting.

**F. Agency Review:**

As part of the Department of Resource Management project review process, the application, Initial Study, and Negative Declaration have been reviewed by various County Departments, as well as Local and Regional Agencies. Any recommended conditions of approval have been incorporated into the use permit resolution. The following entities contributed during project review:

*Local Agencies*

County Dept. of Resource Management  
City of Fairfield Planning Department  
City of Vacaville Planning Department  
Solano Irrigation District  
Vaca-Elmira Fire District

*Regional Agencies*

Air Port Land Use Commission - Solano County  
Bay Area Air Quality Management District  
Central Valley Regional Water Quality Control Board

**FINDINGS:**

Staff recommends that the Planning Commission make the following findings in support of approving Use Permit U-15-05:

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

The establishment and operation of a recycling facility is a conditionally permitted infrastructure land use within the Agricultural General Plan designation as well as the Exclusive Agriculture Zoning District. Goal AR.G-5 of the Agricultural Chapter of the General Plan identifies the need for reduced

conflict between agricultural and nonagricultural uses. The project could operate as a buffer between existing grazing land to the east and not-yet-developed industrial uses within the City of Fairfield, adjacent to the project to the west. Traffic circulations and population density and distribution would not be changed by the project.

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

Access to the project is provided via private driveway off North Gate Road. On-site utilities including private septic system and domestic water well would be developed, as well as a retention pond at the eastern extent of the property to contain storm water run-off on-site.

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

The project has been processed in accordance with the California Environmental Quality Act (CEQA) and County EIR Guidelines. An Initial Study was prepared and a Notice of Intent to Adopt a Negative Declaration was filed with the Solano County Clerk of the Board of Supervisors. The Notice was published for a twenty (20) day public review period ending January 29, 2016. The Planning Commission has considered the environmental document and public comments thereon prior to acting on the project and finds that the Negative Declaration is adequate and environmental impacts have been determined to be less than significant.

**RECOMMENDED CONDITIONS OF APPROVAL:**

*General and Permit Term*

1. The Construction and Inert Debris Recycling Facility shall be established in accord with the application materials and site plan for Use Permit U-15-05, filed August 19, 2015, by Go Green Asphalt Inc., and as approved by the Solano County Planning Commission.

The project is located within the Travis Reserve Area which provides for future expansion of Travis Air Force Base and support facilities for the base. Agriculture and grazing is identified as the preferred land use within this area; however nonresidential, interim uses may be considered. As a result, the recycling facility shall operate for fixed term of ten (10) years, expiring February 4, 2026. To ensure the project remains in compliance with the project description and as conditioned herein an application for compliance review shall be filed at the five (5) year interval of granting this permit, February 4, 2021.

Additional permitting shall be necessary for the land use to continue beyond the ten year fixed term. The property is also located within the Municipal Service Area of the City of Fairfield. Upon annexation, land uses on the property would be subject to the zoning and general plan designations of the City of Fairfield or Travis Air Force Base.

No additional uses (including outdoor storage), new or expanded buildings shall be established or constructed beyond those identified on the approved site plan without prior approval of a new use permit, minor revision, or amendment to the permit and further environmental review as determined by the Department of Resource Management.

*Land Use Regulations*

2. The applicant shall prevent offensive noise, dust, glare, vibration or odor. All uses of land and buildings shall be conducted in a manner, and provide adequate controls and operational management to prevent:
  - a. Dust, offensive odors, vibration detectable beyond any property line.
  - b. Noise that exceeds 65dBA LDN at any property line.
  - c. Glint or glare detectable beyond any property line or by overflying aircraft.
3. The project shall contain measures to manage storm water to prevent any potential contaminants, processing wastes or by-products from entering any natural or constructed storm water facility or canal, creek, lake, pond, stream or river.
4. Adequate off-street parking shall be provided pursuant to Section 28-94; parking areas and driveways shall be treated as necessary to control dust. Parking areas shall not be located any closer than 200 feet to an adjoining property. Shall provide off-street parking in accordance with Section 28-94 in addition to paved parking spaces, aisles and pathways for the disabled in accordance with Building Code.
5. Removal of natural material 1) shall prevent offensive noise, dust, vibrations or standing water from occurring beyond any property line; 2) shall not create finished grades of a greater slope than two to one; and 3) shall be so located that generated traffic will not constitute a hazard or nuisance to surrounding property.
6. Solid Waste and General Liquid Waste Storage and Disposal:
  - a. All uses are prohibited from discharging liquid, solid, toxic, or hazardous wastes onto or into the ground and into streams, lakes, or rivers except as allowed by applicable local, State and federal laws and regulations.
  - b. The handling and storage of hazardous materials, the discharge of hazardous materials into the air and water, and the disposal of hazardous waste in connection with all uses shall be in conformance with all applicable local, State and federal regulations.
  - c. All burning of waste materials accessory to any use shall comply with the Yolo-Solano Air Quality Management District or the San Francisco Bay Area Air Quality Management district based on geographic location of the activity specific to each air quality management district.
  - d. The disposal or dumping of solid wastes accessory to any use, including, but not limited to, slag, paper and fiber wastes or other industrial wastes, shall be in compliance with applicable local, State, and federal laws and regulations.

#### *Business Licensing*

7. The permittee shall obtain a business license from the Solano County Department of Resource Management for the proposed recycling facility and maintain compliance with its requirements.

#### *Building and Safety Division*

8. Prior to any construction or improvements taking place, a building permit application shall first be submitted as per Section 105 of the 2013 California Building Code or the latest edition of the codes enforced at the time of building permit application. "Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or

plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.”

*Public Works - Engineering*

9. The applicant shall secure and comply with the requirements of an encroachment permit for the construction of the driveway connection within the North Gate Road right-of-way.
10. The applicant shall secure and comply with the requirements of a grading permit for the construction of the proposed project.

*Environmental Health Division*

11. The applicant shall obtain the appropriate permitting from the Solano County Environmental Health - Technical Division prior to the construction of a domestic drinking water well and/or private septic system.
12. In order to qualify as a Construction and Demolition and Inert Debris (CDI) Recycling Center as provided in 14 CCR section 1738.1, the facility is required to:
  - a) Receive only CDI debris
  - b) CDI debris received shall be separated at the point of generation
  - c) Residual shall be less than ten percent (10%) by weight of the amount of debris received at the site, calculated on a monthly basis.
  - d) Amount of putrescible wastes in the CDI debris received shall be less than one percent (1%) by volume of the amount of debris received at the site, calculated on a monthly basis, and the putrescible wastes shall not constitute a nuisance, as determined by the Local Enforcement Agency (LEA).
13. The total CDI, residual and putrescible waste weights shall be submitted monthly to the Solano County LEA by the 10<sup>th</sup> of each month.
14. There are standardized “default” time limits for material stored on-site. The storage time shall be limited to thirty (30) days for unprocessed material and twelve (12) months for processed material. Storage times for both processed and unprocessed material shall be reported to the LEA by the 10<sup>th</sup> of each month.
15. Chipping and Grinding operations (e.g. tub grinders processing wood waste), or the receipt of chipped and ground wood waste is prohibited at this CDI Recycling Center. Any deviation of the types of material stored and processed on-site will require the facility to be reevaluated for compliance with its classification as a CDI facility.

*Solano Irrigation District (SID)*

16. The project is located within the Solano Irrigation District boundary and is therefore subject to the Rules and Regulations, assessments, and charges of the District. The subject property has an existing service located at the northwest corner of the parcel. The service provides raw, untreated, agricultural irrigation water. No other uses for the water are acceptable to the District.

*Travis Air Force Base*

17. All structural development shall be located outside of the Travis Air Force Base water line easement running along North Gate Road.

*Central Valley Regional Water Quality Control Board*

18. The applicant shall obtain coverage under a General Permit for Storm Water Discharges Associated with Construction Activities (Construction General Permit), Construction General Permit Order No. 2009-009-DWQ once the project disturbs one or more acres of soil. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). For more information on the Construction General Permit, Visit the State Water Resources Control Board website at: [http://www.waterboards.ca.gov/water\\_issues/programs/stormwater/constpermits.shtml](http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml)  
Alternatively, contact Trevor Cleak with the Central Valley RWQCB at (916) 464-4684.

**ATTACHMENTS -**

- A - Draft Resolution
- B - Assessor's Parcel Map
- C - Initial Study and Negative Declaration
- D - Vicinity Map
- E - Site Plans (2)



# SOLANO COUNTY PLANNING COMMISSION

## RESOLUTION NO. XX

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**WHEREAS**, the Solano County Planning Commission has considered Use Permit Application No. U-15-05 of **Go Green Asphalt, Inc.** to construct and operate a recycling yard which accepts, processes, and stores construction debris including concrete, asphalt, and soil. The project is located within unincorporated Solano County approximately 1.5 miles southeast of the City of Vacaville in the Exclusive Agriculture "A-80" Zoning District. APN: 0166-040-060, and;

**WHEREAS**, the Commission has reviewed the report of the Department of Resource Management and heard testimony relative to the subject application at the duly noticed public hearing held on February 4, 2016, and;

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

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

The establishment and operation of a recycling facility is a conditionally permitted infrastructure land use within the Agricultural General Plan designation as well as the Exclusive Agriculture Zoning District. Goal AR.G-5 of the Agricultural Chapter of the General Plan identifies the need for reduced conflict between agricultural and nonagricultural uses. The project could operate as a buffer between existing grazing land to the east and not-yet-developed industrial uses within the City of Fairfield, adjacent to the project to the west. Traffic circulations and population density and distribution would not be changed by the project.

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

Access to the project is provided via private driveway off North Gate Road. On-site utilities including private septic system and domestic water well would be developed, as well as a retention pond at the eastern extent of the property to contain storm water run-off on-site.

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

The project has been processed in accordance with the California Environmental Quality Act (CEQA) and County EIR Guidelines. An Initial Study was prepared and a Notice of Intent to Adopt a Negative Declaration was filed with the Solano County Clerk of the Board of Supervisors. The Notice was published for a twenty (20) day public review period ending January 29, 2016. The Planning Commission has considered the environmental document and public comments thereon prior to acting on the project and finds that the Negative Declaration is adequate and environmental impacts have been determined to be less than significant.

**BE IT, THEREFORE, RESOLVED**, that the Planning Commission of the County of Solano does hereby approve Use Permit Application No. U-15-05 subject to the following recommended conditions of approval:

*General and Permit Term*

1. The Construction and Inert Debris Recycling Facility shall be established in accord with the application materials and site plan for Use Permit U-15-05, filed August 19, 2015, by Go Green Asphalt Inc., and as approved by the Solano County Planning Commission.

The project is located within the Travis Reserve Area which provides for future expansion of Travis Air Force Base and support facilities for the base. Agriculture and grazing is identified as the preferred land use within this area; however nonresidential, interim uses may be considered. As a result, the recycling facility shall operate for fixed term of ten (10) years, expiring February 4, 2026. To ensure the project remains in compliance with the project description and as conditioned herein an application for compliance review shall be filed at the five (5) year interval of granting this permit, February 4, 2021.

Additional permitting shall be necessary for the land use to continue beyond the ten year fixed term. The property is also located within the Municipal Service Area of the City of Fairfield. Upon annexation, land uses on the property would be subject to the zoning and general plan designations of the City of Fairfield or Travis Air Force Base.

No additional uses (including outdoor storage), new or expanded buildings shall be established or constructed beyond those identified on the approved site plan without prior approval of a new use permit, minor revision, or amendment to the permit and further environmental review as determined by the Department of Resource Management.

*Land Use Regulations*

2. The permittee shall prevent offensive noise, dust, glare, vibration or odor. All uses of land and buildings shall be conducted in a manner, and provide adequate controls and operational management to prevent:
  - a. Dust, offensive odors, vibration detectable beyond any property line.
  - b. Noise that exceeds 65dBA LDN at any property line.
  - c. Glint or glare detectable beyond any property line or by overflying aircraft.
3. The project shall contain measures to manage storm water to prevent any potential contaminants, processing wastes or by-products from entering any natural or constructed storm water facility or canal, creek, lake, pond, stream or river.
4. Adequate off-street parking shall be provided pursuant to Section 28-94; parking areas and driveways shall be treated as necessary to control dust. Parking areas shall not be located any closer than 200 feet to an adjoining property. Shall provide off-street parking in accordance with Section 28-94 in addition to paved parking spaces, aisles and pathways for the disabled in accordance with Building Code.
5. Removal of natural material 1) shall prevent offensive noise, dust, vibrations or standing water from occurring beyond any property line; 2) shall not create finished grades of a greater slope than two to one; and 3) shall be so located that generated traffic will not constitute a hazard or nuisance to surrounding property.

**6. Solid Waste and General Liquid Waste Storage and Disposal:**

- a.** All uses are prohibited from discharging liquid, solid, toxic, or hazardous wastes onto or into the ground and into streams, lakes, or rivers except as allowed by applicable local, State and federal laws and regulations.
- b.** The handling and storage of hazardous materials, the discharge of hazardous materials into the air and water, and the disposal of hazardous waste in connection with all uses shall be in conformance with all applicable local, State and federal regulations.
- c.** All burning of waste materials accessory to any use shall comply with the Yolo-Solano Air Quality Management District or the San Francisco Bay Area Air Quality Management district based on geographic location of the activity specific to each air quality management district.
- d.** The disposal or dumping of solid wastes accessory to any use, including, but not limited to, slag, paper and fiber wastes or other industrial wastes, shall be in compliance with applicable local, State, and federal laws and regulations.

*Business Licensing*

- 7.** The permittee shall obtain a business license from the Solano County Department of Resource Management for the proposed recycling facility and maintain compliance with its requirements.

*Building and Safety Division*

- 8.** Prior to any construction or improvements taking place, a building permit application shall first be submitted as per Section 105 of the 2013 California Building Code or the latest edition of the codes enforced at the time of building permit application. "Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit."

*Public Works – Engineering*

- 9.** The permittee shall secure and comply with the requirements of an encroachment permit for the construction of the driveway connection within the North Gate Road right-of-way.
- 10.** The permittee shall secure and comply with the requirements of a grading permit for the construction of the proposed project.

*Environmental Health Division*

- 11.** The permittee shall obtain the appropriate permitting from the Solano County Environmental Health – Technical Division prior to the construction of a domestic drinking water well and/or private septic system.
- 12.** In order to qualify as a Construction and Demolition and Inert Debris (CDI) Recycling Center as provided in 14 CCR section 1738.1, the facility is required to:
  - a)** Receive only CDI debris

- b) CDI debris received shall be separated at the point of generation
  - c) Residual shall be less than ten percent (10%) by weight of the amount of debris received at the site, calculated on a monthly basis.
  - d) Amount of putrescible wastes in the CDI debris received shall be less than one percent (1%) by volume of the amount of debris received at the site, calculated on a monthly basis, and the putrescible wastes shall not constitute a nuisance, as determined by the Local Enforcement Agency (LEA).
13. The total CDI, residual and putrescible waste weights shall be submitted monthly to the Solano County LEA by the 10<sup>th</sup> of each month.
14. There are standardized “default” time limits for material stored on-site. The storage time shall be limited to thirty (30) days for unprocessed material and twelve (12) months for processed material. Storage times for both processed and unprocessed material shall be reported to the LEA by the 10<sup>th</sup> of each month.
15. Chipping and Grinding operations (e.g. tub grinders processing wood waste), or the receipt of chipped and ground wood waste is prohibited at this CDI Recycling Center. Any deviation of the types of material stored and processed on-site will require the facility to be reevaluated for compliance with its classification as a CDI facility.

*Solano Irrigation District (SID)*

16. The project is located within the Solano Irrigation District boundary and is therefore subject to the Rules and Regulations, assessments, and charges of the District. The subject property has an existing service located at the northwest corner of the parcel. The service provides raw, untreated, agricultural irrigation water. No other uses for the water are acceptable to the District.

*Travis Air Force Base*

17. All structural development shall be located outside of the Travis Air Force Base water line easement running along North Gate Road.

*Central Valley Regional Water Quality Control Board*

18. The permittee shall obtain coverage under a General Permit for Storm Water Discharges Associated with Construction Activities (Construction General Permit), Construction General Permit Order No. 2009-009-DWQ once the project disturbs one or more acres of soil. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). For more information on the Construction General Permit, Visit the State Water Resources Control Board website at: [http://www.waterboards.ca.gov/water\\_issues/programs/stormwater/constpermits.shtml](http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml) Alternatively, contact Trevor Cleak with the Central Valley RWQCB at (916) 464-4684.

\*\*\*\*\*

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Planning Commission on February 4, 2016 by the following vote:

AYES:	Commissioners	_____
		_____
NOES:	Commissioners	_____
		_____
EXCUSED:	Commissioners	_____
		_____

By: \_\_\_\_\_  
Bill Emlen, Secretary



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

**PROJECT TITLE:**

Use Permit Application No. U-15-05 of Go Green Asphalt, Inc.

**PROJECT DESCRIPTION AND LOCATION:**

The project is located within unincorporated Solano County approximately 1.5 miles southeast of the City of Vacaville, 2 miles northeast of commercial and residential development within the City of Fairfield, and 1 mile north of residential development at Travis Air Force Base. Fairfield city limit boundaries have recently been expanded as part of the Fairfield Train Station Specific Plan and bound the site to the west. The site is situated east of the intersection between Canon Road and North Gate Road. The recycling yard is proposed on the southern portion of a 148 acre parcel, Assessor's Parcel Number 0166-040-060. Access to the site is via gravel driveway off North Gate Road at the intersection of Canon Road.

The project proponent, Go Green Asphalt, Inc., proposes to construct and operate a recycling yard near the intersection of Canon Road and North Gate Road within unincorporated Solano County. The facility is proposed on the southern portion of a 148 acre parcel, Assessor's Parcel Number 0166-040-060. The facility would operate as a construction debris recycling yard which accepts, processes, and stores concrete, asphalt, and soil. Asphalt and concrete would be accepted from slabs, roof tiles, sidewalks, driveways, curbs, pipe, roadways, parking lots, etc. Materials would be sourced from various construction sites and crushed on-site in the unenclosed material storage and processing area. These materials would be imported, processed, and sold as needed for re-use as base rock and sold wholesale to contractors and municipalities. The applicant anticipates incoming daily tonnage to range between 0 – 1,000 tons of material(s) dependent on the economy and construction activities. The recycling yard would operate between the hours of 7 a.m. to 4:30 p.m. Mondays through Saturdays year round. It is anticipated that there would be 20 vehicle trips per day, with a majority occurring between the hours of 9 a.m. to 3 p.m. Other than for security purposes while operating equipment, no lighting is proposed. The applicant indicates there would be 5 employees on-site per day

Initially, the site would be developed with a 935 linear foot, 30 foot wide gravel access road, connecting the property to the existing road network. The driveway connection would be at the western edge of the intersection between North Gate Road and Canon Road. In addition to the access road, grading would also be completed for the office pad, equipment storage, scale, and retention basin. The project would be developed over a three year span, in two general phases. The project contains four main components where the various recycling yard activities would take place, including:

- A 1,056 square foot modular office and truck scale is proposed near the western extent of the project's developed footprint. These elements are set back approximately 500 feet from North Gate Road and the western property line of the parcel.
- An approximate one acre unenclosed area north of the office would be devoted to truck parking and equipment storage. This area would accommodate parking for up to 10 trucks,

including: 10-wheelers, end dumps, bottom dumps, and super dumps. This area would also accommodate parking for equipment associated with recycling operations, including: dozer, excavator, loader, crusher, paver, roller, compactor, scraper, water truck, and backhoes. An 8,400 square foot accessory shop is proposed within this area during the second phase of the project.

- A majority of the developed footprint (8 acres Phase I) would be devoted to material storage and construction debris processing. This area would be expanded to approximately 30 acres through Phase II.
- An approximate one acre retention basin would be developed at the eastern extent of the developed footprint to contain storm water run-off on-site. The retention basin would be expanded to 3.5 acres through Phase II. The retention basin is located 300 feet from the eastern property line.

### **FINDINGS:**

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

### **PREPARATION:**

This Negative Declaration was prepared by the Solano County Department of Resource Management. Copies may be obtained at the address listed below or at [www.solanocounty.com](http://www.solanocounty.com).



---

Michael Yankovich, Planning Program Manager  
Solano County Dept. of Resource Management  
675 Texas Street, Suite 5500, Fairfield, CA 94533  
(707) 784-6765



# **Go Green Asphalt, Inc.**

**Use Permit application No. U-15-05**

**Initial Study and  
Negative Declaration**

**January 2016**

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

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## DEPARTMENT OF RESOURCE MANAGEMENT PART II OF INITIAL STUDY OF ENVIRONMENTAL IMPACTS

### Introduction

The following analysis is provided by the Solano County Department of Resource Management as a review of and supplement to the applicant's completed "Part I of Initial Study". These two documents, Part I and II, comprise the Initial Study prepared in accordance with the State CEQA Guidelines, Section 15063.

<b>Project Title:</b>	Go Green Recycling
<b>Application Number:</b>	Use Permit U-15-05
<b>Project Location:</b>	North Gate and McCrory Roads
<b>Assessor Parcel No.(s):</b>	0105-030-290
<b>Project Sponsor's Name and Address:</b>	Go Green Asphalt Inc. Joseph Andrews 69 Commerce Court Vacaville, CA 95687

### General Information

This document discusses the proposed project, the environmental setting for the proposed project, and the impacts on the environment from the proposed project and any measures incorporated which will minimize, avoid and/or provide mitigation measures for the impacts of the proposed project on the environment.

- Please review this Initial Study. You may order additional copies of this document from the Planning Services Division, Resource Management Department, County of Solano at 675 Texas Street, Suite 5500, Fairfield, CA, 94533.
- We welcome your comments. If you have any comments regarding the proposed project please send your written comments to this Department by the deadline listed below.
- Submit comments via postal mail to

Department of Resource Management  
Planning Services Division  
Attn: Eric Wilberg, Planner Associate  
675 Texas Street Suite 5500  
Fairfield, CA 94533

- Submit comments via fax to: (707) 784-4805
- Submit comments via email to: [ejwilberg@solanocounty.com](mailto:ejwilberg@solanocounty.com)
- Submit comments by the deadline of: January 29, 2016**

### Next Steps

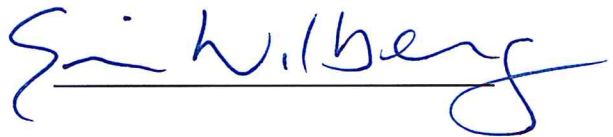
After comments are received from the public and any reviewing agencies, the Department may recommend that the environmental review is adequate and that a Negative Declaration be adopted or that the environmental review is not adequate and that further environmental review is required.

## ENVIRONMENTAL DETERMINATION

### On the basis of this initial study:

- The Department of Resource Management finds the proposed project could not have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- The Department of Resource Management finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the project proponent has agreed to revise the project to avoid any significant effect. A MITIGATED NEGATIVE DECLARATION will be prepared.
- The Department of Resource Management finds the proposed project could have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT (EIR) is required.
- The Department of Resource Management finds find the proposed project could have a significant effect on the environment, but at least one effect has been (1) adequately analyzed in a previous document pursuant to applicable legal standards, and (2) addressed by mitigation measures based on the previous analysis as described in the attached initial study. An EIR is required that analyzes only the effects that were not adequately addressed in a previous document.
- The Department of Resource Management finds that although the proposed project could have a significant effect on the environment, no further environmental analysis is required because all potentially significant effects have been (1) adequately analyzed in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (2) avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are included in the project, and further analysis is not required.

January 7, 2016  
Date

  
Eric Wilberg,  
Planner Associate

## **1.0 ENVIRONMENTAL SETTING and PROJECT DESCRIPTION**

### **1.1 ENVIRONMENTAL SETTING:**

The project is located within unincorporated Solano County approximately 1.5 miles southeast of the City of Vacaville; 2 miles northeast of commercial and residential development within the City of Fairfield; and 1 mile north of residential development at Travis Air Force Base. Fairfield city limit boundaries have recently been expanded as part of the Fairfield Train Station Specific Plan and bound the site to the west. The site is situated east of the intersection between Canon Road and North Gate Road. The recycling yard is proposed on the southern portion of a 148 acre parcel, Assessor's Parcel Number 0166-040-060. Access to the site is via gravel driveway off North Gate Road at the intersection of Canon Road.

The subject property is relatively flat, exhibiting slopes of less than six percent. The site generally slopes to the east and has an elevation of 90 feet above mean sea level. The parcel is undeveloped and has primarily been utilized for grazing cattle. Per the Wetland Assessment (Appendix 6.3), the parcel has been historically graded to facilitate flood irrigation. Also, the project does not encompass any vernal pools, seasonal wetlands, channels, ponds, lakes, drainage/irrigation ditches or any other water features that may be subject to jurisdictional boundaries of the U.S Army Corps of Engineers, California Department of Fish and Wildlife, or the California Water Quality Control Board.

Surrounding properties exhibit characteristics similar to those of the subject site. Lots are relatively flat and utilized agriculturally for pasture land and grazing. The State Department of Water Resources operates a water tank as part of the North Bay Aqueduct project 500 feet south of the project site. The nearest residential development is approximately one mile south at the military base. Fairfield city limits bound the site to the west. The land to the west is currently undeveloped; however the Fairfield Train Station Specific Plan designates this area for various industrial, manufacturing, and commercial service uses.

### **1.2 PROJECT DESCRIPTION:**

The project proponent, Go Green Asphalt, Inc., proposes to construct and operate a recycling yard near the intersection of Canon Road and North Gate Road within unincorporated Solano County. The facility is proposed on the southern portion of a 148 acre parcel, Assessor's Parcel Number 0166-040-060. The facility would operate as a construction debris recycling yard which accepts, processes, and stores concrete, asphalt, and soil. Asphalt and concrete would be accepted from slabs, roof tiles, sidewalks, driveways, curbs, pipe, roadways, parking lots, etc. Materials would be sourced from various construction sites and crushed on-site in the unenclosed material storage and processing area. These materials would be imported, processed, and sold as needed for re-use as base rock and sold wholesale to contractors and municipalities. The applicant anticipates incoming daily tonnage to range between 0 – 1,000 tons of material(s) dependent on the economy and construction activities. The recycling yard would operate between the hours of 7 a.m. to 4:30 p.m. Mondays through Saturdays year round. It is anticipated that there would be 20 vehicle trips per day, with a majority occurring between the hours of 9 a.m. to 3 p.m. Other than for security purposes while operating equipment, no lighting is proposed. The applicant indicates there would be 5 employees on-site per day.

Initially, the site would be developed with a 935 linear foot, 30 foot wide gravel access road, connecting the property to the existing road network. The driveway connection would be at the eastern edge of the intersection between North Gate Road and Canon Road. In addition to the access road, grading would also be completed for the office pad, equipment storage, scale, and retention

basin. The project would be developed over a three year span, in two general phases. The project contains four main components where the various recycling yard activities would take place, including:

- A 1,056 square foot modular office and truck scale is proposed near the western extent of the project's developed footprint. These elements are set back approximately 500 feet from North Gate Road and the western property line.
- An approximate one acre unenclosed area north of the office would be devoted to truck parking and equipment storage. This area would accommodate parking for up to 10 trucks, including: 10-wheelers, end dumps, bottom dumps, and super dumps. This area would also accommodate parking for equipment associated with recycling operations, including: dozer, excavator, loader, crusher, paver, roller, compactor, scraper, water truck, and backhoes. An 8,400 square foot accessory shop is proposed within this area during the second phase of the project.
- A majority of the developed footprint (8 acres phase I) would be devoted to material storage and construction debris processing. This area would be expanded to approximately 30 acres through the second phase.
- An approximate one acre retention basin would be developed at the eastern extent of the developed footprint to contain storm water run-off on-site. The retention basin would be expanded to 3.5 acres through the second. The retention basin is located 300 feet from the eastern property line.

In addition to the recycling yard, the applicant proposes to plant citrus trees within a six acre area along North Gate Road at the western property line.

**1.2.1 ADDITIONAL DATA:**

NRCS Soil Classification:	Class III & IV
Agricultural Preserve Status/Contract No.:	N/A
Non-renewal Filed (date):	
Airport Land Use Referral Area:	Zone C
Alquist Priolo Special Study Zone:	N/A
Primary or Secondary Management Area of the Suisun Marsh:	N/A
Primary or Secondary Zone identified in the Delta Protection Act of 1992:	N/A
Other:	None

**1.2.2 Surrounding General Plan, Zoning and Land Uses**

	General Plan	Zoning	Land Use
<b>Property</b>	Agriculture/Travis Reserve	Exclusive Agriculture A-80	Grazing
North	Agriculture/Travis Reserve	Exclusive Agriculture A-40	Grazing
South	Agriculture/Travis Reserve	Exclusive Agriculture A-80	Grazing
East	Agriculture/Travis Reserve	Exclusive Agriculture A-80	Grazing
West	Urban Industrial	Exclusive Agriculture A-20	Grazing

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

#### **1.3.1 General Plan**

The project is located within an area designated Agriculture by the Solano County General Plan Land Use Diagram. In addition, the site is located within the Travis Reserve Area overlay and the Municipal Service Area of the City of Fairfield. Goal AR.G-5 of the Agricultural Chapter of the General Plan identifies the need for reduced conflict between agricultural and nonagricultural uses. The proposed use is a conditionally permitted land use within the Exclusive Agricultural Zoning District and could operate as a buffer between existing grazing land to the east and not-yet-developed industrial uses adjacent to the project, to the west.

The project is also located within the Travis Reserve Area which provides for future expansion of Travis Air Force Base and support facilities for the base. Agriculture and grazing is identified as the preferred land use within this area; however nonresidential, interim uses may also be considered. The recycling facility would operate for fixed term of ten years. A compliance review would occur at the five year interval of granting of the permit. Additional permitting would be necessary for the use to continue beyond the ten year fixed term. The property is located within the Municipal Service Area of the City of Fairfield. Upon annexation, land uses on the property would be subject to the zoning and general plan designations of the City of Fairfield or Travis Air Force Base.

#### **1.3.2 Zoning**

The project site is located within the Exclusive Agriculture 'A-80' Zoning District. Section 28.21 of the County Zoning Regulations conditionally permits certain infrastructure uses within this district, including: refuse, disposal, incineration, recycling or composting.

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

- a. Solano County Public Works - Engineering
- b. Solano County Building and Safety Division

#### **1.41 Agencies that May Have Jurisdiction over the Project**

- c. Central Valley Regional Water Quality Control Board
- d. Bay Area Air Quality Control District
- e. Vaca-Elmira Fire Protection District
- f. Solano Irrigation District
- g. City of Fairfield

### **AFFECTED ENVIRONMENT, ENVIRONMENTAL CONSEQUENCES AND AVOIDANCE, MINIMIZATION AND/OR PROTECTION MEASURES**

This chapter discusses the potential for adverse impacts on the environment. Where the potential for adverse impacts exist, the report discusses the affected environment, the level of potential impact on the affected environment and methods to avoid, minimize or mitigate for potential impacts to the affected environment.

### **Findings of SIGNIFICANT IMPACT**



Based on the Initial Study, Part I as well as other information reviewed by the Department of Resource Management, the project does not have the potential for significant impacts to any environmental resources.

### **Findings of LESS THAN SIGNIFICANT IMPACT Due to Mitigation Measures Incorporated Into the Project**

Based on the Initial Study, Part I as well as other information reviewed by the Department of Resource Management, the following environmental resources were considered and the potential for significant impacts were reduced to less than significant due to mitigation measures incorporated into the project. A detailed discussion of the potential adverse effects on environmental resources is provided below:

- None Applicable

### **Findings of LESS THAN SIGNIFICANT IMPACT**

Based on the Initial Study, Part I as well as the review of the proposed project by the Department of Resource Management, the following environmental resources were considered and the potential for impact is considered to be less than significant. A detailed discussion of the potential adverse effects on environmental resources is provided below:

- |   |   |
|---|---|
| <input type="checkbox"/> Aesthetics           | <input type="checkbox"/> Greenhouse Gas Emissions |
| <input type="checkbox"/> Air Quality          | <input type="checkbox"/> Noise                    |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Transportation & Traffic |

### **Findings of NO IMPACT**

Based on the Initial Study, Part I as well as the review of the proposed project by the Department of Resource Management, the following environmental resources were considered but no potential for adverse impacts to these resources were identified. A discussion of the no impact finding on environmental resources is provided below:

- |  |   |
|--|---|
| <input type="checkbox"/> Agricultural Resources        | <input type="checkbox"/> Mineral Resources                  |
| <input type="checkbox"/> Cultural Resources            | <input type="checkbox"/> Population & Housing               |
| <input type="checkbox"/> Geology and Soils             | <input type="checkbox"/> Public Services                    |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Hydrology and Water           | <input type="checkbox"/> Utilities & Service Systems        |
| <input type="checkbox"/> Land Use Planning             | <input type="checkbox"/> Mandatory Findings of Significance |

## 2.1 Aesthetics

Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock out-croppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Increase the amount of shading on public open space (e.g. parks, plazas, and/or school yards)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Setting

The subject property is relatively flat, exhibiting slopes of less than six percent. Surrounding foreground views are that of cattle and sheep grazing pastures, the predominant land use within the Jepson Prairie Agricultural Region. Grasslands dominant the vegetated landscape with few, sporadic trees. At an elevation of 820 feet above mean sea level, Cement Hill can be seen in the background 2.5 miles to the west.

### Discussion

a, b. The General Plan identifies oak woodlands, marsh, delta, and wetland areas as scenic resources within the County. The subject property and surrounding land, is void of scenic resources, including oak trees, rock out-croppings, or historic buildings. In addition the site is not within the vicinity of a state scenic highway or scenic roadway identified in the Resources Chapter of the General Plan. The Scenic Roadways map, Figure RS-5 of the General Plan, identifies Interstate 80 as the scenic roadway closest to the project, 4.5 miles to the northwest. **No impact is anticipated.**

c, d. A majority of the project site is devoted to material storage and processing as well as equipment storage and parking. Structures supporting the recycling yard would include one office, truck scale, and one shop. The facility would operate during the daylight hours of 7 a.m. – 4:30 p.m. and implement equipment safety lighting as needed. The facility would be screened from views along North Gate Road by approximately 6.5 acres of citrus tree plantings. **Less than significant impact is anticipated.**

e. There are no public open spaces within the vicinity of project. **No impact is anticipated.**

## 2.2 Agricultural Resources

Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Setting & Discussion

a-c. The project is located on Grazing Land as identified by the Farmland Mapping and Monitoring Program. Therefore, Prime, Unique, or Farmland of Statewide Importance would not be converted by the project. The proposed infrastructure land use is conditionally permitted within the Exclusive Agricultural zoning of the property. The property is not entered into a Williamson Act contract. **No impact is anticipated.**

## 2.3 Air Quality

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

**Setting & Discussion**

a-e. The project is located within an unincorporated, rural area of Solano County. The site is also located within the Bay Area Air Quality Management District. Gasoline and diesel exhaust from vehicle and equipment combustion engines are anticipated to generate limited pollutants. There are no known air quality plans within the area and the project would not be of a scale to significantly impact any federal or state ambient air quality standards. The site would be utilized intermittently as construction projects arise. It is anticipated that there would be a maximum of 20 vehicle trips per day, with a majority occurring between the hours of 9 a.m. to 3 p.m. This level of vehicle trips coupled with the limited machinery and equipment implemented on-site would not generate significant air quality impacts. The nearest sensitive receptors, housing at the air base, is approximately one mile from the project site and would not be impacted by exhaust generated on-site. **Less than significant impact is anticipated.**

**2.4 Biological Resources**

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

conservation plan?

## Setting

The project site is undeveloped and has primarily been utilized as cattle pasturage in the past. The parcel appears to have been historically graded to facilitate flood irrigation. No habitable structures are present, and the site is encircled by undeveloped agricultural lands and ranchettes.

The applicant has submitted the results of a Wetland Assessment (Appendix 6.3) conducted December 16, 2015 for the subject property. Meandering transects were performed throughout the entire study area with particular attention paid to areas presenting potential wetland signatures on aerial photography. The study area, which generally slopes to the east, does not encompass any vernal pools, seasonal wetlands, channels, ponds, lakes, drainage/irrigation ditches or any other water features that may be subject to regulation by the U.S. Army Corps of Engineers, the California Department of Fish and Wildlife, or the California Water Quality Control Board.

The study area primarily supports non-native annual grasslands, comprised of soft chess, rip-gut brome, purple star-thistle, wild oats, medusa head, filaree, salt-grass, and cut-leaf geranium. The study area contains no trees, shrubs, or other woody vegetation.

As seen on Figure RS-2 of the General Plan, the project is located outside of the Resource Conservation overlay which broadly identifies areas within the County that are likely to contain biological resources or habitats that support them. The site is located within a High Value Vernal Pool Conservation Area as seen on Figure RS-1 (Priority Habitat Areas); however no vernal pools are present.

## Discussion

a-c. Species identified as a candidate, sensitive, or special status in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service have not been identified on-site. In addition, the Wetland Assessment failed to identify any wetlands, marsh, vernal pools, or sensitive habitat on-site. **No impact is anticipated.**

d. The site is located within the general vicinity of a habitat corridor/linage on Figure RS-1 (Priority Habitat Area) of the General Plan. The site has been historically disturbed through pasturage and flood irrigation. A majority of the site would remain undeveloped with exception of new access road, office, shop, retention basin, and tree plantings. Based on the limited site improvements proposed, **Less than significant impact is anticipated.**

e,f. The project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, or conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. **No impact is anticipated.**

## 2.5 Cultural Resources

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

### Setting and Discussion

a-d. There are no structures proposed for removal, historical or otherwise. The proposed recycling yard would be located on grounds that have been historically disturbed for agricultural purposes. No changes in archaeological, paleontological or geologic resources are anticipated. State law (Section 7050.5 of the California Health and Safety Code) dictates that any human remains found during construction activities shall be reported to the proper official(s). **No impact is anticipated.**

## 2.6 Geology and Soils

Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a.				
1) Rupture of a known earthquake fault, as described on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

and potentially result in on- or off-site landslide, lateral spreading, subsidence, differential settlement, liquefaction or collapse?

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d. | Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?                                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. | Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

### Setting

The Seismic Shaking Potential map, Figure HS-3 of the General Plan depicts the project outside of the Highest Potential Earthquake Damage Area and within one mile of the Vaca-Kirby Hills Fault. The project is not located within an Alquist-Priolo fault zone per the Alquist-Priolo Earthquake Fault Zoning Map. Per General Plan Figure HS-6, the project site has Very Low and Low liquefaction potential. The Landslide Stability map (Figure HS-5) does not map the project area with a landslide susceptibility classification; however the entire project and lands immediately adjacent to the site exhibit relatively flat slopes (less than 4%).

### Discussion

a-e. The project involves grading to develop access, building pads, and a retention basin for on-site containment of storm water run-off. The proposed office and shop would require issuance of a building permit to ensure each is constructed according to the current Uniform Building Code requirements. Development of the site and construction of these buildings would not induce seismic ground shaking, landslides, or loss of topsoil. **No impact is anticipated.**

## 2.7 Greenhouse Gas Emissions

Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Setting and Discussion

a,b. Greenhouse gas emissions from the project are associated with the combustion of fuels such as diesel and gasoline. Emissions would occur during vehicle trips to and from the site, as well as during the operation of equipment and machinery for processing. The project would be limited to a five year term, with the provision for one renewal. Given the temporary nature of the project coupled with the global nature of greenhouse gas emissions. **Less than significant impact is anticipated.**

## 2.8 Hazards and Hazardous Materials

Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Setting and Discussion

a-h. The project involves the transportation and processing of asphalt and concrete. No hazardous materials would be transported or emitted by the project. Diesel, motor and hydraulic oil, and gasoline would be used by vehicles and equipment on-site. The project is located within 1 mile of Travis Air Force Base; however no safety hazards have been identified to the airport or to persons residing in the vicinity of the project. The project is over one mile from any urbanized area and is identified as a moderate or low Wildland Fire Area per General Plan Figure HS-9. **No impact is anticipated.**



## 2.9 Hydrology and Water

Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on-or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on-or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j. Be subject to inundation by seiche, tsunamis, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Setting and Discussion**

- a. An approximate one acre retention basin would be developed at the eastern extent of the developed footprint to contain storm water run-off on-site. The retention basin would be expanded to 3.5 acres through the second phase. The retention basin is located 300 feet from the eastern property line. Water would not be discharged off-site. **No impact is anticipated.**
- b. A domestic drinking water well is proposed to serve the office for the recycling yard. This level of use is consistent with residential development within the unincorporated area of the county and is not expected to significantly deplete groundwater supplies. **No impact is anticipated.**
- c-f. The project does not encompass any vernal pools, seasonal wetlands, channels, ponds, lakes, drainage/irrigation ditches or any other water features that may be subject to jurisdictional boundaries of the U.S Army Corps of Engineers, California Department of Fish and Wildlife, or the California Water Quality Control Board. Drainage and run-off would not be altered. **No impact is anticipated.**
- g,h. The project is not located within a 100-year flood hazard area. **No impact is anticipated.**
- j. Per the Health and Safety Chapter of the Solano County General Plan, the proposed project is not located within an area subject to inundation by seiche, tsunami, or mudflow. **No impact is anticipated.**

**2.10 Land Use and Planning**

Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Setting and Discussion**

a-c. The project would not divide an established community as the project is in a rural area of Solano County. The project site is zoned Exclusive Agriculture which allows various infrastructure uses upon issuance of a land use permit. The General Plan land use diagram designates the subject property as Agricultural, Travis Reserve Area, and Municipal Service Area. The project will not conflict with any Habitat Conservation Plan or natural Community Conservation Plan as there is no conservation plan in the area. **No impact is anticipated.**

### 2.11 Mineral Resources

Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion

a-b. As identified on the Mineral Resources map of the General Plan (Figure RS-4) there are no known mineral resources at the project site. **No impact is anticipated**

### 2.12 Noise

Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Exposure of persons to or generation of, excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Setting**

The site is surrounded by agricultural properties. Table HS-2 of the Solano County General Plan indicates a community noise exposure of less than 75 dBA to be normally acceptable for agricultural uses as well as industrial and manufacturing uses. The area across North Gate Road to the west is planned for industrial uses within the City of Fairfield. This area was recently annexed to the city as part of the Fairfield Train Station specific plan. The nearest sensitive receptors are located approximately 1 mile south of the project site at the air base. The

**Discussion**

a-f. Construction and grading of the project is temporary in nature; however would generate noise on-site. Noise levels are anticipated to be less than significant because of the temporary nature along with the one mile distance to nearest sensitive receptors. Land surrounding the project is also owned by the applicant and is currently utilized for cattle grazing. Noise would also be generated by vehicle and equipment combustion engines during the operation of the recycling yard. Noises generated during processing would be limited daily between the hours of 7:00 a.m and 4:30 p.m. and annually as it is anticipated that the yard would operate intermittently as construction projects arise. Therefore noise generated from the project would not be permanent. Rail traffic noise is generated in the vicinity of the project less than one mile to the west. In addition, air traffic noise is generate by the military base. Travis Air Force Base is located more than one mile from the project site and the project would not expose people residing or working in the project area to excessive noise levels due to distance and intermittent use. There are no private air strips in the vicinity. **Less than significant impact is anticipated.**

**2.13 Population and Housing**

Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Setting and Discussion**

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

### 2.14 Public Services

Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
1) Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5) Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion

a 1-5. The project does not have physical impacts on new or altered government facilities, nor would there be construction that could cause significant environmental impacts. The project does not relate to any changes in public services. **No impact is anticipated.**

### 2.15 Recreation

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

**Setting and Discussion**

a-c. The project involves an asphalt and concrete recycling yard in support of construction projects in the region. There are no recreational facilities in the immediate vicinity of the project and the project does not relate to recreational facilities. **No impact is anticipated.**

**2.16 Transportation and Traffic**

Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable congestion management program, including, but not limited to level of service standard and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible land uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Conflict with adopted policies, plans, or programs regarding public transit, bicycle or pedestrian facilities or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Setting and Discussion**

a,b. Operating at full capacity, the project involves 20 vehicle trips per day. This limited increase in traffic trips has not been identified to affect levels of service for North Gate Road or Canon Road. **Less than Significant impact is anticipated.**

c. The nearest airport is Travis Air Force Base. Structures on-site are limited to less than 35 feet in height, and the project is not anticipated to produce any smoke, fumes, glint, or glare that would impact flight operations. **No impact is anticipated.**

d-f. Emergency access to the site would be provided via private driveway off North Gate Road and all parking would be contained on-site. There are no hazardous design features associated with the project. Access would be provided at an existing stop signed intersection. **No impact is anticipated.**

g. The proposed project does not conflict with adopted policies, plans, or programs supporting alternative transportation. **No impact is anticipated.**

## 2.16 Utilities and Service Systems

Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Setting and Discussion

a-g. The project is located within the district boundaries of the Central Valley Regional Water Quality Control Board and has been submitted for review and comment. The project does not exceed any wastewater treatment requirements as identified by the Regional Water Quality Control Board. The concrete and asphalt processing yard would not generate wastewater. The site would be developed with a retention basin to retain storm water run-off on-site. A private septic system and

domestic drinking water well would accompany the office, typical for habitable structures within the unincorporated County. **No impact is anticipated.**

## 2.17 Mandatory Findings of Significance

Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Does the project have the potential to (1) degrade the quality of the environment, (2) substantially reduce the habitat of a fish or wildlife species, (3) cause a fish or wildlife population to drop below self-sustaining levels, (4) threaten to eliminate a plant or animal community, (5) reduce the number or restrict the range of a rare or endangered plant or animal, or (6) eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Does the project have impacts that are individually limited, but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Setting and Discussion

a. As outlined through the various Checklist Chapters of this Initial Study, the project will not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of an endangered, rare, or threatened species, or eliminate important examples of the major periods of California history or prehistory.

b. The project will not have impacts that are individually limited, but cumulatively considerable.

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



### **3.0 Agency Coordination and Public Involvement**

#### **3.1 Consultation and Coordination with Public Agencies**

The Initial Study is being circulated for public comment.

#### **3.2 Public Participation Methods**

The Initial Study is available at the Solano County Department of Resource Management and online at the Department's Planning Services Division website at:

<http://www.solanocounty.com/depts/rm/documents/eir/default.asp>

Interested parties may contact the planner assigned to this project at the contact points provided below:

Eric Wilberg  
Planner Associate

Department of Resource Management  
Planning Services Division  
675 Texas Street Suite 5500  
Fairfield, CA 94533

Tel: (707) 784-6765  
Fax: (707) 784-4805  
E-mail: [ejwilberg@solanocounty.com](mailto:ejwilberg@solanocounty.com)

### **4.0 List of Preparers**

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

Department of Resource Management

### **5.0 Distribution List**

#### **State Agencies**

#### **Regional Agencies**

Air Port Land Use Commission - Solano County  
Bay Area Air Quality Management District  
Central Valley Regional Water Quality Control Board

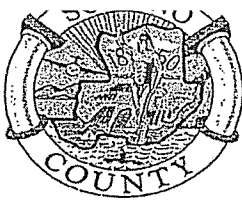
#### **Other**

City of Fairfield Planning Department  
City of Vacaville Planning Department  
Solano Irrigation District  
Vaca-Elmira Fire District

## **6.0 Appendices**

- 6.1 Initial Study, Part I – Use Permit application**
- 6.2 Assessor's Parcel Map**
- 6.3 Wetlands Assessment**
- 6.4 Site Plan**
- 6.5 Site Photographs**

# 6.1



DEPARTMENT OF RESOURCE MANAGEMENT

LAND USE PERMIT APPLICATION

Planning Services Division

675 Texas Street, Suite 5500, Fairfield, CA 94533

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

www.solanocounty.com

Application Type: [X] New [ ] Extension (maps) [ ] Minor Revision [ ] Map Modification

- Administrative Permit (AD), Architectural Review (AR), General Plan Amendment (G), Major Subdivision (S), Marsh Development Permit (MD), Minor Subdivision (MS), Minor Use Permit (MU), Mobilehome Storage Permit (MH), Mutual Agreement (MA), Performance Standards (PS), Policy Plan Overlay (PP), Rezone (Z), Sign Permit (SGN), Use Permit (U), Variance (V), Waiver (WA), Zone Text Amendment (ZT)

U-15-05

8/19/15 MW

For office use only: Application No: ~~U-15-05~~ MR# Hrg: ZA PC BOS Date Filed: PInr:

Project Name: Go Green Recycling

Subject Site Information

Site Address: APN 0166-040-060 City: Fairfield State: CA Zip:

Assessor's Parcel Number (s): 166-040-06 Size (sq. ft/acre): 48 acre

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

Contact Information

Property Owner Name: Canon Station LLC

Contact Name: Joseph Andrews Phone: 707-249-4727 Email: jcpartlow@comcast.net

Mailing Address: 1107 Kentucky St City: Fairfield State: CA Zip: 94533

Architect/Engineer/Land Surveyor Company Name: none at this time

Contact Name: Phone: Email:

Mailing Address: City: State: Zip:

Applicant/Company Name: Go Green Asphalt Inc

Contact Name: Joseph Andrews Phone: 707-249-4727 Email: jcpartlow@comcast.net

Mailing Address: 69 Commerce Ct City: Vacaville State: CA Zip: 95687

Other Contacts:

Name: Frank Andrews Phone: 707-426-0100 Email: fandrews@asbproperties.com

Mailing Address: 1107 Kentucky St City: Fairfield State: CA Zip: 94533

**I Project Narrative**

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

Construction debris recycle yard.  
Phase I approx 17 acres.  
Phase II approx 31 acres.  
Grade to contain drainage onsite.  
Intent is to accept and recycle into usable products for sale:  
concrete  
asphalt  
other construction waste  
accept soil for storage and sale  
allow for parking of trucks related to our work.

See attached for clarification.

**2 General Plan, Zoning and Utilities:**

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

Current General Plan Designation: Agriculture Current Zoning: Agriculture

Proposed General Plan Designation: Agriculture Proposed Zoning: \_\_\_\_\_

Current Water Provider: Well Current Sewage Disposal: none

Proposed Water Provider: well Proposed Sewage Disposal: septic system

This recycling yard will consist of accepting items below for processing and selling:

Asphalt, rock, concrete: Broken asphalt and concrete, as well as rock will be accepted from slabs, roof tiles, sidewalks, driveways, curbs, pipe, roadways, parking lots, etc from various construction sites and crushed as needed for use as base rock and sold.

Soil: We will only accept dirt that does not exceed the limits acceptable in the requirements of the Water Regional Quality Control Board for residential and commercial use. The dirt will be tested by a geotechnical engineer for compliance.

Other construction waste: Various wood products and sheet rock to be ground up and sold for soil amendment purposes.

Truck Parking: An area of approximately 130 LF X 70 LF for parking of up to 10 trucks maximum. Trucks may be 10-wheelers, end dumps, bottom dumps, super dumps, etc.

Equipment Parking: An area of approximately 300 LF X 70 LF for parking equipment associated with the recycle operations such as dozer, excavator, loader, crusher, as well as construction equipment such as pavers, rollers, compactors, scraper, water truck, backhoes.

3 Williamson Act Contract

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

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

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

If yes, please provide a copy.

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

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

4 Additional Background Information

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

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

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

Building, grading, septic system

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

none

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

none

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

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

H. Is this part of a larger project? If yes, please explain.  Yes

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## 5 Existing Conditions

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

A. Project site:

Level farm ground

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B. Surrounding properties:

Level farm ground, Northbay Aqueduct water tank,  
City of Fairfield Industrial ground.

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C. Existing use of land:

Level farm ground

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D. Describe number and type of existing structures:

	Type/Number	Square Feet
Residential	0	
Agricultural	0	
Commercial	0	
Industrial	0	
Other	0	

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

pasture

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

Wheat, sugar beets, irrigated pasture

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- G. Slope of property:
- |                 |                  |           |       |
|-----------------|------------------|-----------|-------|
| Flat or sloping | (0 - 6% slope)   | <u>48</u> | acres |
| Rolling         | (7 - 15% slope)  | _____     | acres |
| Hilly           | (16 - 24% slope) | _____     | acres |
| Steep           | (> 24% slope)    | _____     | acres |

H. Describe existing drainage conditions on site. Indicate direction of surface flows, adjacent parcels affected.  
Surface runoff to north east. No adjacent parcels affected.

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

North	Pasture	South	Pasture
East	Pasture	West	City of Fairfield Industrial ground

J. Distance to nearest residence(s) or other adjacent use(s): 1 mile (ft/mi)

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

See map attached

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

none

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

Tail water ditch on east end of property.

Sid Canal on adjacent property off east end.

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

none

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

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

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

Driveway off North Gate Rd at intersection of North Gate Road and Canon Road.

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

See title report attached

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

None

## 6 Proposed Changes to the Site

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

i. Percent of site previously graded: 100 %.

ii. Project area (area to be graded or otherwise disturbed): 48 sq. ft. (acres)

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

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

iv. Estimate amount of soil to be:

Imported 0 yd<sup>3</sup> Exported 0 yd<sup>3</sup> Used on site 15,000 yd<sup>3</sup>.

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

no trees on site

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

None

- D. Describe proposed fencing and/or visual screening (landscaping): 4' high wire fence surrounding property. Visual screening to be ~~fruit~~, citrus, or ~~nut~~ trees 300' from North Gate Road along west end of property.

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

Driveway off North Gate Rd at intersection of North Gate Rd and Canon Road.

- F. Proposed source and method of water supply:

Well, SID

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

Septic system

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

Recology for trash, no hazardous waste.

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

Diesel, motor and hydraulic oil, gasoline.

J. Duration of construction and/or anticipated phasing:

Phase I 12 months

Phase II 36 months

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

No

### 7 Proposed Site Utilization

#### A. RESIDENTIAL PROJECTS

N/A

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

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

2. Signage: Freestanding: \_\_\_\_\_ Dimension(s): \_\_\_\_\_ Area: \_\_\_\_\_ (sq.ft)

Attached/Wall \_\_\_\_\_ Dimensions(s): \_\_\_\_\_ Area: \_\_\_\_\_ (sq.ft)

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

1. Lot coverage:

Building coverage: 10,000 (sq.ft.) Surfaced area: 40,000 (sq.ft.)

Landscaped or open space: 5 acres (sq.ft.)

2. Total floor area: 10,000 (sq.ft.)

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

4. Proposed hours of operation:

Days: Monday through Saturday

From: 7 a.m./p.m to 5 a.m./p.m

Year round:  Yes  No

Months of operation: from \_\_\_\_\_ through \_\_\_\_\_

5. Proposed construction schedule:

Daily construction schedule: from 7 (a.m./p.m.) to 5 a.m./p.m.

Days of construction: Monday through Saturday

6. Will this project be constructed in phases? Describe:

Yes. See attached plan.

7. Maximum number of people using facilities:

At any one time: 5 Throughout day: 5

8. Total number of employees: 5

Expected maximum number of employees on site: 5

During a shift: 5 During day: 5

9. Number of parking spaces proposed: 10

10. Maximum number of vehicles expected to arrive at site:

At any one time: 10 day: 50

11. Radius of service area: 20 miles

12. Type of loading/unloading facilities:

tractor loader

13. Type of exterior lighting proposed:

building security lights

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

tractor loader, dozer, excavator, crusher, screen

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

None

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

3' x 6' sign located 3' from ground on fence at entrance.

# 8 Environmental Checklist

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

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

9 Additional Information by Applicant

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

10 Information Verification - Signed by Owner and Applicant

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

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

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

Owner signature: [Signature] Date: 7-29-15

PRINTED NAME: Joseph E Andrews

Applicant signature: [Signature] Date: 7-29-15

PRINTED NAME: Joseph E Andrews

**For Office Use Only**

<b>Planning Permit Fee(s)</b>		<b>Environmental Review Fees</b>	
<u>V. 15.05</u>	\$ <u>5982</u>	Initial Study	\$ _____
_____	\$ _____	Archaeological Study (Sonoma State NWIC)	\$ _____
_____	\$ _____	Negative Declaration	\$ _____
_____	\$ _____	CA Fish and Games (ND or EIR)	\$ _____
_____	\$ _____	Initiate EIR	\$ _____
Total	\$ _____	Mitigation Monitoring Plan	\$ _____
Total Fees Paid (P + E)	\$ <u>5982</u>	Total	\$ _____
		Receipt No.:	<u>1025532</u>

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

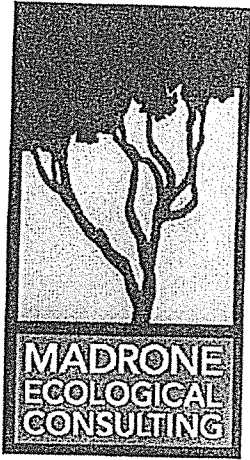
Comments: \_\_\_\_\_ Staff/Date: \_\_\_\_\_

# 6.2





# 6.3



2617 K Street, Suite 175  
Sacramento, CA 95816  
www.madroneco.com  
(916) 822-3230

December 17, 2015

Mr. Jason Andrews  
Go Green Asphalt, Inc.  
69 Commerce Court  
Vacaville, California 95687

**Subject: Wetland Assessment, Go Green Asphalt Property, Solano County, California**

Dear Mr. Andrews:

This letter summarizes my December 16, 2015, field survey conducted on the Go Green Asphalt property. The approximately 53-acre study area is located directly east of the Canon Road-North Gate Road intersection in Sections 1 and 12, Township 5 North, Range 1 West, MDB&M, Solano County, California (UTM coordinates; 593,614 meters Easting/ 4,239,845 meters Northing (NAD83, Zone 10 North)). **Figure 1** is a vicinity map.

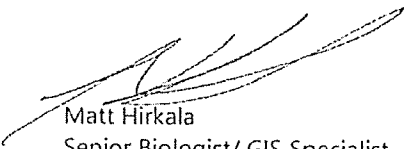
The study area is located south of Vacaville and east of Fairfield at a median elevation of approximately 90 feet. The site is undeveloped and has primarily been utilized as cattle pasturage in the past. The parcel appears to have been historically graded to facilitate flood irrigation. No habitable structures are present, and the site is encircled by undeveloped agricultural lands and ranchettes.

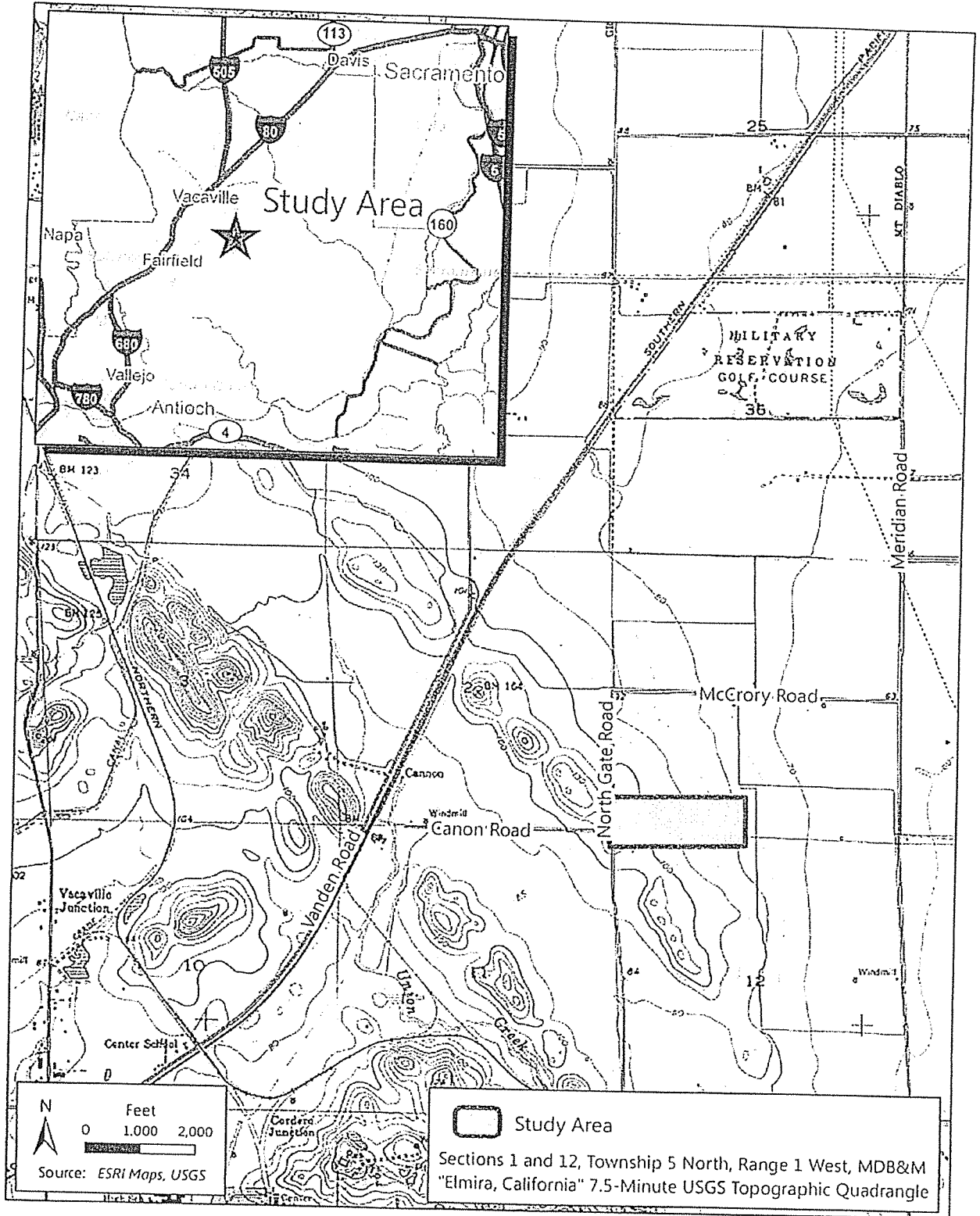
Meandering transects were performed throughout the entire study area with particular attention paid to areas presenting potential wetland signatures on aerial photography. The study area, which generally slopes to the east, does not encompass any vernal pools, seasonal wetlands, channels, ponds, lakes, drainage/ irrigation ditches or any other water features that may be subject to regulation by the U.S. Army Corps of Engineers, the California Department of Fish and Wildlife, or the California Water Quality Control Board.

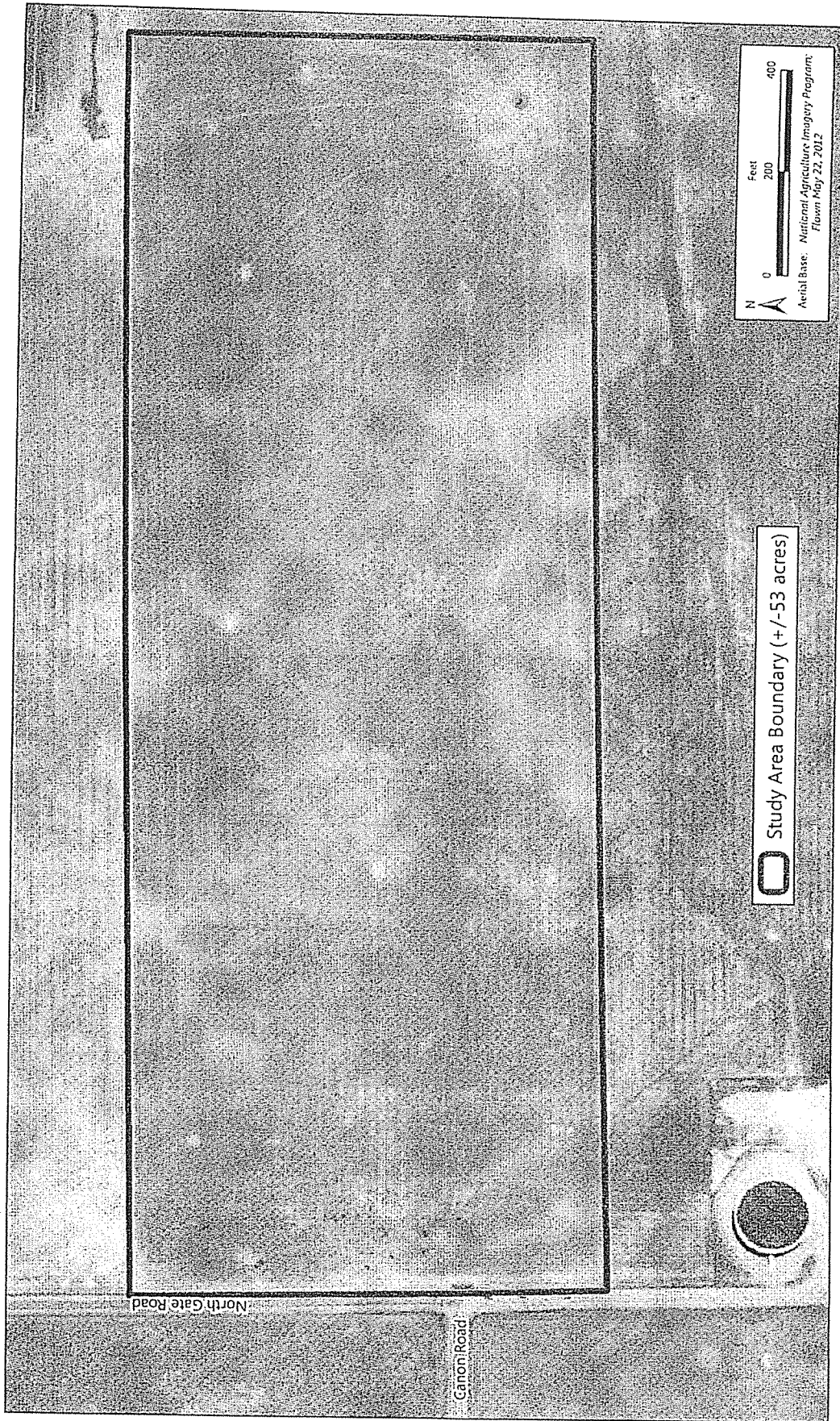
The study area primarily supports non-native annual grasslands comprised of soft chess (*Bromus hordeaceus*), rip-gut brome (*Bromus diandrus*), purple star-thistle (*Centaurea calcitrapa*), wild oats (*Avena fatua*), medusa head (*Elymus caput-medusae*), filaree (*Erodium botrys*), salt-grass (*Distichlis spicata*), and cut-leaf geranium (*Geranium dissectum*). The study area contains no trees, shrubs, or other woody vegetation. **Figure 2** is a map displaying the study area.

If you have any questions or require additional information, please contact me at (916) 822-3230 or [mhirkala@madroneco.com](mailto:mhirkala@madroneco.com).

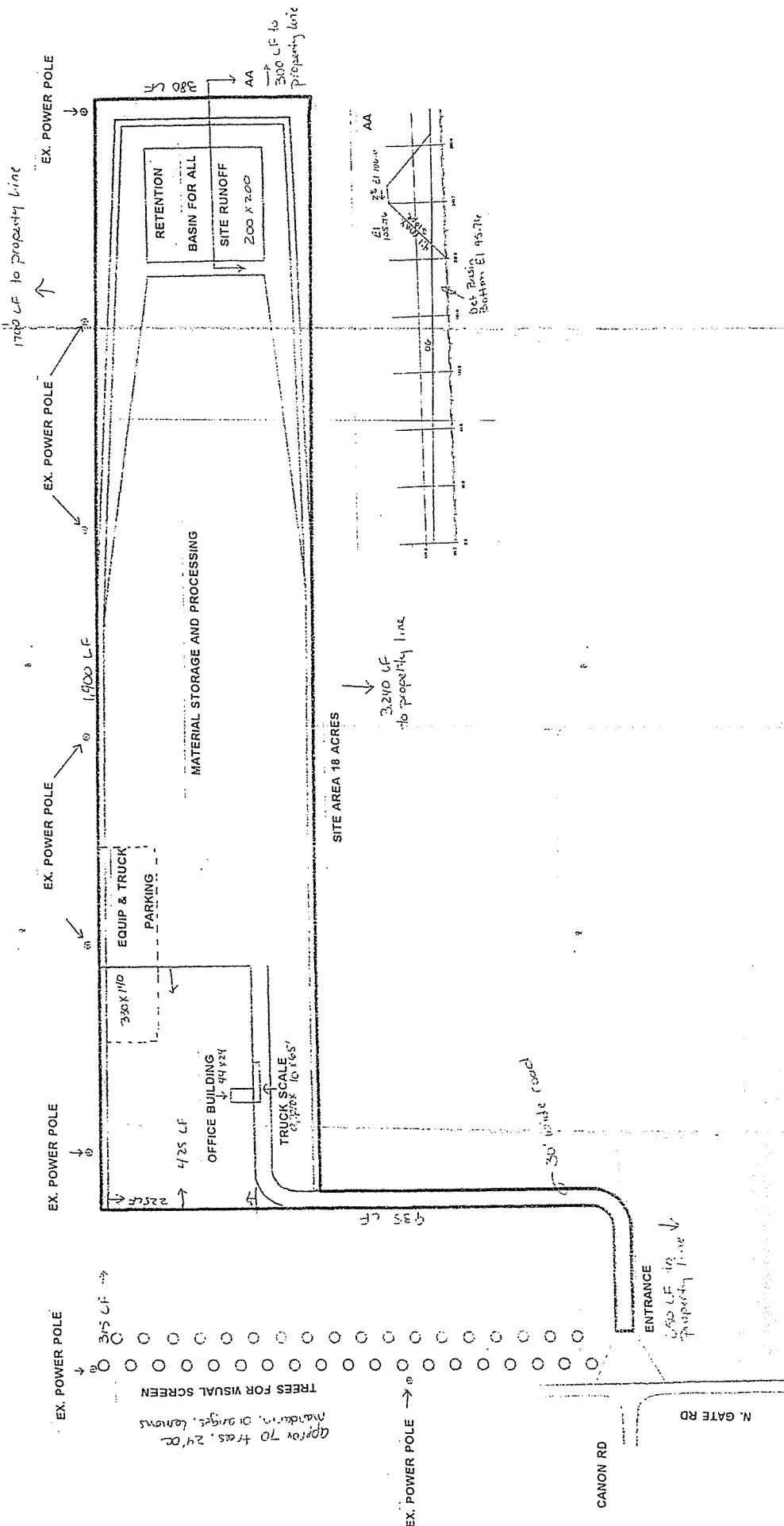
Sincerely,

  
Matt Hirkala  
Senior Biologist/ GIS Specialist

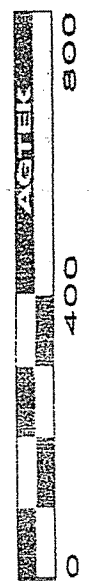




# 6.4



PHASE I

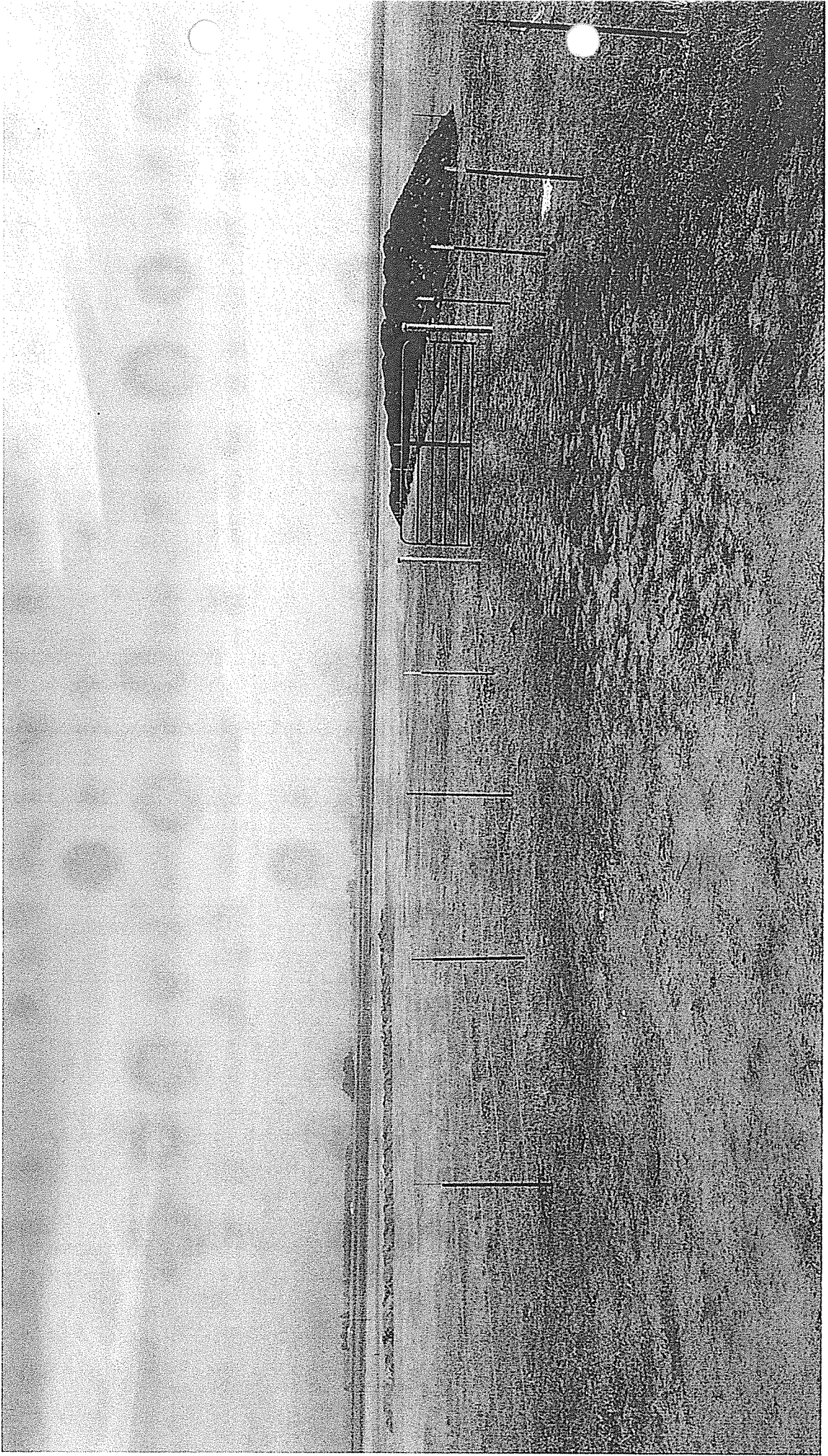


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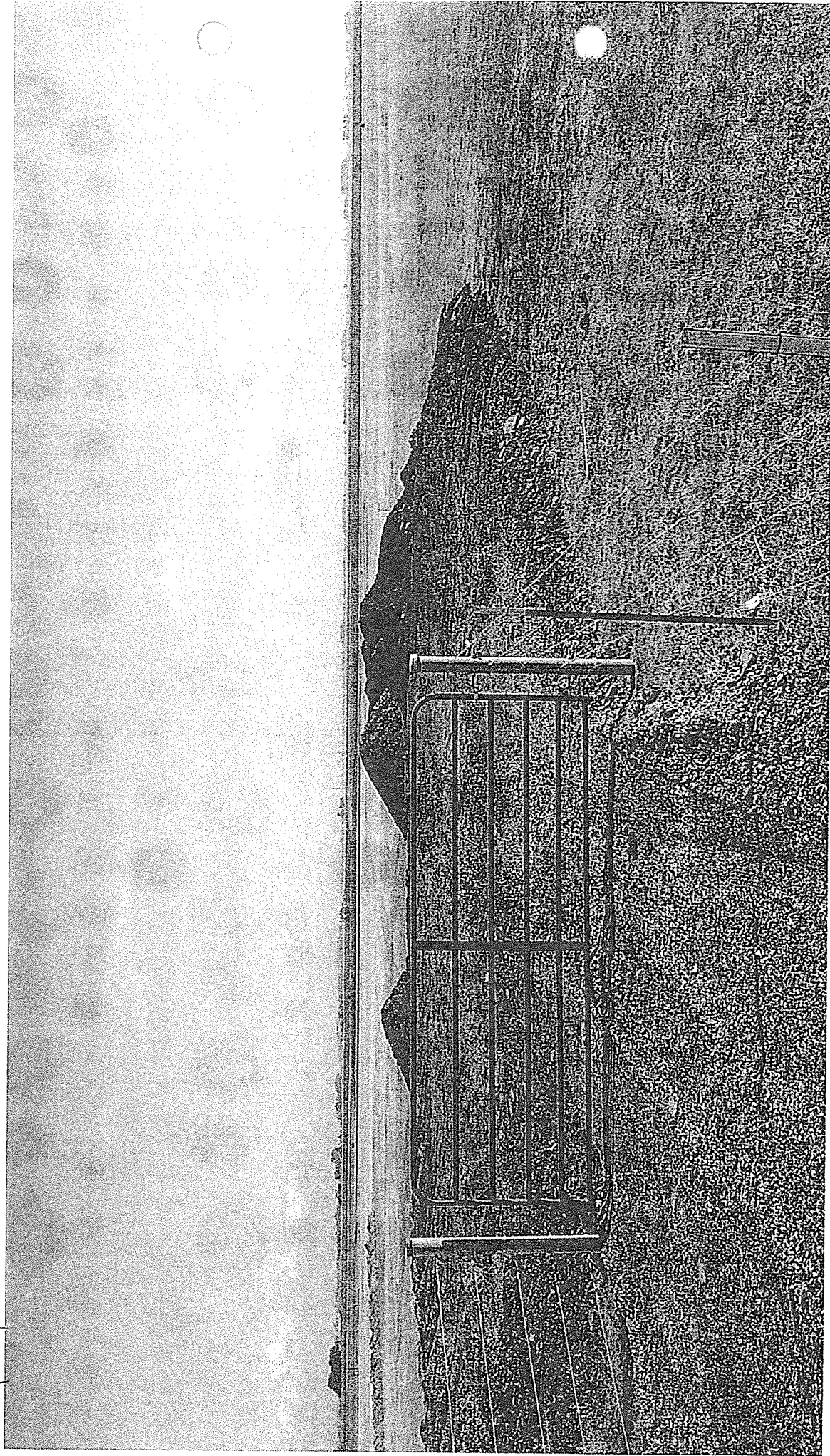
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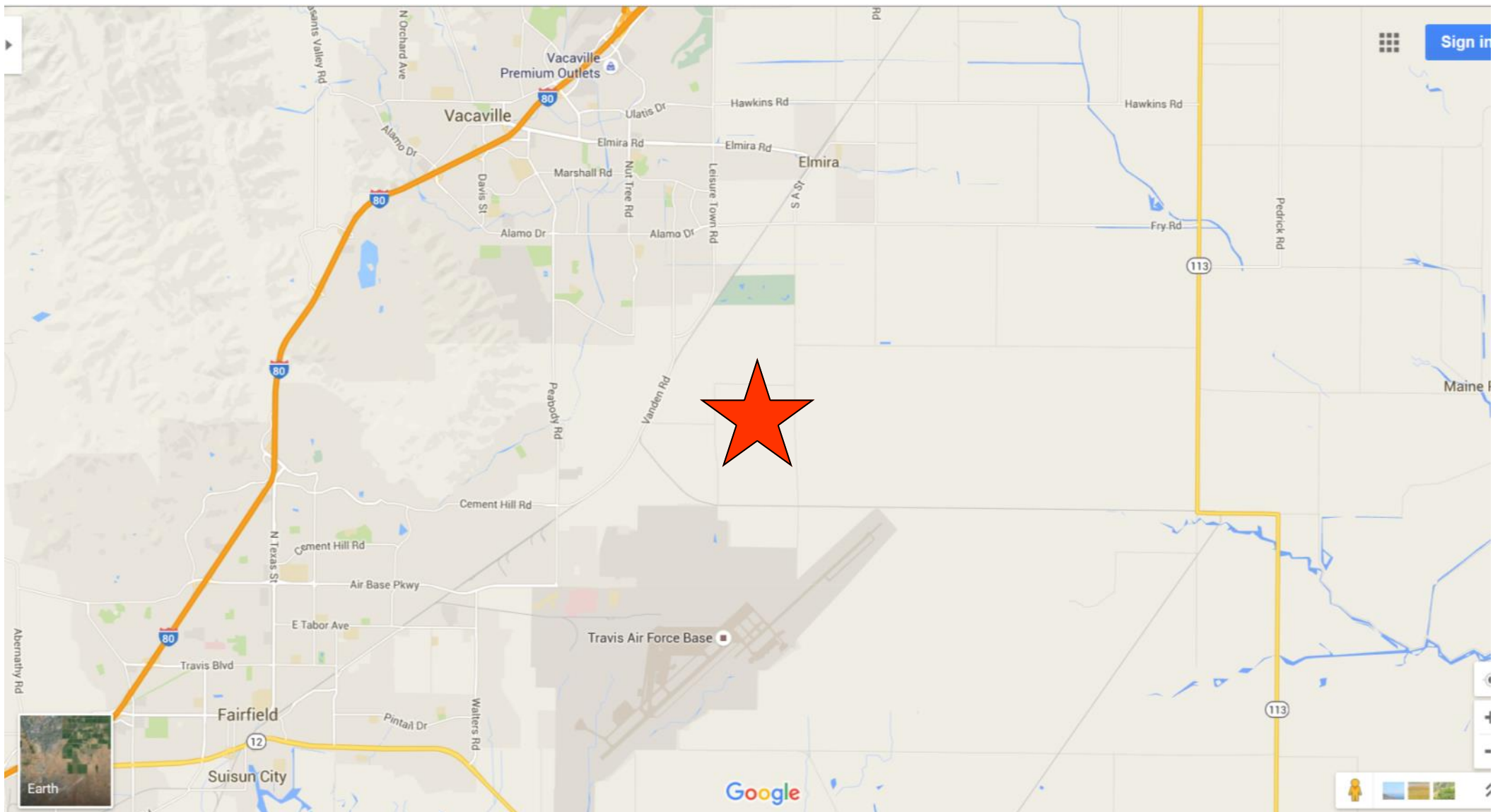


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12/4/15



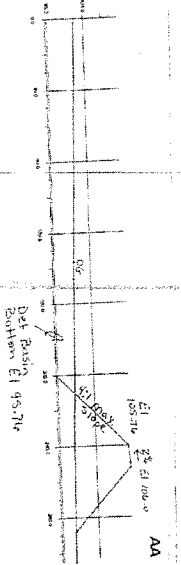
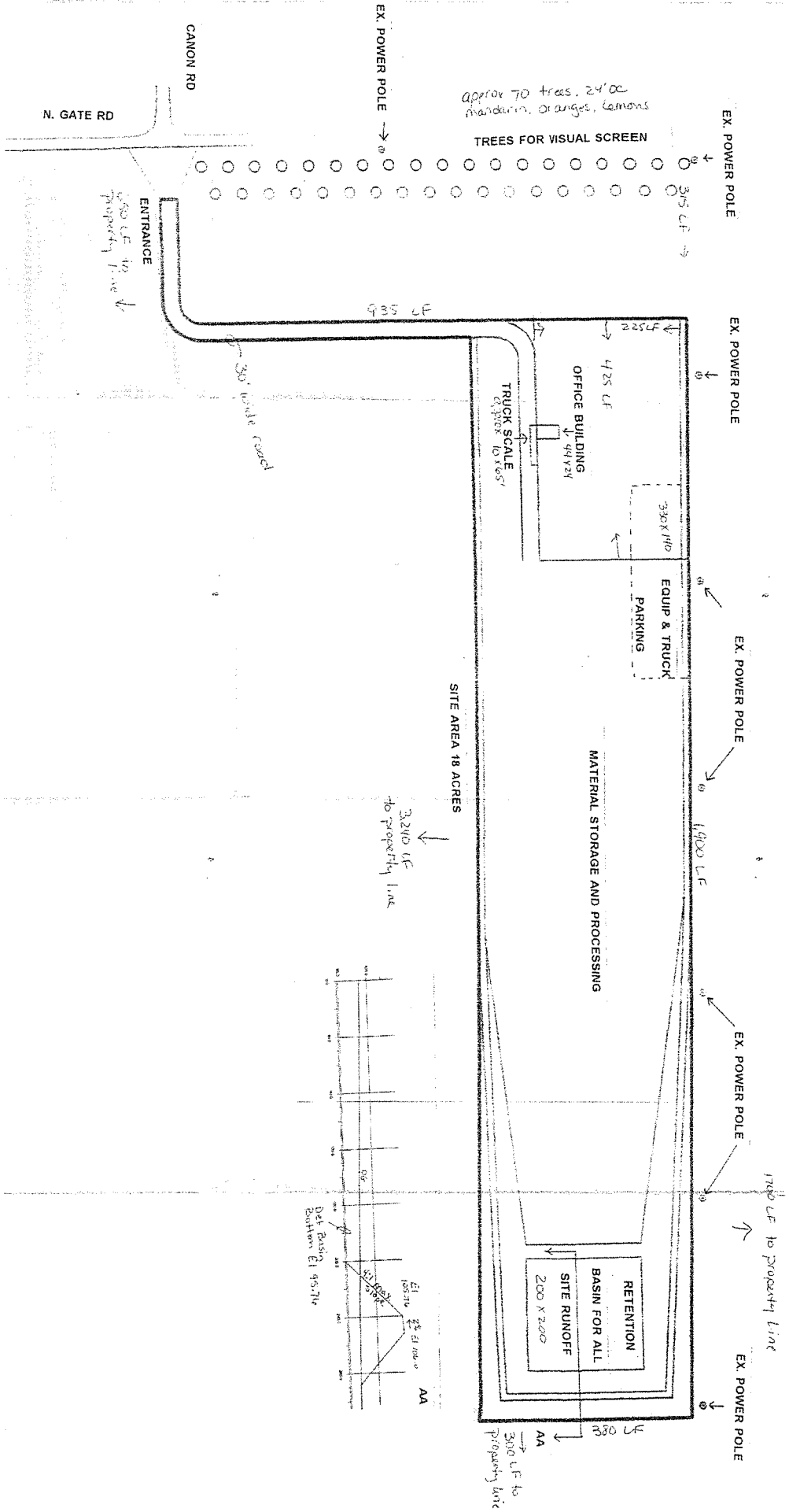
# Project Vicinity



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D-15705



PHASE I





PHASE II

