

# **Solano County**

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



## **Agenda - Final**

**Thursday, September 6, 2018**

**7:00 PM**

**Board of Supervisors Chambers**

**Planning Commission**

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

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

Any person wishing to review the application(s) and accompanying information may do so at the Solano County Department of Resource Management, Planning Division, 675 Texas Street, Suite 5500, Fairfield, CA. Non-confidential materials related to an item on this Agenda submitted to the Commission after distribution of the agenda packet are available for public inspection during normal business hours and on our website at [www.solanocounty.com](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 Sowards, Department of Resource Management at (707) 784-6765 at least 24 hours in advance of the event to make reasonable arrangements to ensure accessibility to this meeting.

## **AGENDA**

### **CALL TO ORDER**

### **SALUTE TO THE FLAG**

### **ROLL CALL**

### **APPROVAL OF AGENDA**

### **APPROVAL OF THE MINUTES**

[PC 18-034](#) July 19, 2018 PC minutes

*Attachments:* [draft minutes](#)

[PC 18-035](#) August 2, 2018 PC Minutes

*Attachments:* [draft minutes](#)

### **ITEMS FROM THE PUBLIC:**

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

## REGULAR CALENDAR

- 1      [PC 18-040](#)      Public hearing to consider Rezoning Petition No. Z-17-04 and Minor Subdivision Application MS-17-06 of Hubert & Aurelia Goudie and William & Sylvia Marshalonis to rezone 15.69 acres from Rural Residential “RR-2.5” and Exclusive Agriculture “A-20” to Rural Residential “RR-5”; and subdivide two existing parcels into three lots. The property is located at 4420 Peaceful Glen Road, 2.5 miles north of the City of Vacaville, APN’s: 0105-060-390 and 40. (Project Planner: Eric Wilberg) Staff Recommendation: Continue the item to the regular meeting of September 20, 2018
- 2      [PC 18-036](#)      Public hearing to consider adoption of a Mitigated Negative Declaration and approval of Land Use Permit Application No. U-01-06 Amendment No. 1 of HD Dairy Ranch to increase the number of cattle from 6, 000 to 10,291 without exceeding the assumed number of animal units originally approved in 2001, 7, 215.5 animal units. The increase in cattle is due to the replacement of the larger Holstein breed to the smaller breed of Jerseys. Construction of one additional employee housing, exercise and grazing pens and calf hutches are proposed. (Project Planner: Nedzlene Ferrario) Staff Recommendation: Approval

**Attachments:**    [A - Location Map](#)  
                          [B - Draft Resolution](#)  
                          [C - Site Plan-Dairy](#)  
                          [D - Agricultural Employee Housing Floor Plan and Elevation](#)  
                          [E - Environmental Document](#)  
                          [F - Mitigation Monitoring Plan](#)
- 3      [PC 18-038](#)      Public hearing to consider Policy Plan Overlay No. PP-17-01 of Canon Partners, LLC to apply a policy plan overlay to 83.5 acres located at 5204 North Gate Road, adjacent to the City of Fairfield within the Exclusive Agriculture “A-80” Zoning District to permit the addition of transitional industrial and transitional commercial uses; APNs 0166-040-060 and 0166-050-100. 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: Eric Wilberg) Staff Recommendation: Recommend approval to the Board of Supervisors

**Attachments:**    [A - Draft Ordinance](#)  
                          [B - Draft Resolution](#)

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

[D - Location Map](#)

[E - Aerial Photo of Vicinity](#)

- 4      [PC 18-039](#)      Public hearing to consider Minor Revision No. 1 to Use Permit No. U-15-05 of Go Green Asphalt, Inc. to convert the existing Construction, Demolition, and Inert Debris Facility into an Inert Debris (Type A) Recycling Center which accepts, processes, and stores construction debris including concrete, asphalt, and soil. The project is located within unincorporated Solano County, adjacent to the City of Fairfield within the Exclusive Agriculture "A-80" Zoning District, APN: 0166-040-060. 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: Eric Wilberg) Staff Recommendation: Approval

**Attachments:**    [A - Draft Resolution](#)  
                              [B - Initial Study and Negative Declaration](#)  
                              [C - Vicinity Map](#)  
                              [D - Development Plan PP-17-01.pdf](#)

- 5      [PC 18-037](#)      Public hearing to consider Use Permit Application No. U-17-03 of Bubbling Well Pet Memorial Park, Inc. to permit an animal crematorium located within unincorporated Solano County, adjacent to the City of Fairfield within the Exclusive Agriculture "A-80" Zoning District, APN: 0166-050-100. 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: Eric Wilberg) Staff Recommendation: Approval

**Attachments:**    [A - Draft Resolution](#)  
                              [B - Board of Supervisors Resolution No. 2017-9](#)  
                              [C - Initial Study and Negative Declaration](#)  
                              [D - Vicinity Map](#)  
                              [E - Development Plans U-17-03](#)  
                              [F - Development Plan PP-17-01](#)

## ANNOUNCEMENTS AND REPORTS

## ADJOURN

*To the Planning Commission meeting of September 20, 2018 at 7:00 P.M., Board Chambers, 675 Texas Street, Fairfield, CA*





# Solano County

675 Texas Street  
Fairfield, California 94533  
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## Agenda Submittal

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<b>Agenda #:</b>		<b>Status:</b>	PC Minutes
<b>Type:</b>	PC-Document	<b>Department:</b>	Planning Commission
<b>File #:</b>	PC 18-034	<b>Contact:</b>	Kristine Sowards, 784.6765
<b>Agenda date:</b>	09/06/2018	<b>Final Action:</b>	
<b>Title:</b>	July 19, 2018 PC minutes		
<b>Governing body:</b>	Planning Commission		
<b>District:</b>			
<b>Attachments:</b>	draft minutes		

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

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## **Meeting of July 19, 2018**

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

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

EXCUSED: None

STAFF PRESENT: Bill Emlen, Director, Mike Yankovich, Planning Program Manager; Eric Wilberg, Planner Associate, Jim Laughlin, Deputy County Counsel; and Kristine Sowards, Planning Commission Clerk

Chairperson Cayler called the meeting to order at 7:00pm, 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 meetings of June 7 and June 21, 2018 were approved as prepared.

### Items from the Public

There was no one from the public wishing to speak.

### Regular Calendar

Item No 1 -

**PUBLIC HEARING** to consider Minor Revision No. 2 to Use Permit No. U-98-28 of Salad Cosmo USA for the expansion of an existing agricultural processing facility located at 5944 Dixon Avenue West, one mile west of the City of Dixon in an Exclusive Agricultural "A-40" Zoning District, APN's: 0109-030-040, 030 and 0109-060-010. 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: Eric Wilberg)

Eric Wilberg gave a brief presentation of the written staff report. The report stated Salad Cosmo is proposing additions to their processing facility as well as demolition of portions of

existing structures. The project will be constructed in two general phases. The first phase is to accommodate bean sprout growing conducted in complete darkness. The second phase is designed to prepare for the growing of other types of sprout in sunlit greenhouses. Staff recommended approval of the project.

Chairperson Cayler opened the public hearing.

The project architect appeared before the commission. He stated the reason for this expansion is they need additional room to accommodate their growing of seeds.

Brian Levin, a neighboring property owner appeared before the commission with questions pertaining to groundwater use and lighting mitigation technique.

Mr. Wilberg explained that there would be no increase in the groundwater usage and that mitigation has been imposed for outdoor safety lighting by requiring outdoor lighting be shielded from the viewshed of I-80.

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

A motion was made by Commissioner Hollingsworth and seconded by Commissioner Bauer to adopt the mitigated negative declaration and approve the minor revision to Use Permit No. U-98-28 subject to the recommended conditions of approval. The motion passed unanimously. (Resolution No. 4657)

Item No 2 -

**PUBLIC HEARING** to consider an ordinance amending Chapter 28 of the Solano County Code to define the short-term rental of a dwelling as a “vacation house rental” and to authorize such land use, subject to an administrative or minor use permit, within the Agricultural, Rural Residential and Watershed Zoning Districts.

Mike Yankovich provided the commission with a brief presentation of staff’s written report. At the June 21<sup>st</sup> meeting of the Planning Commission, staff presented two ordinances for the commission’s consideration regarding vacation house rentals. Ordinance 1 grouped vacation house rentals into two categories – hosted and unhosted and proposed general regulations along with specific regulations for each. Ordinance 2 collapsed the general and specific regulations contained in Ordinance 1 and placed them under the general heading of requirements.

The report also stated that following a discussion period, the commission provided staff with comments which were incorporated into Ordinance 1. Several commissioners indicated that they were comfortable with Ordinance 1 with the incorporation of stated comments, while one commissioner felt that hosted only vacation house rentals are reasonable since the residential character of the neighborhood is retained. Mr. Yankovich reviewed in detail the changes to Ordinance 1. He noted should the commission choose the hosted only option, the language in the ordinance addressing unhosted vacation rentals would be deleted.

Mr. Yankovich made note that this ordinance addresses whole house rentals only. Staff will be addressing individual room and portions of a house later this year since changes to existing residential definitions are needed.

Since there were no questions or comments Chairperson Cayler opened the public hearing.

The following speakers commented on the positive aspect of vacation home rentals: Dwayne Kyte, Vacaville; Dan Schwartz, Vacaville; Charles Wood, Fairfield; Ann Sievers, Fairfield; Pamela Valdivia, Fairfield; Lisa Murray, Vacaville; Ben Lyons, Vacaville; Mark Sievers, Fairfield.

Some of the speaker comments included but were not limited to how vacation home rental operations have well established rules and is self-policed by the property owner; it stimulates the economy and benefits the county and can provide a tax base; it encourages tourism and promotes the goals of the Suisun Valley Strategic Plan by promoting agritourism; it provides short term lodging that is affordable and a great option for families and individuals. It was suggested that unhosted and hosted should not be differentiated between and specific zoning districts should not be excluded from the ordinance specifically the watershed district. Also stated was how the ordinance must provide flexibility to both the applicant and county and should address each application individually.

The following speakers commented on the negative aspect of vacation home rentals: Reta Jones, Fairfield; Mary and Kevin Browning, Fairfield.

Some of the speaker comments included but were not limited to concerns with tiny houses being brought in and used as vacation rentals; impact on traffic and illegal parking; lack of county code enforcement; noise nuisance; the commercial nature of the use; and the effect on affordable housing. It was suggested that multiple violations of the California Civil Code are being violated by allowing this use and that many cities throughout the world are banning the use because of the problems it creates.

Since there were no further speakers, Chairperson Cayler closed the public hearing.

Commissioner Rhoads-Poston asked if properties located within the watershed zones could be reviewed on a case-by-case basis to determine if they could be grandfathered in. Mr. Yankovich stated that if staff is directed to do so they could certainly examine this issue. He said as it stands right now only one residence is allowed on watershed land, no secondary dwelling is permitted. Mr. Yankovich noted that there would have to be some changes made to the watershed district to accommodate that type of a modification.

Bill Emlen, Director, noted that another option is to look at the tiering of the permit process in the ordinance. The commission could look at a higher tier use permit for that area and could essentially allow it with a conditional use permit because of the additional factors that would need to be looked at in those areas.

Commissioner Walker commented that the primary difference between the last ordinance and the ordinance before the commission this evening are concerns and comments that

Commissioners Rhoads-Poston and Bauer had brought up. He said it should be determined if their concerns have been assuaged.

Commissioner Rhoads-Poston stated that staff has addressed her concerns. She thanked the public for coming out and voicing their opinions and appreciated their participation in the public process. Ms. Rhoads-Poston said one thing she would like to add to the ordinance is a way to accommodate those specific people in the watershed area. She said it sounds like they are doing some great work and rather than closing them down, try and figure out a way to keep them going.

Commissioner Bauer also thanked the public for coming out and speaking. She said she continues to believe this ordinance is not quite right. She said by allowing this use she can see it turning a rural area into a commercial one, and one in which the neighbors did not plan for. Commissioner Bauer stated that she would not vote in favor of the ordinance.

Chairperson Cayler said that she sees Suisun Valley as a wine growing area with some very good wineries. There is a certain romance to living amongst the vineyards and that is something we all need to recognize. It is an area that is going to attract people. The county has promoted agritourism and that is what people want. She said Suisun Valley is growing and to make this an opportunity for people is a good idea.

Commissioner Walker stated that the county clearly has infrastructure issues as has been pointed out by some area residents, and we need to be sensitive to that. He said the county code is very specific in that if it is not indicated as an allowable use it is prohibited. He said this is the reason we are having this conversation is to try and figure out how we can make this a permitted use in working with the folks that want it, but to recognize the needs of the residents that live there as well. Commissioner Walker said all the contentious issues that have come before this commission since he has been a member are about the Suisun Valley. He said these matters have all been as result of the adoption of the County's General Plan and the Implementation of the Suisun Valley Strategic Plan. The Valley is significantly changing and that apparently was the intent. Mr. Walker believed what staff is trying to arrive at is something that is hopefully fair and balanced and reasonable, and so he appreciated the effort of staff in getting the proposed ordinance to the commission. Commissioner Walker stated that he would vote in support of the ordinance.

Jim Laughlin stated that existing uses cannot be grandfathered in on a case-by-case basis, a rule would have to be adopted that applies to all. He noted that because the county only allows one house per parcel in the watershed district, if the use were to be allowed it would be under the definition of unhosted rental even if the property owner did live nearby or some distance away. That could be a possibility. He said the commission could amend the draft ordinance by making this a conditionally permitted use within the watershed district. By putting it under a conditional use permit it would require a case-by-case determination if the use is appropriate at that location.

A motion was made by Commissioner Rhoads-Poston and seconded by Commissioner Walker to make a recommendation to the Board of Supervisors to consider an ordinance addressing Vacation House Rentals in the unincorporated area of the county, including

allowing the use in the Watershed District with a conditional use permit for unhosted rentals. The motion passed 4-1 with Commissioner Bauer dissenting. (Resolution No. 4658).

### **ANNOUNCEMENTS and REPORTS**

Mr. Yankovich informed the commission that August 30<sup>th</sup> is the date that the City of Fairfield will host a training session for city and county staff as well as planning commissioners to provide useful information and tips on conducting government business. Mr. Yankovich said that he would provide the commission with more information as it becomes available.

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

DRAFT



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## Agenda Submittal

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<b>Agenda #:</b>		<b>Status:</b>	PC Minutes
<b>Type:</b>	PC-Document	<b>Department:</b>	Planning Commission
<b>File #:</b>	PC 18-035	<b>Contact:</b>	Kristine Sowards, 784.6765
<b>Agenda date:</b>	09/06/2018	<b>Final Action:</b>	
<b>Title:</b>	August 2, 2018 PC Minutes		
<b>Governing body:</b>	Planning Commission		
<b>District:</b>			
<b>Attachments:</b>	draft minutes		

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

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## **Meeting of August 2, 2018**

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 Walker, Hollingsworth, Bauer, and Vice-Chairperson Rhoads-Poston

EXCUSED: Chairperson Cayler

STAFF PRESENT: Mike Yankovich, Planning Program Manager; Karen Avery, Senior Planner; Davina Smith, Deputy County Counsel; and Kristine Sowards, Planning Commission Clerk

Vice-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

There were no minutes available for approval.

### Items from the Public

There was no one from the public wishing to speak.

### Regular Calendar

#### Item No. 1

**PUBLIC HEARING** to consider whether to recommend to the Board of Supervisors the adoption of an ordinance establishing a permanent prohibition of the establishment of commercial cultivation of medicinal and recreational (non-medical) cannabis; the commercial delivery, distribution, transportation, manufacturing, retail operations, microbusinesses, events, and testing facilities for medicinal cannabis and recreational (non-medicinal) cannabis within the unincorporated territory of the County of Solano.

Karen Avery provided a brief presentation of staff's written report. The report stated the Board of Supervisors adopted an interim urgency ordinance establishing a 45-day moratorium on all commercial cannabis activities on December 6, 2016. Under Government Code section 65858 (a), the Board of Supervisors extended the urgency ordinance for 10 months and 15 days on January 10, 2017. Under Government Code section 65858 (a), the Board of Supervisors approved a final one-year extension of the urgency ordinance on November 14, 2017. The



interim urgency ordinance will expire on December 6, 2018. It is important to have an ordinance in place addressing cannabis activities prior to the expiration of the interim urgency ordinance. Establishing the permanent prohibition ordinance does not limit future amendments to this ordinance as further changes to the state cannabis regulations are being contemplated, which may result in the need for the county to make changes to the county's cannabis regulations. Staff recommended that the Planning Commission consider the proposed ordinance and recommend approval to the Board of Supervisors.

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

Jeff Dittmer appeared before the commission and spoke on behalf of the Solano County Farm Bureau. He stated that the Bureau supports the proposed ordinance and he complimented staff for all their hard work. Mr. Dittmer stated that the Farm Bureau believes commercial marijuana grows are not a good fit in the agricultural area and would probably not be a good neighbor. He said this use is mostly a commercial type of endeavor and given Solano County's policies, it is better fit within the cities.

Eleanor MacMakin, Vacaville, spoke against the aspect of commercial cannabis but asked that the commission take into consideration the "mom and pop" domestic home occupation, especially within agricultural zones. She commented that one of the concerns is of fire in the watershed district and the best form of prevention would be if the county encourages the right land stewards who can sustain themselves on their parcels. Ms. MacMakin stated that recreation is the major function in the watershed area and the general plan and zoning should be used for the prevention of overdevelopment, but safety must be maintained and that cannot be done if there are barren vacant lots of land.

Commissioner Walker asked Ms. MacMakin her definition of a "mom and pop" business. Ms. MacMakin stated that she guessed she would describe it as a home occupation. She said it would include those people who have the knowledge to breed the plant varieties and produce drought tolerate yields.

Commissioner Hollingsworth commented that there would need to be some type of a defining factor between the mom and pop and a commercial operation. For example, the number of pounds that could be produced. He asked Ms. MacMakin if these mom and pop shops would sell their product or would it be for personal use.

Ms. MacMakin said she believed there is terminology specific to the industry and she did not know if the word sell is a part of that terminology. She said her reason in speaking tonight is to note that this is a topic that should not be shut down, although it does need clear and concise regulation.

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

Mike Yankovich commented that the county does make allowance for personal and caregiver use. It is not a commercial venture, but it does provide for the small user. Mr. Yankovich noted that as this ordinance is currently written it would allow for the County Fairgrounds to host a cannabis event.

Davina Smith, Deputy County Counsel, explained that the definition of commercial cannabis activities that appear in this proposed ordinance does not include temporary cannabis events. She made note of a Business and Profession Code Section that provides temporary licenses which can only be issued in a local jurisdiction that authorizes such events. The ordinance would not preclude that from eventually happening if the Board chose to do that. Ms. Smith noted that this activity would not be a land use issue and so it would not come before the commission to determine whether the fairgrounds could or could not host these events.

Commissioner Walker thanked staff for their efforts. He said throughout the past year he has embarked on a great education on this subject matter. He fully appreciated the county hosted road tours of facilities in Berkeley, Oakland and in Yolo County. He said through those visits he learned a lot about cannabis as a commodity as opposed to how he grew up thinking about it. With that knowledge, Mr. Walker said he found cultivation in his mind to be an agricultural use. He said he finds that manufacturing, distribution, testing and the like to be ag processing uses of which the county does have areas zoned for. Commissioner Walker stated that in deference to the staff recommendation and certainly with all due respect to the Board of Supervisors, he would not be recommending this ordinance or any prohibition at this time.

Commissioner Bauer commented about the tour she took in Yolo County and how there were sixty-three one acre grows that resembled something much like apple orchards and vineyards. Ms. Bauer stated that she felt it to be unwise for Solano County to walk away from that potential revenue stream and the jobs it would create. She said that she also will not support the proposed ordinance.

Commissioner Hollingsworth stated that he would support the ordinance. He said the Board did not mince words when they said they wanted a prohibition. He pointed out that it appears the cities who have the police force to administer this type of use will be able to handle it, adding that there will not be a lack of suitable property to build these types of businesses. Commissioner Hollingsworth did not believe the county needs to take on the responsibility to try and police this type of activity.

Commissioners Rhoads-Poston said she agreed with Commissioners Walker and Bauer. She said that California voted to make it known that they wanted this, and it is the commission's job to help allow it. She said she would like to see this matter move forward.

A motion was made by Commissioner Hollingsworth to recommend that the Board of Supervisors approve the proposed ordinance amending Chapter 28 (Zoning Regulations) establishing a permanent prohibition on commercial cannabis activities, including commercial cultivation of medicinal and recreational cannabis; the commercial delivery, distribution, transportation, processing, collectives, cooperatives, manufacturing, retail operations, microbusinesses, and test facilities of medicinal and recreational cannabis in the unincorporated areas of Solano County. The motion died due to the lack of a second.

A motion was made by Commissioner Walker and seconded by Commissioner Bauer to recommend to the Board of Supervisors that they not adopt the staff recommended ordinance. The motion passed 3-1 with Commissioner Hollingsworth dissenting. (Resolution No. 4659)

## **ANNOUNCEMENTS and REPORTS**

There were no announcements or reports.

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

DRAFT



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## Agenda Submittal

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**Agenda #:** 1 **Status:** PC-Regular  
**Type:** PC-Document **Department:** Planning Commission  
**File #:** PC 18-040 **Contact:** Eric Wilberg, 784.6765  
**Agenda date:** 09/06/2018 **Final Action:**

**Title:** Public hearing to consider Rezoning Petition No. Z-17-04 and Minor Subdivision Application MS-17-06 of Hubert & Aurelia Goudie and William & Sylvia Marshalonis to rezone 15.69 acres from Rural Residential "RR-2.5" and Exclusive Agriculture "A-20" to Rural Residential "RR-5"; and subdivide two existing parcels into three lots. The property is located at 4420 Peaceful Glen Road, 2.5 miles north of the City of Vacaville, APN's: 0105-060-390 and 40. (Project Planner: Eric Wilberg) Staff Recommendation: Continue the item to the regular meeting of September 20, 2018

**Governing body:** Planning Commission  
**District:**  
**Attachments:**

Date:	Ver.	Action By:	Action:	Result:
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Published Notice Required? Yes  No   
Public Hearing Required? Yes  No

### RECOMMENDATION:

Department of Resource Management staff recommends that the Commission defer this matter to the September 20, 2018 Planning Commission meeting. Staff is requesting additional time to finalize conditions of approval, review, and discuss those conditions with the project applicant.



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## Agenda Submittal

<b>Agenda #:</b>	2	<b>Status:</b>	PC-Regular
<b>Type:</b>	PC-Document	<b>Department:</b>	Planning Commission
<b>File #:</b>	PC 18-036	<b>Contact:</b>	Nedzlene Ferrario, x3170
<b>Agenda date:</b>	09/06/2018	<b>Final Action:</b>	

**Title:** Public hearing to consider adoption of a Mitigated Negative Declaration and approval of Land Use Permit Application No. U-01-06 Amendment No. 1 of HD Dairy Ranch to increase the number of cattle from 6, 000 to 10,291 without exceeding the assumed number of animal units originally approved in 2001, 7, 215.5 animal units. The increase in cattle is due to the replacement of the larger Holstein breed to the smaller breed of Jerseys. Construction of one additional employee housing, exercise and grazing pens and calf hutches are proposed. (Project Planner: Nedzlene Ferrario) Staff Recommendation: Approval

**Governing body:** Planning Commission

**District:**

**Attachments:** A - Location Map, B - Draft Resolution, C - Site Plan-Dairy, D - Agricultural Employee Housing Floor Plan and Elevation, E - Environmental Document, F - Mitigation Monitoring Plan

Date:	Ver.	Action By:	Action:	Result:
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Published Notice Required? Yes  X  No       
 Public Hearing Required? Yes  X  No    

### RECOMMENDATION:

The Department of Resource Management recommends that the Planning Commission:

1. Adopt the Mitigated Negative Declaration and the mandatory and additional findings with respect to Land Use Permit Application No. U-01-06 Amendment No. 1 and;
2. Adopt the attached draft resolution and Approve Use Permit U-01-06 Amendment No. 1 subject to the findings and recommended conditions of approval.

### EXECUTIVE SUMMARY:

The applicant is proposing to increase the number of cattle from 6,000 to 10,291 without exceeding the assumed number of animal units originally approved in 2001, 7215.5 animal units. The increase is due to the replacement of cattle breed from the larger Holstein to smaller frame sized Jerseys. Construction of one additional employee housing unit, exercise and grazing pens and calf hutches are proposed over two phases. Environmental impacts associated with the project is not significant in that, the additional number of smaller breed of cattle would not cause significant environmental impacts assumed in the prior environmental analysis. Zoning Code requires adjacent property owners consent. Planning staff and the applicant reached out to the property owner; however, at the time of writing, comments have not been received. More

information will be provided at the public hearing.

**ENVIRONMENTAL ANALYSIS:**

Pursuant to the California Environmental Quality Act and CEQA Guidelines, a Mitigated Negative Declaration was prepared and circulated for public review. Notices were mailed to property owners within 1 mile of the dairy, applicable agencies and posted in the newspaper. No comments were received. The public comment period ended on June 18, 2018. The Initial Study/Mitigated Negative Declaration is attached.

**PROPERTY INFORMATION:**

- A. **Prior approvals:** The land use permit was granted in 2001 for Peter Albers on July 19, 2001, and the land is encumbered by Williamson Act Contract 1297.
- B. **Applicant/Owner:** HD Ranch, 7815 Midway Road, Dixon, CA 95620
- C. **General Plan Land Use Designation/Zoning:** Agriculture/A-40
- D. **Existing Use:** Dairy and cropland
- E. **Adjacent Zoning and Uses:**
  - North:** Agriculture
  - South:** Agriculture
  - East:** Agriculture/Residence
  - West:** Agriculture

**F. ANALYSIS:**

- a. **Background:** HD Dairy commenced dairy operations at this site in 2013. Prior to HD Dairy assuming operations, the dairy was operating under the business name Heritage Dairy. The property is approximately 790 acres of which 158 acres is used for the dairy and wastewater ponds. 632 acres are devoted to growing feed for the dairy. The property is developed with 6 employee housing units and 1 main residential house, 20 various shops/barns/outbuildings that support the dairy operations. The applicant proposes to expand the dairy facility to accommodate the additional cattle and worker staff.
- b. **Project Description:** The applicant is proposing to increase of the number of cattle on the property from 6, 000 to 10, 291. The increase in heads of cattle is due to the change of cattle breed, Holsteins to Jerseys. The project phases are proposed as follows:

**Phase 1**

- Extension of the calf barn flush lane to the end of the heifer corrals for 350 additional hutches. The additional hutches will not be under a barn but will be open and have a flush lane beneath, consistent with the current hutches.
- The addition of heifer corrals on the north side of the calf barn (see No. 26 on Site Plan) and along the north side of the current freestall barns (see No. 25 on the Site Plan). These will be sloped (3 percent) and compacted to meet the County standards in County Code Chapter 27.

## Phase 2

- Add pasture feed pens to proposed Freestall Barns 7 and 8.
- Addition of one worker housing unit located at the northwest corner of the facilities. Two of these homes shown on the Site Plan have been constructed and were previously approved under AD-16-04 and 16-05. The housing units range from 1, 200 to 1, 800 square feet in size.

All buildings, corrals, shades, flush lanes, and feed lanes will be built in a similar style and with the same directional flow to all existing buildings and corrals. The Site Plan is attached.

- c. **General Plan & Zoning Consistency:** The property is designated Agriculture on Solano County's Land Use Diagram and no policy conflicts have been identified. The property is zoned A-40, and dairies are conditional uses in the zoning district and a Land Use Permit U-01-06 was granted in 2001.
- d. **Zoning Code Section 28.71.30:** HD Dairy is proposing to amend the land use permit by proposing to increase the number of heads of cattle from 6, 000 to 10, 291. The additional 4, 291 heads of cattle would be a significant increase over the originally approved land use permit if the applicant was proposing to add more of the same breed of cattle; however, the applicant is proposing to change the breed of the entire herd from Holstein to Jerseys without exceeding the number of Animal Units (AU) assumed in the original permit, 7, 215.5 AU.

Animal Unit (AU) is a measurement to facilitate management of grazing livestock based upon weight. It is based upon the concept that 1 AU is equivalent to a 1, 000 pound average mature animal. Weighting the cattle can vary dependent on the breed or age. For example, an average sized cow weighs 1, 400 pounds and the Jersey breed is smaller in size, weighing at 1,000 pounds; or, calves are weighted less than a milking cow. Jerseys are smaller in size; therefore, more heads may be accounted for within the same number of animal units, previously assumed in 2001. The applicant provided a calculation of the approved, proposed breeds and the equivalent AU in Table 2 of the Initial Study/Mitigated Negative Declaration.

The dairy is subject to the Large Confined Animal Facility standards of the Zoning Code Section 28.71.30.(B)(1)(C) . The standards were adopted in 2006 and establish specific locational criteria to protect current and future residents from odor nuisances, impacts to groundwater quality, dust and noise. The following is a discussion of the proposed expansion and required criteria.

**(1) Minimum Setbacks:** To minimize potential impacts of odor, dust and noise, the developed portions of the facility, including barns, corrals, feed and manure storage areas, milking parlors, lagoons, structures not used as dwelling units, labor quarters, or administration, and any ancillary facilities other than grazing and cropland, shall be located no closer than:

- i. Three (3) miles from any city's sphere of influence line, as established by the Solano Local Agency Formation Commission, or, where no sphere of influence line has been established, from any city limit line. This requirement may be reduced in distance or waived if the area within the sphere of influence line or city limit line is being used, or will be used, for municipal wastewater treatment facilities. This minimum distance may be increased based on site specific factors and potential impacts identified through the environmental review process.
- ii. This requirement shall only apply at the time of the facility's initial approval, and a change in the sphere of influence shall not alone render an operating facility non-conforming, as described in Subsection 3.5.5.

(i) & (ii) *The City of Dixon Sphere of Influence is the closest and located 3.92 miles west of the subject site. The project satisfies this requirement.*

**(2) One (1) mile from the nearest large confined animal facility.**

*There aren't any confined animal facilities within a mile of HD Dairy. The closest confined animal facility is Double G Dairy, located at 8118 Sikes Road, approximately 2.5 miles north of HD Dairy.*

**(3) 2,500 feet from any natural public drinking surface water supply intake and 200 feet from a primary tributary to a domestic surface water supply (measured from any liquid or solid waste storage area or land application area only), including but not limited to the Barker Slough intake.**

*The closest public groundwater source is one of the City of Dixon's public well located 3.8 miles west of the dairy. The expansion does not encroach within the criteria.*

**(4) One (1) mile from any Residential zoning district, as established in Section 28-15 of this Chapter.**

*The closest residential zoning district is located within the City of Dixon's city limit, located more than 3.92 miles west of HD Dairy.*

**(5) Two hundred (200) feet from any property line. Truck loading areas may occur within the front setback area, provided that they do not encroach into the road right of way.**

*As stated in section (1), the setback applies to facilities such as barns or corrals, specifically, for areas where animals are housed and fed; and does not apply to animal grazing and cropland areas. The applicant is proposing 2 grazing pens within the front setback and will plant the area with rye grass. Recommended condition of approval number 3 will ensure compliance with the standard.*

**(6) One quarter (¼) mile (1,320 feet) downwind and one half (½) mile (2,640 feet) upwind of any existing occupied dwelling unit not owned or occupied by the facility's owner or personnel. This requirement may be waived if the owner of the dwelling has provided comment, in writing, that he or she has no objection to the location of developed portions of the facility within such setback area.**

*There is a residence located at 7927 Midway Road, 757 feet east of the developed portion of the dairy. The applicant and staff has contacted the owners by phone and email, about the proposed project. As of the time of writing, the owners have not provided any comment. More information will be provided at the Planning Commission hearing.*

**(7) Two (2) miles from the boundary of the National Veterans Cemetery.**

*The National Veterans Cemetery is located 7.9 miles west of HD Dairy.*

**(8) Manure used as fertilizer and process water used to irrigate cropland may be used on the project site within these minimum setback areas.**

*This is included as a recommended condition of approval of this permit.*

**(2) Other Standards**

**i. All structures shall be constructed with materials suitable to prevent excessive glare so as not to create a nuisance to neighbors or a danger to aircraft.**

*This is included as a recommended condition of approval of this permit.*

**ii. All exterior night lighting shall be directional lighting that directs the light downward and inward toward the project site so as not to create a nuisance to neighbors.**

*This is included as a recommended condition of approval of this permit.*

**iii. Applications must meet all requirements set forth in Chapter 27 of the Solano County Code regulating Large Confined Animal Facilities.**



*The Environmental Health Division is required to monitor and inspect dairies four times a year or more often if necessary for compliance with Chapter 27 of County Code regulating Confined Animal Facilities. According to Environmental Health Division staff, the facility is in compliance.*

- iv. **Notice of a hearing on a use permit application for a Large Confined Animal Facility, or any revision to such permit, shall be provided to any affected local governmental agencies and to all owners of real property, as shown on the latest equalized assessment roll, within one (1) mile of the property that is the subject of the hearing.**

*Notices for Public Review of the Draft Initial Study/Mitigated Negative Declaration and Planning Commission hearing were mailed to property owners within one (1) mile of the property. At the time of writing, no comments have been received.*

e. **Agriculture Employee Housing:**

There are six (6) employee units on the property. Four (4) were permitted by the original permit and HD Dairy constructed two (2) additional per AD-16-04 and AD-16-05. Currently, HD Dairy is proposing one (1) more. The existing and proposed houses are approximately 1200 - 1800 square feet in size and located northwest of the dairy facilities shown on the Site Plan. This permit authorizes one additional employee housing unit, for total of seven (7) employee housing on the property. Approval of the conditional use permit supersedes prior permit approvals.

According to Zoning Code Section 28.71.40.(B)(1), agricultural employee housing may be a temporary manufactured dwelling unit located on parcels of twenty (20) acres or more is permitted for a maximum five (5) year period subject to the following conditions as well as the applicable development standards as permitted in the zoning district. Applicable Zoning Code standards are included as recommended conditions of approval.

- G. **Williamson Act Contract:** The project is located on land contracted under the Williamson Act. Confined Animal Facilities including dairies and agricultural employee housing are permitted land uses and compatible with Solano County Regulations Governing Agricultural Preserves and; therefore, consistent with the Williamson Act.

**FINDINGS:**

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

The operation and maintenance of the dairy is consistent with the goal and the objectives and policies of the Solano County General Plan.

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

The site has existing electrical power, telephone and septic system. External access to the site will be via Midway Road with internal access via a driveway. The additional heads of cattle will not significantly impact traffic or the road system. All on-site runoff will be directed to the lagoon for use in the fields. Drainage will not affect adjacent parcels.

- 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.**

An Initial Study/Mitigated Negative Declaration was prepared and made available for public review. The Planning Commission has considered the Initial Study/Mitigated Negative Declaration and public comments thereon prior to acting on the project and finds that the Mitigated Negative Declaration is adequate and there is no evidence that the project will have a significant impact on the environment.

- 4. The project is located on land contracted under the Williamson Act. Confined Animal Facilities including dairies and agricultural employee housing are permitted land uses and compatible with Solano County Regulations Governing Agricultural Preserves and; therefore, consistent with the Williamson Act.**
- 5. The proposal to expand the facility by increasing the number of cattle on the property does not exceed the assumed animal units as previously approved in 2001 due to the replacement with a smaller sized breed.**

**RECOMMENDED CONDITIONS OF APPROVAL:**

1. The dairy facilities shall be established in accord with the plans and information submitted with Use Permit Application No. U-01-06 Amendment No. 1 and approved by the Solano County Planning Commission.
2. The number of cattle on the property shall not exceed 10, 291 Jersey's equivalent to 7, 215.5 Animal Units.
3. The grazing pens located within 200 feet of the front property line shall be planted and maintained with rye grass. Cattle grazing is permitted within this setback; however, no structures or other dairy facilities may be permitted within 200 feet of any property line. The carrying capacity of cattle in these areas shall be maintained so as not to cause the ground to become denuded of growth. Only natural grazing is permitted in this area.
4. Storage or stockpiling of manure and silage shall occur in a manner which minimizes odor and vector nuisances to the greatest extent practicable, based on current industry practices.
5. Adequate truck loading areas shall be provided within the developed portion of the facility. Ingress and egress shall be designed to avoid creation of traffic hazards and congestion, odor, dust, noise or drainage impacts.
6. Manure used as fertilizer and process water used to irrigate cropland may be used on the project site within the minimum setback areas, specified in Zoning Code Section 28.71.30.
7. All structures shall be constructed with material suitable to prevent excessive glare so as not to create a nuisance to neighbors or danger to aircraft.
8. The permittee shall take all necessary measures to prevent dust, noise, light, glare, odor and other objectionable elements from adversely affecting the surrounding area beyond acceptable limits.
9. The applicant shall comply with the requirements of the Central Valley Region, Regional Water Quality Control Board regarding the Reissued Waste Discharge Requirements General Order for Existing Milk Cow Dairies Order No, R-5-2013-0122 and any site specific Waste Discharge and Monitoring Requirements as determined by the Central Valley RWQCB.
10. Comply with the requirements of the State of California

Water Board Division of Drinking Water, and/or Solano County Department of Resource Management requirements for State Small Water Systems, based on the number of people serviced and the number of water connections at the property.

11. Comply with the requirements of the Solano County Code, Chapter 27 regulating Large Confined Animal Standards.
12. All measures set forth in the applicant's Odor Control Management Plan, Integrated Pest Management Plan, and Nutrient Management Plan shall be adhered to in order to prevent significant odor impacts, extensive pest population, and pollution of groundwater, surface water or watercourses.
13. Comply with the Dixon Fire Protection District rules and regulations.
14. Any change of use or intensification of use will require permit revision and further environmental review. Any deviation from the project description or requirements of the Planning Commission will subject the use permit to review and possible revocation.
15. Should an odor complaint be reported, the complainant shall be given the opportunity to be present during any site inspection. Results of the inspection and any other follow-up shall be submitted to the complainant.

*Environmental Mitigation Measures:*

16. MMRP - A.1: Exterior lighting shall be hooded and directed away from adjacent residential development.
17. MMRP - A.2: In order to mitigate for PM10, as recommended by the YSAQMD, emission permittee has agreed to construct a vegetative buffer of mixed deciduous and coniferous tree species along the west and north edges of the expansion corral area and to replace the tree buffer along Midway Road. The buffer shall be a 30-foot wide planting strip and trees shall be spaced at 20 feet on center. Prior to the issuance of a building or grading permit, whichever occurs first, the permittee shall submit a planting and irrigation plan for the vegetative buffer and provide evidence of the Yolo-Solano Air Quality Management District approval of the planting and irrigation plan, to the Department of Resource Management. The tree species shall be as recommended in the Vegetative Buffer Plan.
18. MMRP - BR-1: In order to mitigate for the loss of Swainson Hawk foraging habitat, the project proponent/permittee shall install an additional row of trees suitable for Swainson Hawk nesting and habitat, such as Redwoods, Cottonwoods and/or Willows to the vegetative buffer presented as mitigation A-2 within the 30-foot-wide planter strip. The planting and irrigation plan will be submitted to the Department of Resource Management for Planning Department for review and approval prior to issuance of a grading or building permit, whichever occurs first.
19. MMRP CR-1: In the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within 100 feet of the resources shall be halted and the applicant/operator shall consult with the County and a qualified archaeologist (as approved by the County) to assess the significance of the find per CEQA Guidelines Section 15064.5. The qualified archaeologist shall determine the nature of the find, evaluate its significance, and, if necessary, suggest preservation or mitigation measures. Appropriate mitigation measures, based on recommendations listed in the archaeological survey report, will be determined by the Director of the Solano County Department of Resource Management. Work may proceed on other parts of the project site while mitigation for historical resources or unique archaeological resources is carried out. All significant cultural materials recovered shall be, at the discretion of the consulting archaeologist, subject to scientific analysis, professional museum curation, and documented according to current professional standards.

20. MMRP CR-2: Section 7050.5 of the California Health and Safety Code states that if human remains are found during construction activities, all operations are to cease until the County coroner has determined that the remains are not subject to the provisions of law concerning investigation of the circumstances in the manner provided in Section 5097.98 of the Public Resources Code.

### **Agricultural Employee Housing**

21. Approval of this permit is for one additional agricultural employee housing, for a total of seven (7) agricultural employee housing on the property and supersedes all prior permit approvals including AD-16-04 and AD-16-05. The agricultural employee housing shall comply with the following:

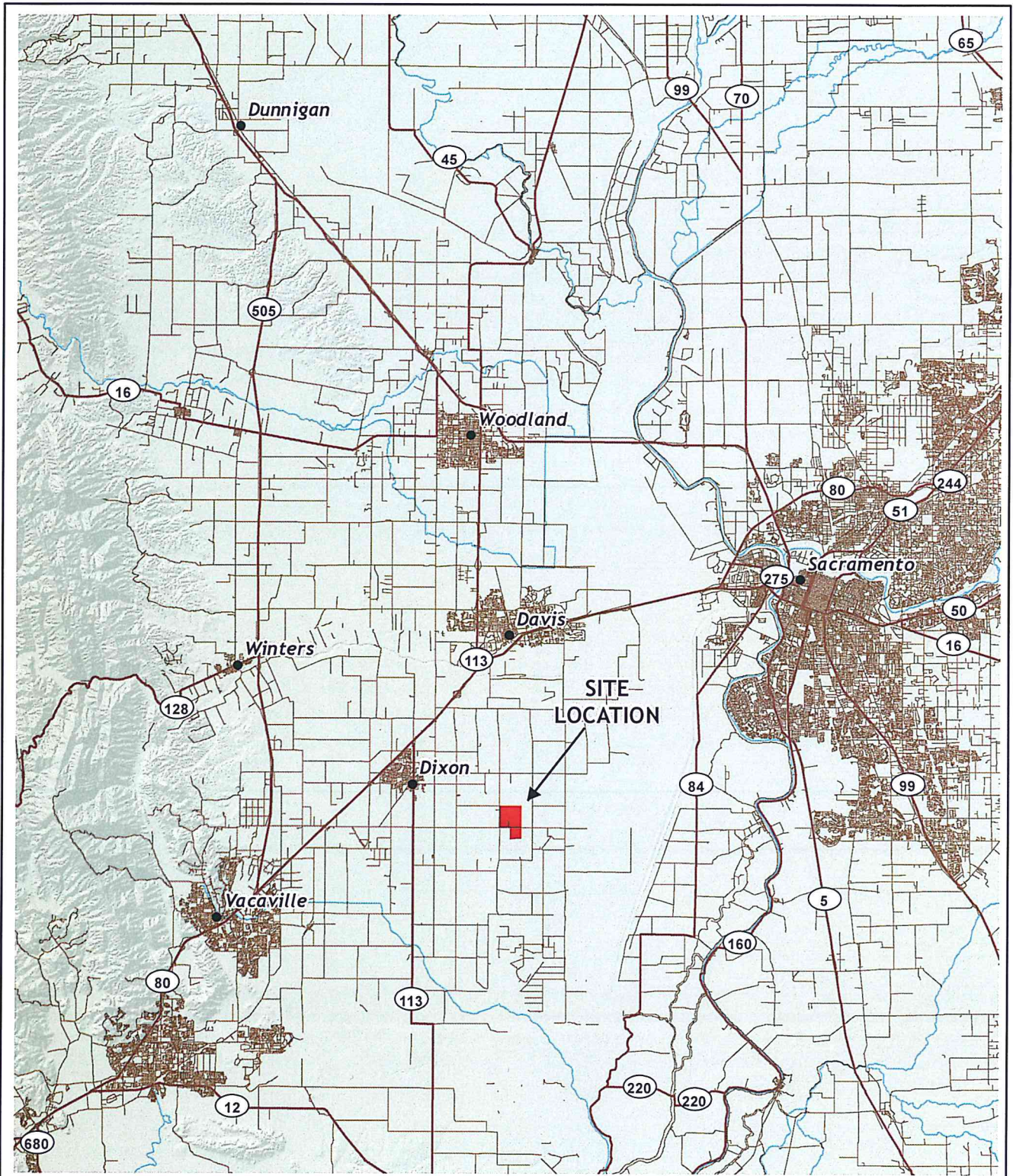
- a. One or more occupants of the dwelling shall be employed by the owner or the lessee of the parcel;
- b. Non-employee occupants of the dwelling shall be members of the employee's family;
- c. The employee occupant(s) of the dwelling has rent deducted from his or her wages; and,
- d. The employee occupant is required to live in the dwelling as a condition of his or her employment.
- e. The agricultural employee housing is permitted for a maximum of five (5) year period and shall be subject to renewal.
- f. Comply with the requirements of the State of California Department of Housing and Community Development, Employee Housing Division. Permitting is required when five or more employees are housed at the property.

22. The Department of Resource Management shall verify ongoing compliance with the terms and conditions of this permit through a program of periodic compliance reviews occurring at five (5) year intervals from the date of granting this permit. The cost associated with the periodic reviews shall be charged at that time.

### **ATTACHMENTS:**

- Exhibit A - Location Map
- Exhibit B - Draft Resolution
- Exhibit C - Site Plan - Dairy
- Exhibit D - Agricultural Employee House Plan & Elevation
- Exhibit E - Environmental Document
- Exhibit F - Mitigation Monitoring Plan



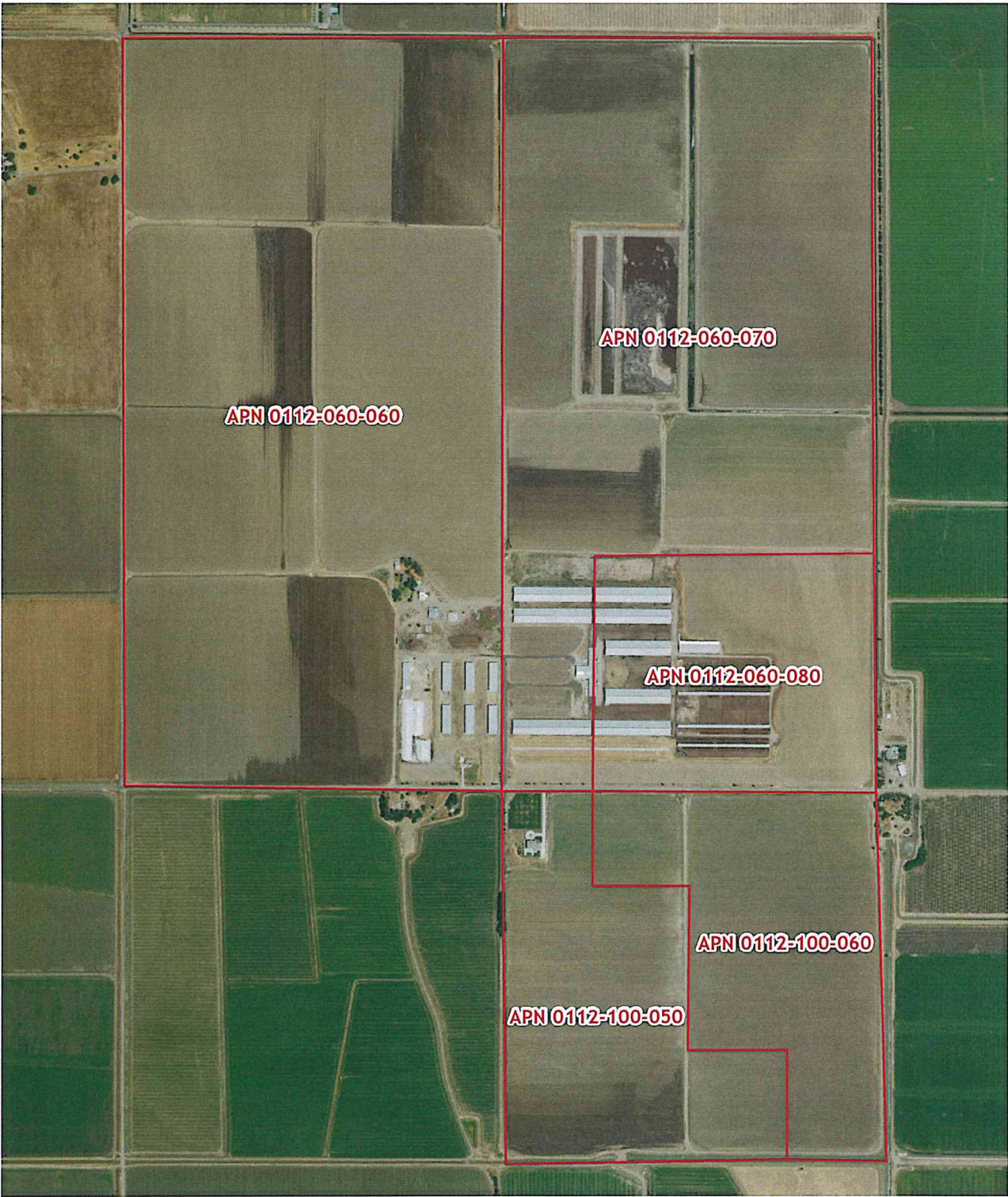


SITE  
LOCATION



GENERAL SITE LOCATION  
HD RANCH  
SOLANO COUNTY, CALIFORNIA





 Approximate Parcel Boundary



SOURCE: ESRI WORLD IMAGERY, 2010

PARCEL LOCATIONS  
HD RANCH  
SOLANO COUNTY, CALIFORNIA

# SOLANO COUNTY PLANNING COMMISSION

## RESOLUTION NO. XX

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**WHEREAS**, the Solano County Planning Commission has considered amending Use Permit Application No. U-01-06 Amendment No. 1, to increase the number of cattle from 6, 000 to 10, 291, without exceeding the assumed number of animal units originally approved in 2001, 7215.5 animal units, construction of exercise and grazing pens, calf hutches and one additional agricultural employee housing, for HD Dairy located at 7815 Midway Road in an "A-40" Exclusive Agricultural Zoning District, 3.25 miles east of the City of Dixon, APN's 0112-060-060, 070, 080; 0112-100-050, 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 September 6, 2018 and;

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

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

The operation and maintenance of the dairy is consistent with the goal and the objectives and policies of the Solano County General Plan.

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

The site has existing electrical power, telephone and septic system. External access to the site will be via Midway Road with internal access via a driveway. The additional heads of cattle will not significantly impact traffic or the road system. All on-site runoff will be directed to the lagoon for use in the fields. Drainage will not affect adjacent parcels.

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.**

An Initial Study/Mitigated Negative Declaration was prepared and made available for public review. The Planning Commission has considered the Initial Study/Mitigated Negative Declaration and public comments thereon prior to acting on the project and finds that the Mitigated Negative Declaration is adequate and there is no evidence that the project will have a significant impact on the environment.

4. **The project is located on land contracted under the Williamson Act. Confined Animal Facilities including dairies and agricultural employee housing are permitted land uses and compatible with Solano County Regulations Governing Agricultural Preserves and; therefore, consistent with the Williamson Act.**
5. **The proposal to expand the facility by increasing the number of cattle on the property does not exceed the assumed animal units as previously approved in 2001 due to the replacement with a smaller sized breed.**

**BE IT, THEREFORE, RESOLVED**, that the Planning Commission of the County of Solano does hereby APPROVE amending Use Permit Application No. U-01-06 AM 1, subject to the following recommended conditions of approval:

1. The dairy facilities shall be established in accord with the plans and information submitted with Use Permit Application No. U-01-06 Amendment No. 1 and approved by the Solano County Planning Commission.
2. The number of cattle on the property shall not exceed 7, 215.5 Animal Units.
3. The grazing pens located within 200 feet of the front property line shall be planted and maintained with rye grass. Cattle grazing is permitted within this setback; however, no structures or other dairy facilities may be permitted within 200 feet of any property line. The carrying capacity of cattle in these areas shall be maintained so as not to cause the ground to become denuded of growth. Only natural grazing is permitted in this area.
4. Storage or stockpiling of manure and silage shall occur in a manner which minimizes odor and vector nuisances to the greatest extent practicable, based on current industry practices.
5. Adequate truck loading areas shall be provided within the developed portion of the facility. Ingress and egress shall be designed to avoid creation of traffic hazards and congestion, odor, dust, noise or drainage impacts.
6. Manure used as fertilizer and process water used to irrigate cropland may be used on the project site within the minimum setback areas, specified in Zoning Code Section 28.71.II.12 (C).
7. All structures shall be constructed with material suitable to prevent excessive glare so as not to create a nuisance to neighbors or danger to aircraft.
8. The permittee shall take all necessary measures to prevent dust, noise, light, glare, odor and other objectionable elements from adversely affecting the surrounding area beyond acceptable limits.
9. The applicant shall comply with the requirements of the Central Valley Region, Regional Water Quality Control Board regarding the Reissued Waste Discharge Requirements General Order for Existing Milk Cow Dairies Order No, R-5-2013-0122 and any site specific



Waste Discharge and Monitoring Requirements as determined by the Central Valley RWQCB.

10. Comply with the requirements of the State of California Water Board Division of Drinking Water, and/or Solano County Department of Resource Management requirements for State Small Water Systems, based on the number of people serviced and the number of water connections at the property.
11. Comply with the requirements of the Solano County Code, Chapter 27 regulating Large Confined Animal Standards.
12. All measures set forth in the applicant's Odor Control Management Plan, Integrated Pest Management Plan, and Nutrient Management Plan shall be adhered to in order to prevent significant odor impacts, extensive pest population, and pollution of groundwater, surface water or watercourses.
13. Comply with the Dixon Fire Protection District rules and regulations.
14. Any change of use or intensification of use will require permit revision and further environmental review. Any deviation from the project description or requirements of the Planning Commission will subject the use permit to review and possible revocation.
15. Should an odor complaint be reported, the complainant shall be given the opportunity to be present during any site inspection. Results of the inspection and any other follow-up shall be submitted to the complainant.

*Environmental Mitigation Measures:*

16. MMRP – A.1: Exterior lighting shall be hooded and directed away from adjacent residential development.
17. MMRP – A.2: In order to mitigate for PM<sub>10</sub>, as recommended by the YSAQMD, emission permittee has agreed to construct a vegetative buffer of mixed deciduous and coniferous tree species along the west and north edges of the expansion corral area and to replace the tree buffer along Midway Road. The buffer shall be a 30-foot wide planting strip and trees shall be spaced at 20 feet on center. Prior to the issuance of a building or grading permit, whichever occurs first, the permittee shall submit a planting and irrigation plan for the vegetative buffer and provide evidence of the Yolo-Solano Air Quality Management District approval of the planting and irrigation plan, to the Department of Resource Management. The tree species shall be as recommended in the Vegetative Buffer Plan.
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19. MMRP CR-1: In the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within 100 feet of the resources shall be halted and the applicant/operator shall consult with the County and a qualified archaeologist (as approved by the County) to assess the significance of the find per CEQA Guidelines Section 15064.5. The qualified archaeologist shall determine the nature of the find, evaluate its significance, and, if necessary, suggest preservation or mitigation measures. Appropriate mitigation measures, based on recommendations listed in the archaeological survey report, will be determined by the Director of the Solano County Department of Resource Management. Work may proceed on other parts of the project site while mitigation for historical resources or unique archaeological resources is carried out. All significant cultural materials recovered shall be, at the discretion of the consulting archaeologist, subject to scientific analysis, professional museum curation, and documented according to current professional standards.
20. MMRP CR-2: Section 7050.5 of the California Health and Safety Code states that if human remains are found during construction activities, all operations are to cease until the County coroner has determined that the remains are not subject to the provisions of law concerning investigation of the circumstances in the manner provided in Section 5097.98 of the Public Resources Code.

### **Agricultural Employee Housing**

21. Approval of this permit is for one (1) additional agricultural employee housing, for a total of seven (7) agricultural employee housing on the property and supersedes all prior permit approvals including AD-16-04 and AD-16-05. The agricultural employee housing shall comply with the following:
  - a. One or more occupants of the dwelling shall be employed by the owner or the lessee of the parcel;
  - b. Non-employee occupants of the dwelling shall be members of the employee's family;
  - c. The employee occupant(s) of the dwelling has rent deducted from his or her wages; and,
  - d. The employee occupant is required to live in the dwelling as a condition of his or her employment.
  - e. The agricultural employee housing is permitted for a maximum of five (5) year period and shall be subject to renewal.
  - f. Comply with the requirements of the State of California Department of Housing and Community Development, Employee Housing Division. Permitting is required when five or more employees are housed at the property.
22. The Department of Resource Management shall verify ongoing compliance with the terms and conditions of this permit through a program of periodic compliance reviews occurring at

five (5) year intervals from the date of granting this permit. The cost associated with the periodic reviews shall be charged at that time.

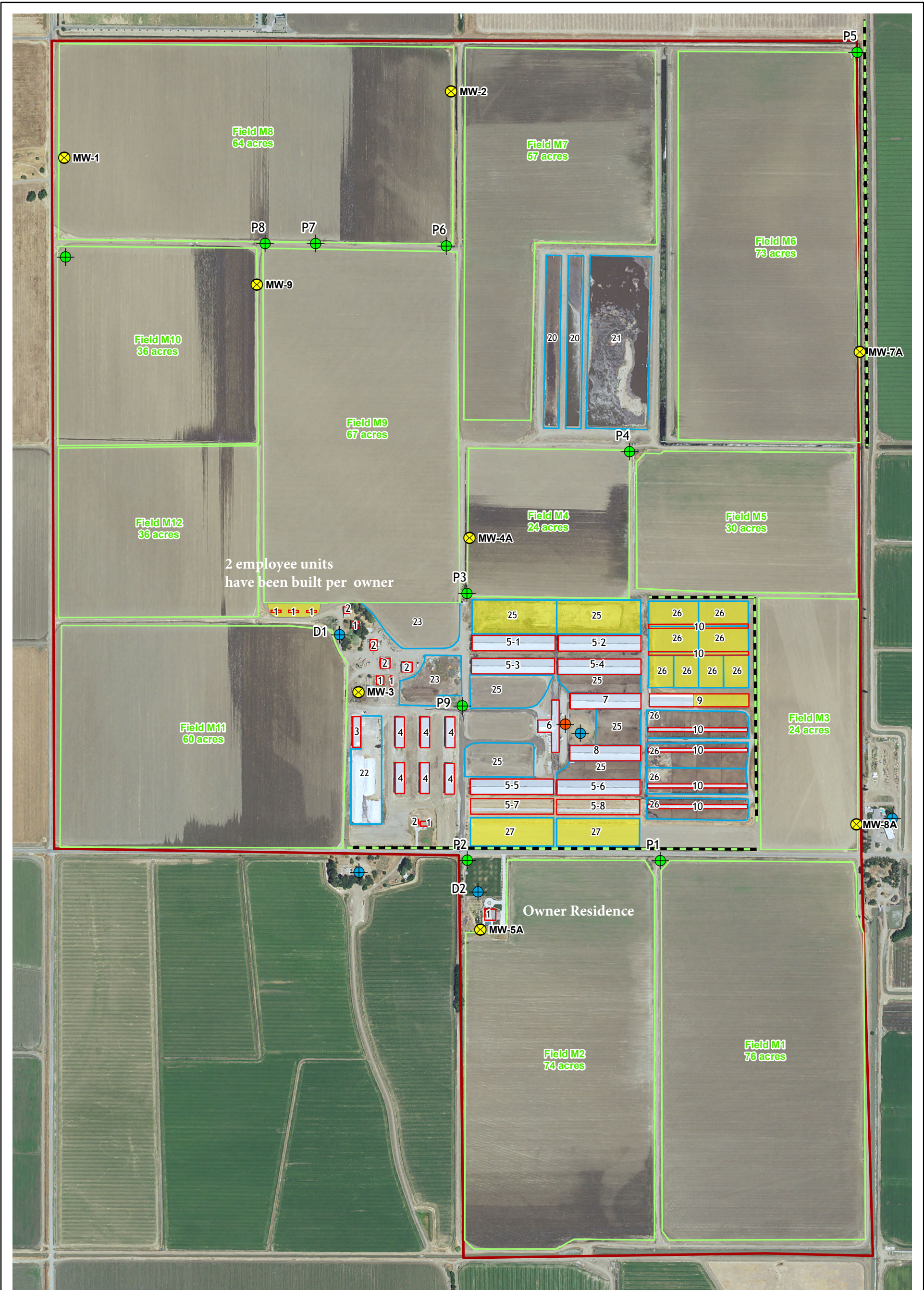
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I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Planning Commission on September 6, 2018, by the following vote:

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

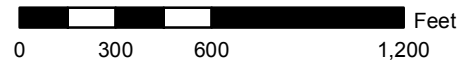
By: \_\_\_\_\_  
Bill Emlen, Secretary





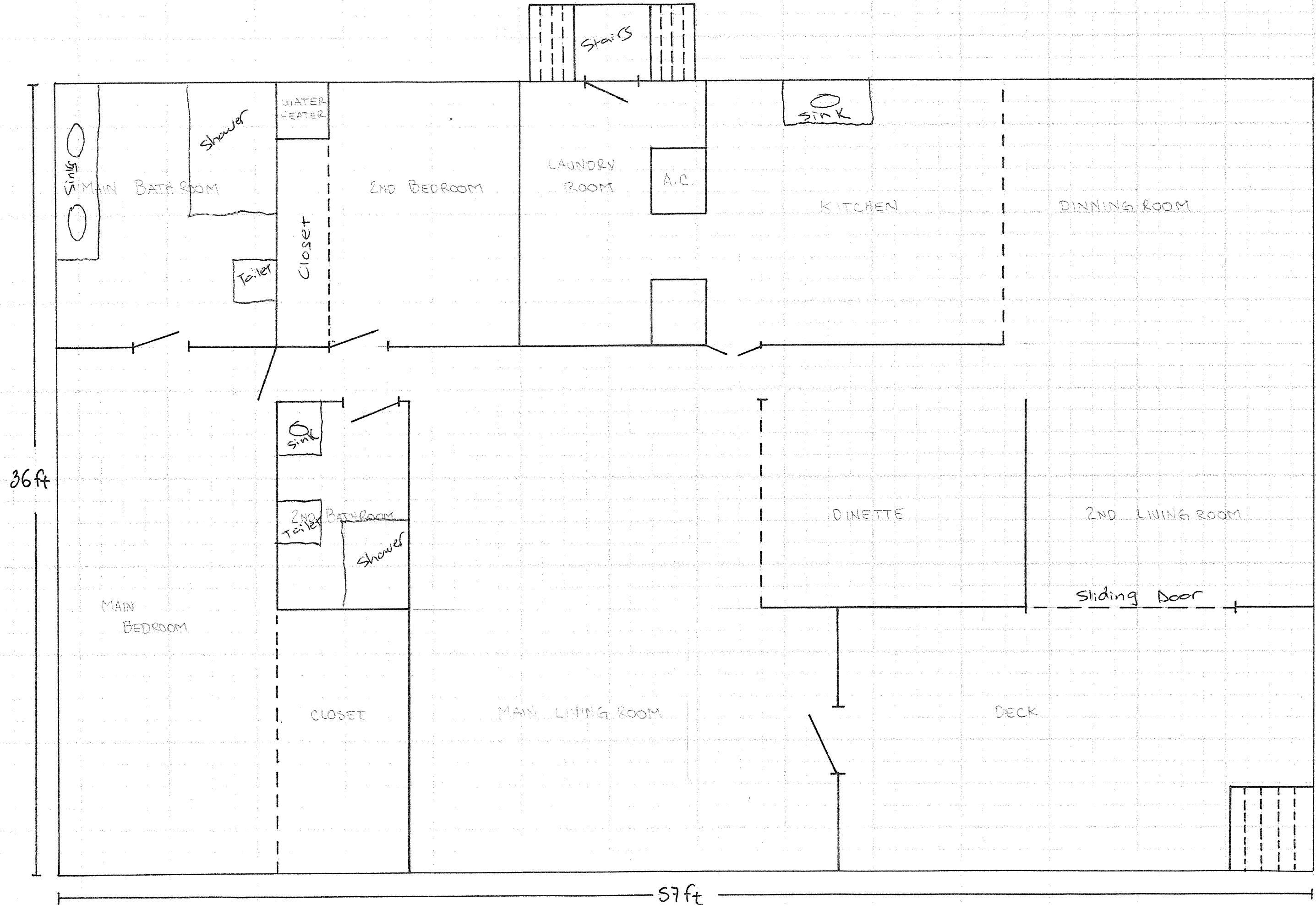
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| <ul style="list-style-type: none"> <li> Monitoring Well Location</li> <li> Barn Well</li> <li> Irrigation Well</li> <li> Domestic Well</li> </ul> | <ul style="list-style-type: none"> <li> Re-Establish Vegetation Buffer</li> <li> Field</li> <li> Property Boundary</li> <li> Buildings</li> <li> Property Features</li> <li> Proposed New Feature</li> </ul> | <ul style="list-style-type: none"> <li>1 - House</li> <li>2 - Shop</li> <li>3 - Commodity Barn</li> <li>4 - Hay Barn</li> <li>5 - Freestall Barn</li> <li>6 - Milk Parlor</li> <li>7 - Heifer Barn</li> <li>8 - Fresh/Hospital Barn</li> <li>9 - Calf Hutches</li> <li>10 - Corral Shade</li> <li>20 - Settling Pond</li> <li>21 - Lagoon</li> <li>22 - Silage Slab</li> <li>23 - Bedding/Manure</li> <li>24 - Beef Pen</li> <li>25 - Exercise Pen</li> <li>26 - Corral</li> <li>27 - Grazing Pen</li> </ul> |
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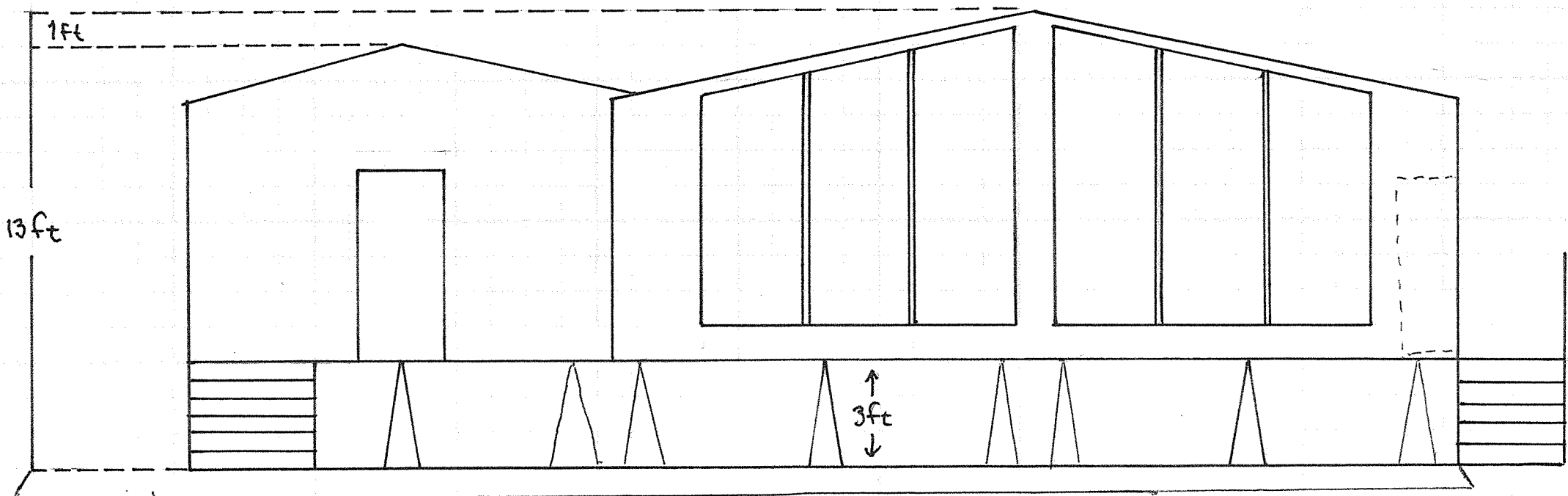
**VESTRA**  
SOURCE: 2014 NAIP AERIAL PHOTOGRAPH



**FIGURE 2**  
**SITE PLAN**  
**HD RANCH**  
**SOLANO COUNTY, CALIFORNIA**







1 ft

13 ft

8" Gravel Base 95% Compaction

↑ 3 ft ↓

**USE PERMIT AMENDMENT  
U-01-06 Amendment No. 1  
HD RANCH  
SOLANO COUNTY, CALIFORNIA**

**Draft Initial Study and  
Mitigated Negative Declaration**



**June 2018**

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

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

### Introduction

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

<b>Project Title:</b>	HD Dairy Ranch
<b>Application Number:</b>	U-01-06 Amendment No. 1
<b>Project Location:</b>	7815 Midway Road, Dixon
<b>Assessor Parcel No.(s):</b>	Assessor's Parcel Nos. (APNs) 0112-060-060, 0112-060-070, 0112-060-080, 0112-100-050, and 0112-100-060
<b>Project Sponsor's Name and Address:</b>	HD Ranch 7815 Midway Road, Dixon, CA 95620

### General Information

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

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

Planning Services Division  
Resource Management Department  
Attn: Nedzlene Ferrario, Senior Planner  
675 Texas Street, suite 5500  
Fairfield, CA 94533

- Submit comments via fax to: (707) 784-4805
- Submit comments via email to: [nnferrario@solanocounty.com](mailto:nnferrario@solanocounty.com)
- Submit comments by the deadline of: July 13, 2019**

### 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 Mitigated Negative Declaration be adopted or that the environmental review is not adequate and that further environmental review is required.

**ENVIRONMENTAL DETERMINATION**

On the basis of this initial study:

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

5/24/2018  
Date

*Nedzlene Ferrario*  
Nedzlene Ferrario  
Senior Planner

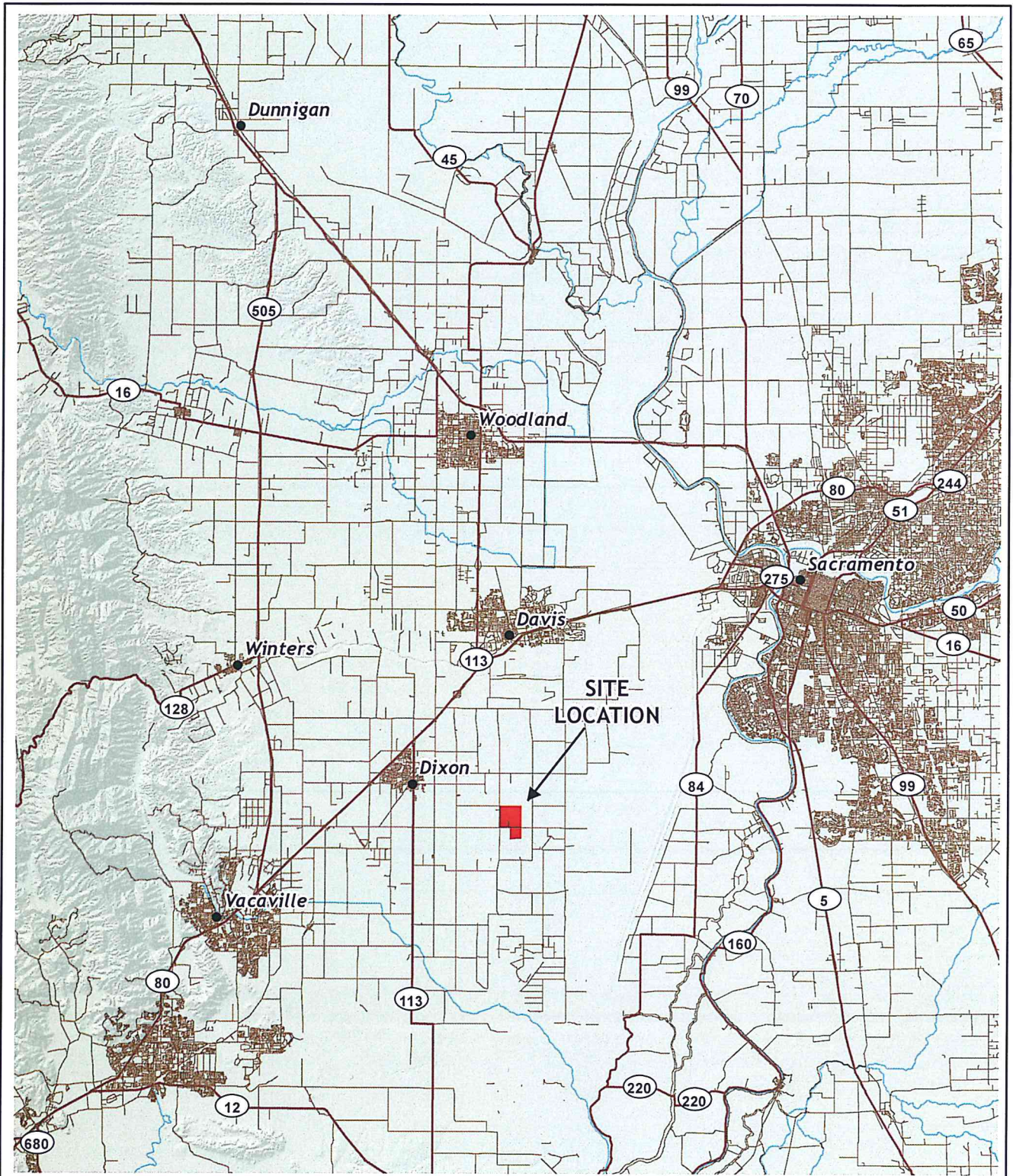
**INCORPORATION OF MITIGATION MEASURES INTO THE PROPOSED PROJECT**

By signature of this document, the project proponent amends the project description to include the mitigation measures as set forth in Section 2.

5-22-18  
Date

*Amos DeGroot*  
Amos DeGroot  
HD Ranch



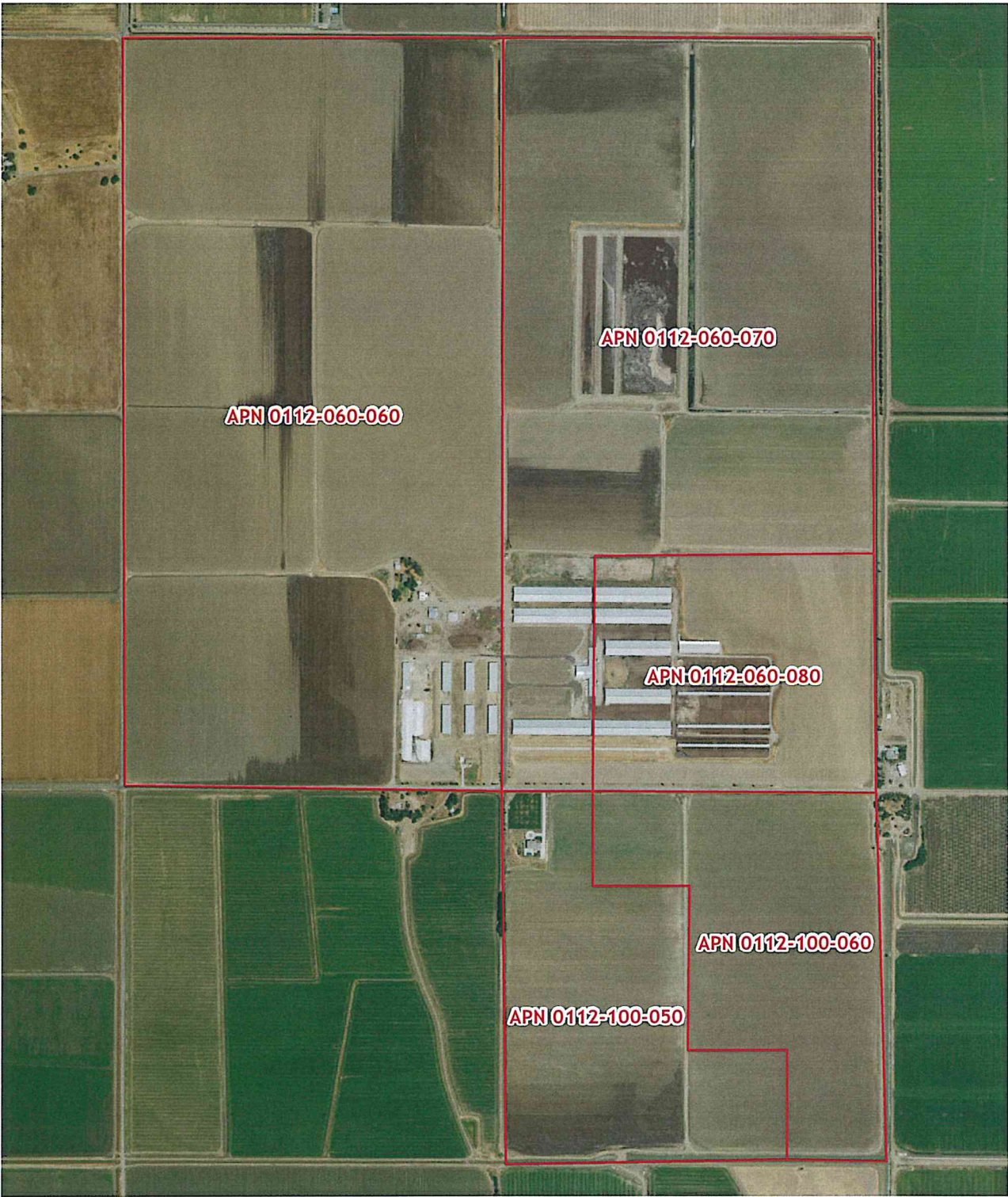


SITE  
LOCATION



GENERAL SITE LOCATION  
HD RANCH  
SOLANO COUNTY, CALIFORNIA





 Approximate Parcel Boundary



SOURCE: ESRI WORLD IMAGERY, 2010

PARCEL LOCATIONS  
HD RANCH  
SOLANO COUNTY, CALIFORNIA

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

### **1.1 ENVIRONMENTAL SETTING:**

The project site is an existing dairy farm located approximately 4 miles southeast of Dixon, California, located at 7815 Midway Road, east of Sikes Road, in the unincorporated portion of Solano County. The site is most directly accessed from Midway Road which connects to State Highway 113 and to Interstate 80 to the west of the site. The site is flat and ranges in elevation from 30 to 38 feet above mean sea level. Drainage on the site is generally to the south and east.

There is no significant amount of native vegetation or tree cover on the project site. Approximately 1/5 of the site is composed of the actual dairy facilities and the rest is used for grain production for the dairy and waste management. A small number (i.e., <10) of interior live oak trees are located near the house and shop area. The surrounding area is characterized exclusively by agricultural use (the zoning of the surrounding areas is Exclusive Agriculture). There are 13 residences within 1 mile of the project site (Figure 1), the nearest being 0.6 miles to the east of project facilities; all of the residences are associated with agricultural production.

### **1.2 PROJECT DESCRIPTION:**

The applicant is proposing to increase the number of cattle on the property from 6,000 to 10,291 without increasing the number of animal units previously approved, 7,215 AU (animal units). Animal units are calculated on the 1,000-pound base animal. The increase is due to the change of cattle breed from Holstein to Jerseys. Jerseys are smaller in frame size than Holsteins; therefore, more Jersey may be accounted for within the same number of animal units, previously approved in 2001. The applicant is proposing to construct additional employee housing without increasing the number of employees and, additional calf and heifer housing. Refer to Phase 1 and 2 described in the following page.

A total of 7,215.5 animal units were assumed in the original permit to generate the original nutrient management and waste management numbers. The conversion from Holstein to Jersey cattle will not change the total number of animal units, but there will be an increase in the number of animals because of the Jersey's smaller frame size. Refer to Table 2 for the calculations.

All animal areas are flushed. All exercise pens are scraped and manure is removed offsite. This includes the heifer and dry cow pens where feed lanes are flushed. Runoff from these pens is also directed into the water reuse system.

Proposed changes at the site will be phased. These are summarized below and included on Figure 2 – Site Plan.

<b>Table 2 CURRENT/PROPOSED CATTLE</b>				
<b>Cattle</b>	<b>Original Permit No. of Cattle</b>	<b>Original Permit Animal Units<sup>1</sup></b>	<b>Proposed Animal Units<sup>2</sup></b>	<b>Proposed No. of Cattle</b>
Milk Cows	3,000	1,604	3,800	3,800
Dry Cows	500	620.5	650	650
Bred Heifers 15-24 mos.	1,250	1,400	1,567.75	2,148
Heifers 7-14 mos.	925	498	877.75	1,951
Calves 4-6 mos.	150	43	229	916
Calves 0-3 mos.	175	50	91	827
<b>Total</b>	<b>6,000</b>	<b>7,215.5</b>	<b>7,215.5</b>	<b>10,291</b>
<sup>1</sup> = Holstein cattle <sup>2</sup> = Jersey cattle				

### Phase 1

- Extension of the calf barn flush lane to the end of the heifer corrals for 350 additional hutches. The additional hutches will not be under a barn, but will be open and have a flush lane beneath them as do the current hutches.
- The addition of heifer corrals on the north side of the calf barn (see No. 26 on Figure 2) and along the north side of the current freestall barns. These will be sloped (3 percent) and compacted to meet the County standards in Section 27. They will generally be scraped twice a month in the summer and as accessible in the winter. The heifer corrals will be sloped to drain to the waste management system.

### Phase 2

- Add pasture feed pens to Freestall Barns 7 and 8 (proposed).
- Addition of three worker housing units (two of these were previously approved under administrative permit in 2017), for a total of 5 houses. The housing units range from 1,200 to 1,800 square feet.

All buildings, corrals, shades, flush lanes, and feed lanes will be built in a similar style and with the same directional flow to all existing buildings and corrals.

**1.2.1 ADDITIONAL DATA:**

NRCS Soil Classification:	Yolo silty clay loam along 0 to 1 percent slopes
Agricultural Preserve Status/Contract No.:	Contract number 1297
Non-renewal Filed (date):	Not Applicable
Airport Land Use Referral Area:	Not Applicable
Alquist Priolo Special Study Zone:	Not Applicable
Primary or Secondary Management Area of the Suisun Marsh:	Not Applicable
Primary or Secondary Zone identified in the Delta Protection Act of 1992:	Not Applicable

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

	General Plan	Zoning	Land Use
<b>Property</b>	Agriculture	A-40	Dairy
North	Agriculture	A-40	Agriculture
South	Agriculture	A-40	Agriculture
East	Agriculture	A-40	Agriculture/Residence
West	Agriculture	A-40	Agriculture

**1.3 CONSISTENCY WITH EXISTING GENERAL PLAN, ZONING, AND OTHER APPLICABLE LAND USE CONTROLS:****1.3.1 General Plan**

The property is designated Agriculture on Solano County's Land Use Diagram and the proposed project is not in conflict with the General Plan.

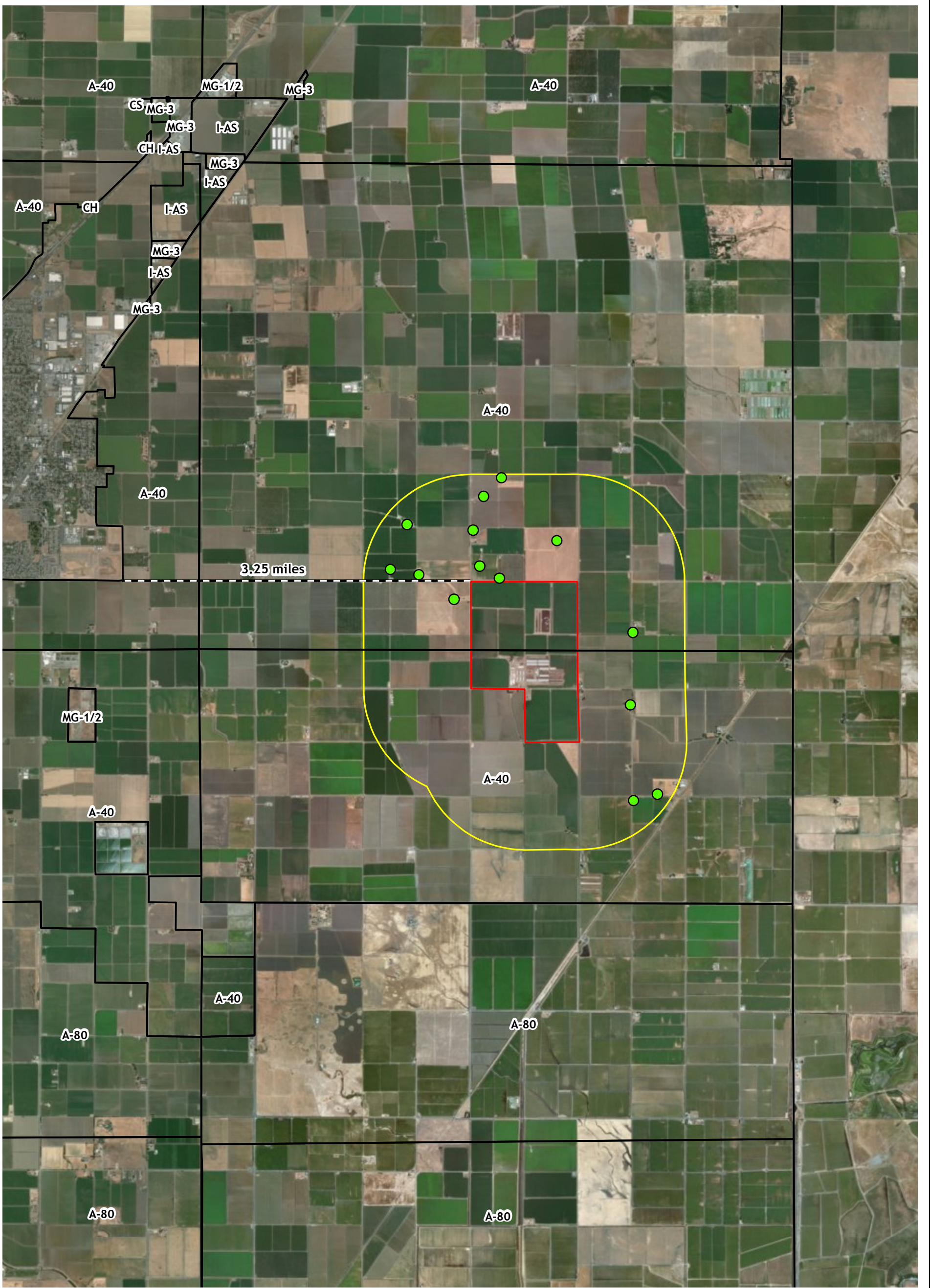
**1.3.2 Zoning**

The property is zoned A-40. Dairies are conditional uses in the zoning district and a Land Use Permit U-01-06 was granted in 2001.

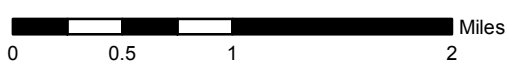
**1.4 Permits and Approvals Required from Other Agencies (Responsible, Trustee and Agencies with Jurisdiction):****1.4.1 Agencies that May Have Jurisdiction over the Project**

- Regional Water Quality Control Board (RWQCB), Central Valley Region
- Yolo-Solano Air Quality Management District





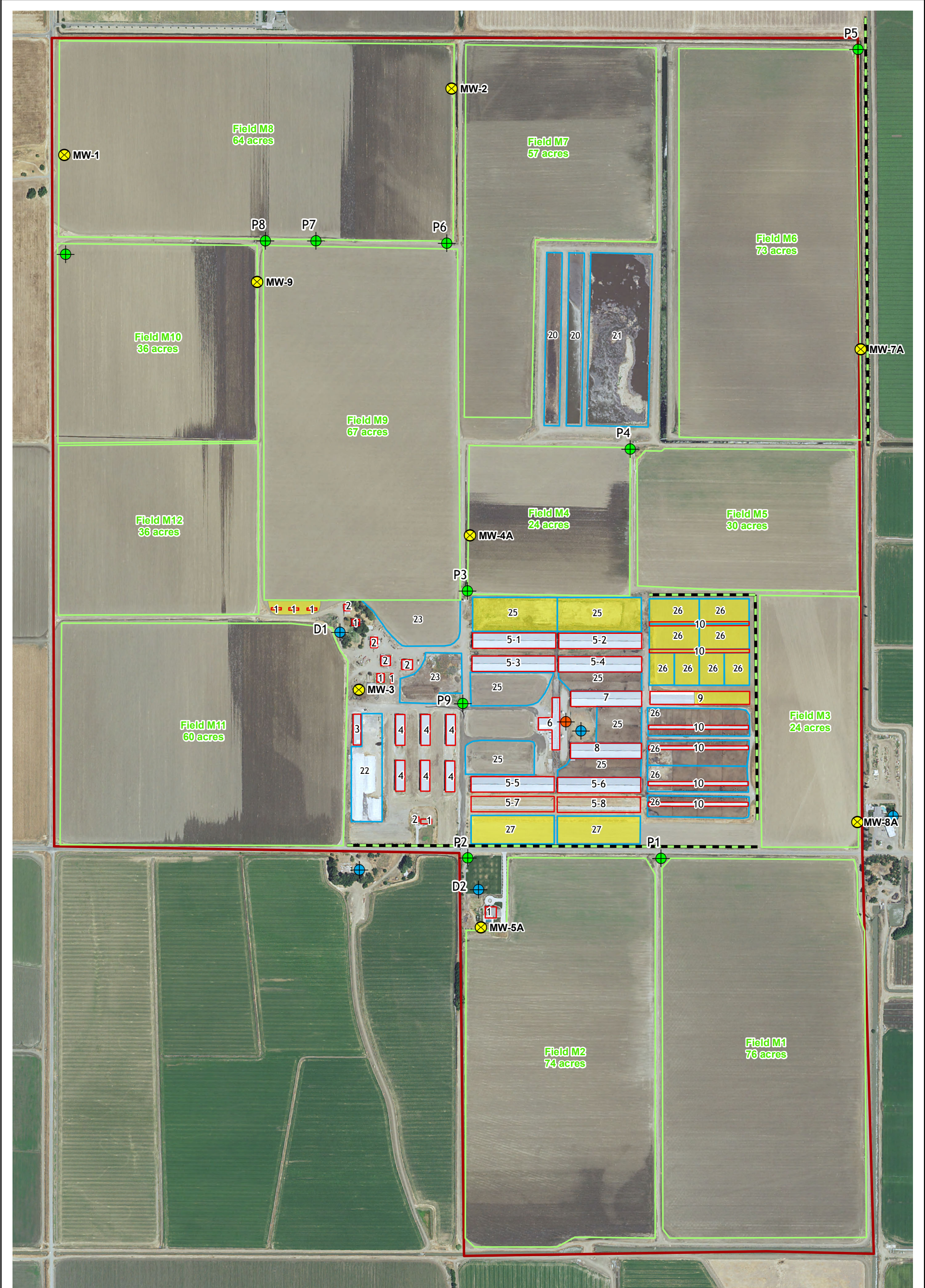
- Residences
- Project Parcel Boundary
- Zoning
- 1-Mile Buffer Around Property Boundary



**VESTRA**  
 SOURCE: VIVID-USA AERIAL IMAGE 2016; SOLANO COUNTY 2016

**FIGURE 1**  
**ZONING AND**  
**NEARBY RESIDENCES**  
 HD RANCH  
 SOLANO COUNTY, CALIFORNIA

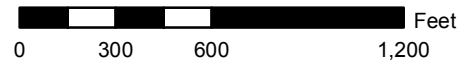




- |   |  |  |
|---|--|--|
| <ul style="list-style-type: none"> <li> Monitoring Well Location</li> <li> Barn Well</li> <li> Irrigation Well</li> <li> Domestic Well</li> </ul> | <ul style="list-style-type: none"> <li> Re-Establish Vegetation Buffer</li> <li> Field</li> <li> Property Boundary</li> <li> Buildings</li> <li> Property Features</li> <li> Proposed New Feature</li> </ul> | <ul style="list-style-type: none"> <li>1 - House</li> <li>2 - Shop</li> <li>3 - Commodity Barn</li> <li>4 - Hay Barn</li> <li>5 - Freestall Barn</li> <li>6 - Milk Parlor</li> <li>7 - Heifer Barn</li> <li>8 - Fresh/Hospital Barn</li> <li>9 - Calf Hutches</li> <li>10 - Corral Shade</li> <li>20 - Settling Pond</li> <li>21 - Lagoon</li> <li>22 - Silage Slab</li> <li>23 - Bedding/Manure</li> <li>24 - Beef Pen</li> <li>25 - Exercise Pen</li> <li>26 - Corral</li> <li>27 - Grazing Pen</li> </ul> |
|---|--|--|



SOURCE: 2014 NAIP AERIAL PHOTOGRAPH



**FIGURE 2**  
**SITE PLAN**  
 HD RANCH  
 SOLANO COUNTY, CALIFORNIA



## 2.0 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:

- |   |  |
|---|--|
| <input type="checkbox"/> Air Quality        | <input type="checkbox"/> Biological Resource |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/>                     |

### 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"/> Geology & Soils               |
| <input type="checkbox"/> Greenhouse Gases              | <input type="checkbox"/> Hazards & Hazardous Materials |
| <input type="checkbox"/> Hydrology & Water             | <input type="checkbox"/> Transportation & Traffic      |
| <input type="checkbox"/> Utilities and Service Systems |  |

### 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"/> Noise           |
| <input type="checkbox"/> Land Use               | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Mineral                | <input type="checkbox"/> Recreation      |
| <input type="checkbox"/> Population and Housing |  |

## 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 outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Increase the amount of shading on public open space (e.g. parks, plazas, and/or school yards)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion:

**a-e)** The proposed project is regarding changing the number of cattle on-site consistent with the number of assumed animal units approved in the prior permit. The site is not located adjacent to Scenic Roadway, no trees, rock outcroppings or historical buildings are located on site. One barn flush lane at the site will be expanded to assist in the herd conversion and additional modular residences will be added for use by dairy employees. No significant aesthetic impacts are anticipated.

**d)** The area is lighted 24 hours a day, 7 days a week. New exterior lighting in the calf barn will be required to be hooded to reduce glare and retain light to limited areas. Additionally, the light will not be directed beyond the property lines. The only new sources of light are the three additional residences and a portion of the calf hutch area. The following mitigation measure will be required to reduce the impact to a less than significant.

**MMRP – A.1:** *Exterior lighting shall be hooded and directed away from adjacent residential development.*

## 2.2 Agricultural Resources

Checklist Items: 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"/>

### Discussion:

The site is under Williamson Act Contract number 1297 and the proposed project is consistent with the Solano County Uniform Rules and Procedures Governing Agricultural Preserves and Land Conservation Contracts. Dairies are permitted according to the Uniform Rules and Procedures. Significant impacts are not anticipated.

## 2.3 Air Quality

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is 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 checked="" type="checkbox"/>	<input type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Discussion:

The project is located in the Sacramento Valley Air Basin. The Yolo-Solano Air Quality Management District (YSAQMD) has jurisdiction over air quality issues throughout Yolo County and the northeastern part of Solano County. The predominant wind direction is shown on Figure 3.

The California Air Resources Board (CARB) has established ambient air quality standards for common pollutants. These ambient air quality standards represent safe levels of contaminants that avoid specific adverse health effects associated with each pollutant. The federal and California state ambient air quality standards are summarized in Table 3. Federal and state ambient standards were developed independently, and, as a result, the standards differ in some cases. At a minimum state standards are required to be equivalent to Federal standards, but in general, the California state standards are more stringent.

<b>Table 3 FEDERAL AND STATE AMBIENT AIR QUALITY STANDARDS</b>			
<b>Pollutant</b>	<b>Averaging Time</b>	<b>Federal Primary Standard</b>	<b>State Standard</b>
Ozone	1-Hour	--	0.09 ppm
	8-Hour	0.070 ppm	0.070 ppm
Carbon Monoxide	8-Hour	9.0 ppm	9.0 ppm
	1-Hour	35.0 ppm	20.0 ppm
Nitrogen Dioxide	Annual	0.053 ppm	0.030 ppm
	1-Hour	100 ppb	0.18 ppm
Sulfur Dioxide	Annual	0.03 ppm	--
	24-Hour	0.14 ppm	0.04 ppm
	1-Hour	75 ppb	0.25 ppm
PM <sub>10</sub>	Annual	--	20 ug/m <sup>3</sup>
	24-Hour	150 ug/m <sup>3</sup>	50 ug/m <sup>3</sup>
PM <sub>2.5</sub>	Annual	12 ug/m <sup>3</sup>	12 ug/m <sup>3</sup>
	24-Hour	35 ug/m <sup>3</sup>	--
Lead	30-Day Avg.	--	1.5 ug/m <sup>3</sup>
	3-Month Avg.	1.5 ug/m <sup>3</sup>	--

**Source:** California Air Resources Board, 2016  
**Notes:** ppm = parts per million ppb = parts per billion ug/m<sup>3</sup> = micrograms per cubic meter

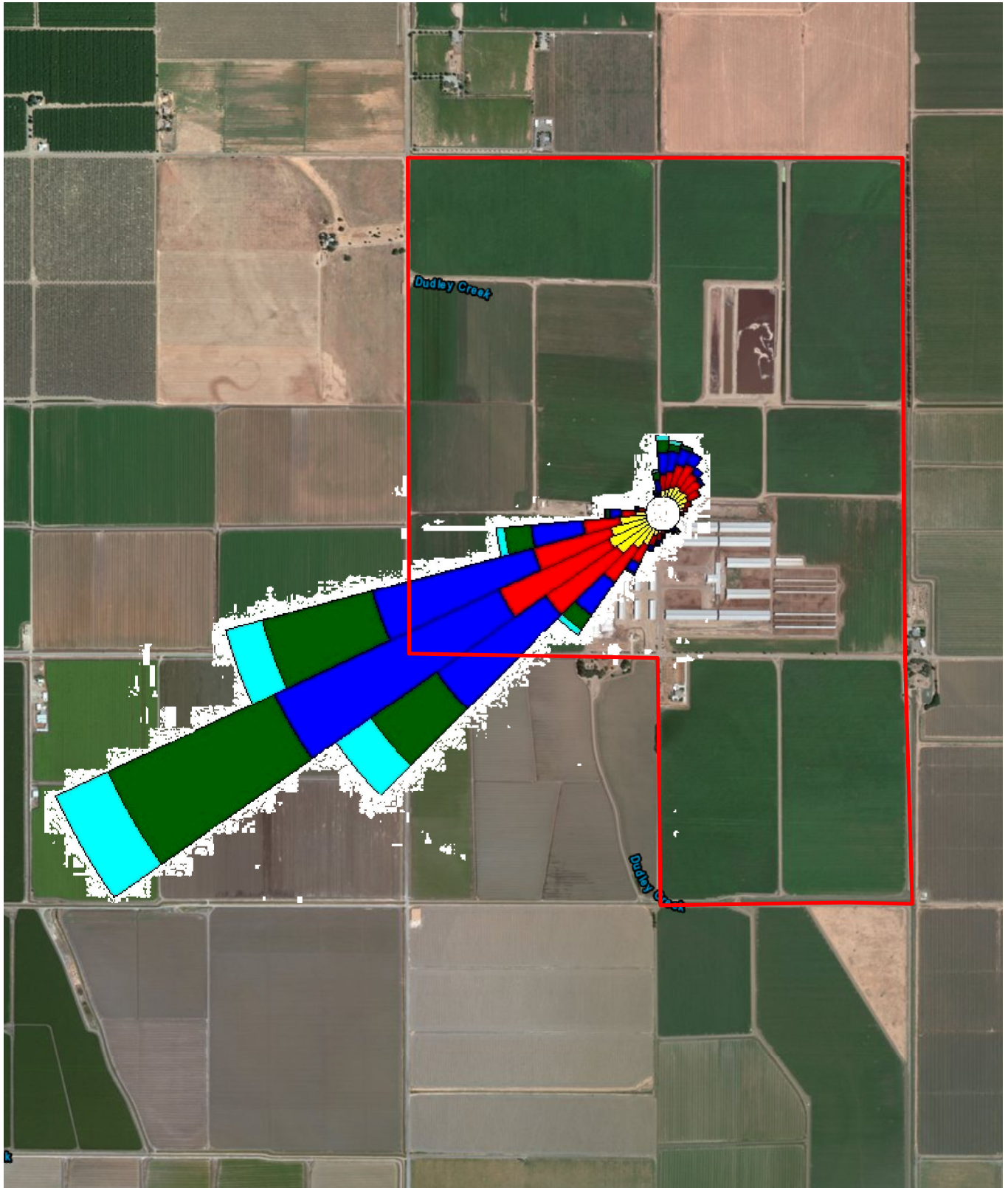
In accordance with the California Clean Air Act (CCAA), the CARB is required to designate areas of the state as “attainment,” “nonattainment,” or “unclassified” with respect to applicable standards. An “attainment” designation for an area signifies that pollutant concentrations did not violate the applicable standard in that area. A “nonattainment” designation indicates that a pollutant concentration violated the applicable standard at least once, excluding those occasions when a violation was caused by an exceptional event, as defined in the criteria.

The U.S. Environmental Protection Agency (EPA) has classified Solano County as an attainment area for the CO, lead, NO<sub>2</sub>, and SO<sub>2</sub> standards. Solano County’s national designation for the ozone standards is nonattainment, and it is an unclassified area for PM<sub>10</sub> and PM<sub>2.5</sub> standards.

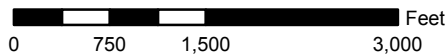
The CARB has classified Solano County as an attainment area for the CO, lead, NO<sub>2</sub>, and SO<sub>2</sub> standards. Solano County is classified as a nonattainment area for ozone and PM<sub>10</sub> standards, and an unclassified area for the PM<sub>2.5</sub> standards. Solano County’s attainment status for each of these pollutants relative to the NAAQS and CAAQS is summarized in Table 4.

The YSAQMD operates two monitoring stations in Vacaville. The Vacaville-Ulatis Drive and the Vacaville-Merchant Street monitoring stations are approximately 15 miles from the project location. Data from the monitoring stations are shown in Table 5. All data presented are from the Ulatis Drive station, except for PM<sub>10</sub>, which was only available at the Merchant Street station.

The YSAQMD has adopted thresholds of significance for determining whether projects



 HD Ranch Boundary



SOURCE: 2016 NAIP AERIAL PHOTOGRAPH;  
STATION 23202 - TRAVIS AIR FORCE BASE 2009-2014

FIGURE 3  
PREVAILING WIND DIRECTION  
HD RANCH  
SOLANO COUNTY, CALIFORNIA



will have significant adverse impacts on air quality. The thresholds of significance summarized in Table 6 are used to determine significance.

<b>Criteria Pollutants</b>	<b>State Designations</b>	<b>National Designations</b>
Ozone	Nonattainment	Nonattainment
PM <sub>10</sub>	Nonattainment	Unclassified
PM <sub>2.5</sub>	Unclassified	Unclassified
Carbon Monoxide	Attainment	Attainment
Nitrogen Dioxide	Attainment	Attainment
Sulfur Dioxide	Attainment	Attainment
Sulfates	Attainment	
Lead	Attainment	Attainment
Hydrogen Sulfide	Unclassified	
Visibility-Reducing Particles	Unclassified	

**Source:** California Air Resources Board, 2015

<b>Pollutant</b>	<b>Calif.</b>	<b>Federal</b>	<b>Year</b>	<b>Maximum Concentration</b>	<b>Days (Samples) State/Fed Standard Exceeded</b>
	<b>Primary Standard</b>				
Ozone (O <sub>3</sub> ) (1-Hour)	0.09 ppm for 1 hour	NA	2014	0.089	0/*
			2015	0.085	0/*
			2016	0.092	0/*
Ozone (O <sub>3</sub> )	0.07ppm for 8 hours	0.07 ppm for 8 hours	2014	0.072	1/1
			2015	0.070	1/0
			2016	0.072	1/1
Particulate Matter (PM <sub>10</sub> )	50 ug/m <sup>3</sup> for 24 hours	150 ug/m <sup>3</sup> for 24 hours	2014	28.5	0/0
			2015	41.7	0/0
			2016	24.9	0/0
Fine Particulate Matter (PM <sub>2.5</sub> )	No 24-hour State standard	35 ug/m <sup>3</sup> for 24 hours	2014 2015 2016	PENDING	

**Source:** California Air Resources Board (ADAM) Air Pollution Summaries, 2014-2016

<b>Pollutant</b>	<b>Thresholds of Significance</b>
ROG	10 tons/year
NO <sub>x</sub>	10/year
PM <sub>10</sub>	80 lbs/day
CO	Violation of a state ambient air quality standard

Construction activities at the site would result in short-term air emissions including Reactive Organic Gases (ROG), carbon monoxide (CO), sulfur dioxide (SO<sub>2</sub>), nitrogen oxide (NO<sub>x</sub>), and fugitive dust. Construction at the site will include the erection of two freestall barns which were previously approved under the current (original) CUP but not constructed, extension of the calf hutch flush lane, construction of corrals, and the addition of one employee-housing unit (two units were previously approved under administrative permit). Construction of these facilities is expected to be completed in phases over the next 5 years. The two freestall barns were previously approved under the current CUP and are considered part of the baseline condition.

Emissions from construction activities are expected to be low and intermittent. The employee-housing units proposed as part of this amendment will be manufactured homes, which will limit the amount of onsite construction required. Mobile emissions from the facility are not expected to increase. Due to the addition of the three employee-housing units, daily employee trips into the facility are expected to decrease.

Because Jersey cows are smaller than Holstein cows, they produce approximately 17 percent less milk, daily, than Holstein cows. Overall, slightly more truck trips will be required for transportation of milk from the Jersey milk cows. Current milk production requires 3.05 tanker truck trips per day (see Table 7). One Jersey cow produces approximately 60 pounds of milk per day, on average, and the proposed number of Jersey cows (3,800 head) would produce approximately 228,000 pounds of milk per day. Transportation of milk from the change to Jersey cattle would require approximately four (4) tanker loads per day.

Jersey cows require approximately 20 percent less feed and have a higher feed efficiency despite producing less milk, overall, than Holstein cows. Jersey cows are able to produce about 1.61 pounds of energy-corrected milk (ECM; milk that has been standardized for protein, fat and milk content) for every 1 pound of dry matter intake. Holstein cows produce about 1.38 pounds of ECM per 1 pound of dry matter intake. Over the past 24 months, an average of 391.59 tons of feed was delivered to HD Ranch per week, or 2.24 truck trips per day. The proposed herd of Jersey cows would require 735.42 tons of feed per week, or approximately four (4) truck trips per day. Projected feed requirements and delivery truck trips are shown in Table 8.

The project is not expected to increase overall mobile emissions at the site; therefore, the project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment. The proposed herd conversion is also not expected to contribute to any air quality violation or violate any air quality standard due to increased vehicle emissions.

The applicant has an existing Odor Management Plan for the dairy. This plan addresses odor management for the freestall barns, corrals, milk barn, settling basins, retention lagoon, storage of dry manure, storage of silage, dead animals, and the application of manure to the crops. Rinsing, flushing, and washdown practices are addressed, as are the drainage system, settling basins, storage lagoon, and nutrient application to the fields. All animal-keeping facilities will be set back 200 feet from the

front property line (Midway Road), 2,600 feet to the west property line (Sikes Road), 4,000 feet to the north property line, and 1,050 feet to the east property line. The retention lagoon is set back 400 feet to the eastern property line. The exception is the use of the proposed grazing pens along Midway Road. These pens will be planted with a winter ryegrass mixture for grazing. These setbacks will further reduce potential odor impacts. A vegetative buffer for PM<sub>10</sub> mitigation has been requested by the Yolo-Solano AQMD and will be installed. The vegetative buffer plan is included as Appendix A.

**Table 7  
CURRENT VEHICLE TRIPS\***

Year	Month	Feed Delivered (Tons)	Monthly Feed Delivery Truck Trips	Daily Feed Delivery Truck Trips	Milk Shipped (Pounds)	Monthly Milk Shipment Truck Trips	Daily Milk Shipment Truck Trips	Employee Transportation (# One-Way Trips Per Day)
2015	October	1587	63.5	2.05	5075545	89.04	2.87	38
2015	November	1539	61.6	2.05	4897069	85.91	2.86	38
2015	December	1511	60.4	1.95	4968025	87.16	2.81	38
2016	January	1345	53.8	1.74	5040428	88.43	2.85	38
2016	February	1185	47.4	1.63	4925753	86.42	2.98	38
2016	March	1546	61.8	1.99	5426718	95.21	3.07	38
2016	April	1546	61.8	2.06	5276178	92.56	3.09	38
2016	May	1695	67.8	2.19	5504268	96.57	3.12	38
2016	June	1635	65.4	2.18	5228229	91.72	3.06	38
2016	July	1709	68.4	2.21	5446918	95.56	3.08	38
2016	August	1738	69.5	2.24	5501012	96.51	3.11	38
2016	September	1752	70.1	2.34	5093926	89.37	2.98	38
2016	October	1942	77.7	2.51	5256804	92.22	2.97	38
2016	November	1975	79.0	2.63	5457741	95.75	3.19	38
2016	December	1831	73.2	2.36	5359691	94.03	3.03	38
2017	January	1841	73.6	2.45	5076383	89.06	2.87	38
2017	February	1550	62.0	2.21	4972363	87.23	3.12	38
2017	March	1838	73.5	2.45	5524535	96.92	3.13	38
2017	April	1800	72.0	2.40	5504677	96.57	3.22	38
2017	May	1896	75.8	2.45	5757654	101.01	3.26	38
2017	June	1877	75.1	2.50	5396793	94.68	3.16	38
2017	July	1895	75.8	2.45	5781637	101.43	3.27	38
2017	August	1821	72.8	2.35	5577003	97.84	3.16	38
2017	September	1734	69.4	2.31	5214757	91.49	3.05	38
	<b>Average</b>	<b>1699.50</b>	<b>67.98</b>	<b>2.24</b>	<b>5302671</b>	<b>93.03</b>	<b>3.05</b>	<b>38</b>

\* Feed truck has a capacity of 25 tons

\*Milk haul truck has a capacity of 57,000 lbs.

\* Employee transport will not change under the proposed revision

**Table 8  
PROJECTED VEHICLE TRIPS**

<b>Cattle Type</b>	<b>Pounds per Head/Day</b>	<b>Total Head</b>	<b>Total Feed per Day (tons)</b>	<b>Total Feed per Week (tons)</b>	<b>Weekly Feed Delivery Truck Trips*</b>	<b>Daily Feed Delivery Truck Trips *</b>	<b>Milk Pounds/Day per Cow</b>	<b>Milk P/D <sup>1</sup></b>	<b>Daily Milk Truck Trips <sup>2</sup></b>
Milk cow	36.64	3800	69.62	487.31	19.49	2.78	60	228,000	4
Dry cow	17.63	650	5.73	40.11	1.60	0.23	--	--	--
Heifer (4-6 months)	7.45	916	3.41	23.88	0.96	0.14	--	--	--
Heifer (7-14 months)	11.88	1951	11.59	81.12	3.24	0.46	--	--	--
Heifer (15-24 months)	13.70	2148	14.71	103.00	4.12	0.59	--	--	--
Calves (0-3 months)	--	827	--	--	--	--	--	--	--
<b>Total</b>	<b>87.30</b>	<b>10,291</b>	<b>105.06</b>	<b>735.42</b>	<b>29.42</b>	<b>4.20</b>	<b>60</b>	<b>228,000</b>	<b>4.0</b>
<p>*Feed truck capacity is 25 tons  <sup>1</sup> Milk P/D/C x 3,800 cows = 228,000  <sup>2</sup> Milk truck capacity is 57,000 pounds (228,000 ÷ 57,000 = 4)</p>									

**a) Would the project conflict with or obstruct implementation of the applicable air quality plan?**

**Less Than Significant Impact with mitigation.** The proposed project will not conflict or obstruct implementation of an applicable air quality plan. The Air Quality section of the Solano County General Plan establishes mitigation measures designed to reduce particulate matter (PM) and ozone precursors in the ambient air as a result of emissions from sources that attract or generate motor vehicle activity. HD Ranch is working with SCAQMD on Best Management Practices for PM<sub>10</sub> emissions.

The project would not result in a significant change in air quality impacts over baseline conditions associated with transportation of materials to the facility, as the facility is located close to the destination of the milk and required feedstocks. This is a baseline condition and, the proposed project would not significantly increase the overall number of truck trips needed to transport milk and deliver feed (1.96 more feed delivery truck trips per day and 0.95 more milk tanker trips per day).

The project will create some short-term dust emissions during construction. Fugitive dust from vehicle traffic will be controlled by using a water truck as needed. Sufficient water for dust control will be obtained from an onsite wells. The impact is less than significant.

In order to respond to District concerns regarding PM 10 emissions, a Vegetative Buffer (VEB) Plan was prepared and supported by the Yolo-Solano Air Quality District. The plan is included as Appendix A. Research has demonstrated that VEB barriers can impede, alter, absorb, and/or dissipate both odor and dust emissions from agricultural operations such as confined feeding operations. As air moves across vegetative surfaces, leaves and other aerial plant surfaces remove some of the dust, gas, and microbial constituents of airstreams. Trees and other woody vegetation are among the most efficient natural filtering structures in a landscape, in part due to the very large total surface area of leafy plants, often exceeding the surface area of the soil containing those plants upwards of several hundred-fold. Additionally, VEBs can improve the visual perception of a facility.

VEBs have been shown to incrementally mitigate odors and particulates, including ammonia, through a complex of dynamics. Among the most important of these dynamics are:

- Enhancement of vertical atmospheric mixing through forced mechanical turbulence – leading to enhanced dilution and dispersion;
- Filtration through particulate interception and retention – capturing particulates also captures odors;
- Odor/particulate fallout due to gravitational forces enhanced by reduced wind speed;
- Improved producer/community relations by using highly visible odor management technology.



As a dust mitigation technology, VEBs have a number of advantages over other approaches. This technology is useful for all sources of agriculture-related impacts and is adaptable to the landscape, allowing for different system designs. There is evidence that the presence of trees in agricultural landscapes has socio-aesthetic benefits that most other odor and dust mitigation technologies lack. A proper VEB can serve as a visual screen and a dust and odor filter. In addition, VEBs may be the only mitigation technology that can increase in effectiveness over time. As the trees of a VEB system grow larger and more morphologically complex, their ability to mitigate dust and odors through particulate filtration and increased landscape turbulence can become increasingly efficient.

The mitigation includes the reconstruction of the original visual vegetative buffer along Midway Road. This was to be a single row planting of evergreen trees, but will now consist of two rows due to additional mitigation requirements for Swainson's hawk.

Based on the prevailing wind direction and District request for  $PM_{10}$  mitigation, the VEB along the heifer corrals will include the planting of a wind barrier located along the eastern fenceline of the new and existing heifer corrals and extending around the edge of the north side (see Appendix A). A mix of coniferous and deciduous trees will be planted. The mix is designed to have a variety of leaf sizes and shape, as well as texture, to maximize entrapment of particulate. The diversity of species will also mitigate loss or destruction of the windbreak if insects or diseases occur on certain species.

***MMRP – A.2:*** *In order to mitigate for  $PM_{10}$ , as recommended by the YSAQMD, emission permittee has agreed to construct a vegetative buffer of mixed deciduous and coniferous tree species along the west and north edges of the expansion corral area and to replace the tree buffer along Midway Road. The buffer shall be a 30-foot wide planting strip and trees shall be spaced at 20 feet on center. Prior to the issuance of a building or grading permit, whichever occurs first, the permittee shall submit a planting and irrigation plan for the vegetative buffer and provide evidence to the Department of Resource Management Yolo-Solano Air Quality Management District approval of the planting and irrigation plan. The tree species shall be as recommended by the Vegetative Buffer Plan.*

**b) Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?**

**Less Than Significant Impact with mitigation.** See a) above.

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

**Less Than Significant Impact with Mitigation.** See Section a) above. Each project with emissions falling under regulatory standards must individually comply

with the air pollution control district (APCD) regulations. Also, each project would be required to utilize the best available control technology to mitigate impacts to air quality. The project is specifically subject to the regulations outlined in 40 CFR Part 503 and Title 14 CCR, Division 7, Chapter 3.1.

The pollutants in Solano County for which standards have been established include ozone and particulates (PM<sub>10</sub>). The County has been designated as a “non-attainment” area for ozone and PM<sub>10</sub>. The facility employs a Dust Control Plan to manage dust and will plant a vegetative buffer for dust control. Given this information, it is concluded that the impact from the project is less than significant.

**d) Would the project expose sensitive receptors to substantial pollutant concentrations?**

**Less Than Significant Impact.** The existence of the dairy is a baseline condition. Air pollutants that will potentially be generated from operations were addressed previously. No new pollutants are anticipated to be added. No significant increases in vehicular activity are anticipated as a result of the project. A slight increase in particulate may occur with the addition of heifers in outdoor corrals. Land use surrounding the facility is agricultural. The nearest area zoned for residential use is located approximately 3.25 miles west of the project area in the community of Dixon. Although the surrounding land use is agricultural, there are residences near the project area, mostly associated with other agricultural operations. Zoning and nearby residences are shown on Figure 1. The facility operates under an existing Odor Impact Minimization Plan, which reduces impacts from odor and volatile organic compound (VOC) emissions on the closest residences.

**e) Would the project create objectionable odors affecting a substantial number of people?**

**Less Than Significant Impact.** The primary sources of odors at the project site are:

- Water reuse ponds
- Water reuse application
- Flushing

The existence of the dairy is a baseline condition and all activities are currently occurring or were approved under the previous use permit. Odors at the site are addressed by the Odor Impact Minimization Plan. No additional water reuse ponds or application areas have been added to the project. The only additional flushing will be due to the flushing of the additional calf hutch area and heifer corrals. The additional flush area of less than 1.0 acre will not result in sources of noticeable increases in odors and is considered a less-than-significant impact.

## 2.4 Biological Resources

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

### Discussion:

Database searches for potentially occurring special-status plant and wildlife species were conducted using the California Natural Diversity Database (CNDDDB), the California Native Plant Society's Inventory of Rare and Endangered Plants (CNPS), and U.S. Fish and Wildlife Service (USFWS) critical habitat species lists. The CNDDDB was reviewed for records of special-status plant and wildlife species in 1- and 5-mile radii from the HD Ranch Property. Twenty-one state and/or federally recognized special-status plant and wildlife species were recorded. Although several special-status wildlife species are identified in database searches for the area, most have no potential to occur within the project area due to a lack of suitable habitat or because the area currently and historically has been an agricultural

production area. The CNDDDB-documented occurrences and USFWS critical habitat within 5 miles of the site were shown on Figure 4.

Of the species identified in the CNDDDB search, many are associated with uncropped portions of the nearby Yolo Bypass (Glide Tule Ecological Reserve, Yolo Bypass Wildlife Area) and historic railroad line. The species include: alkali milk-vetch (*Astragalus tener* var. *tener*), Baker's navarretia (*Navarretia leucocephala* ssp. *Bakeri*), bearded popcorn flower (*Plagiobothrys hystriculus*), California linderiella (*Linderiella occidentalis*), giant garter snake (*Thamnophis gigas*), Heckard's pepper-grass (*Lepidium latipes* var. *heckardii*), midvalley fairy shrimp (*Branchinecta mesovallensis*), saline clover (*Trifolium hydrophilum*), San Joaquin spearscale (*Extriplex joaquinana*), vernal pool fairy shrimp (*Branchinecta lynchi*), and vernal pool tadpole shrimp (*Lepidurus packardii*). Critical habitat designated by the USFWS within 5 miles of the project area includes Colusa grass (*Neostapfia colusana*), Solano grass (*Tuctoria mucronata*), Delta smelt (*Hypomesus transpacificus*), and vernal pool tadpole shrimp.

The CNDDDB identified two raptor species as having previously been documented to occur within 1 mile of the project site: burrowing owl (*Athene cunicularia*) and Swainson's hawk (*Buteo swainsoni*). Both are documented to have a presence throughout the region, concurrent with existing land uses.

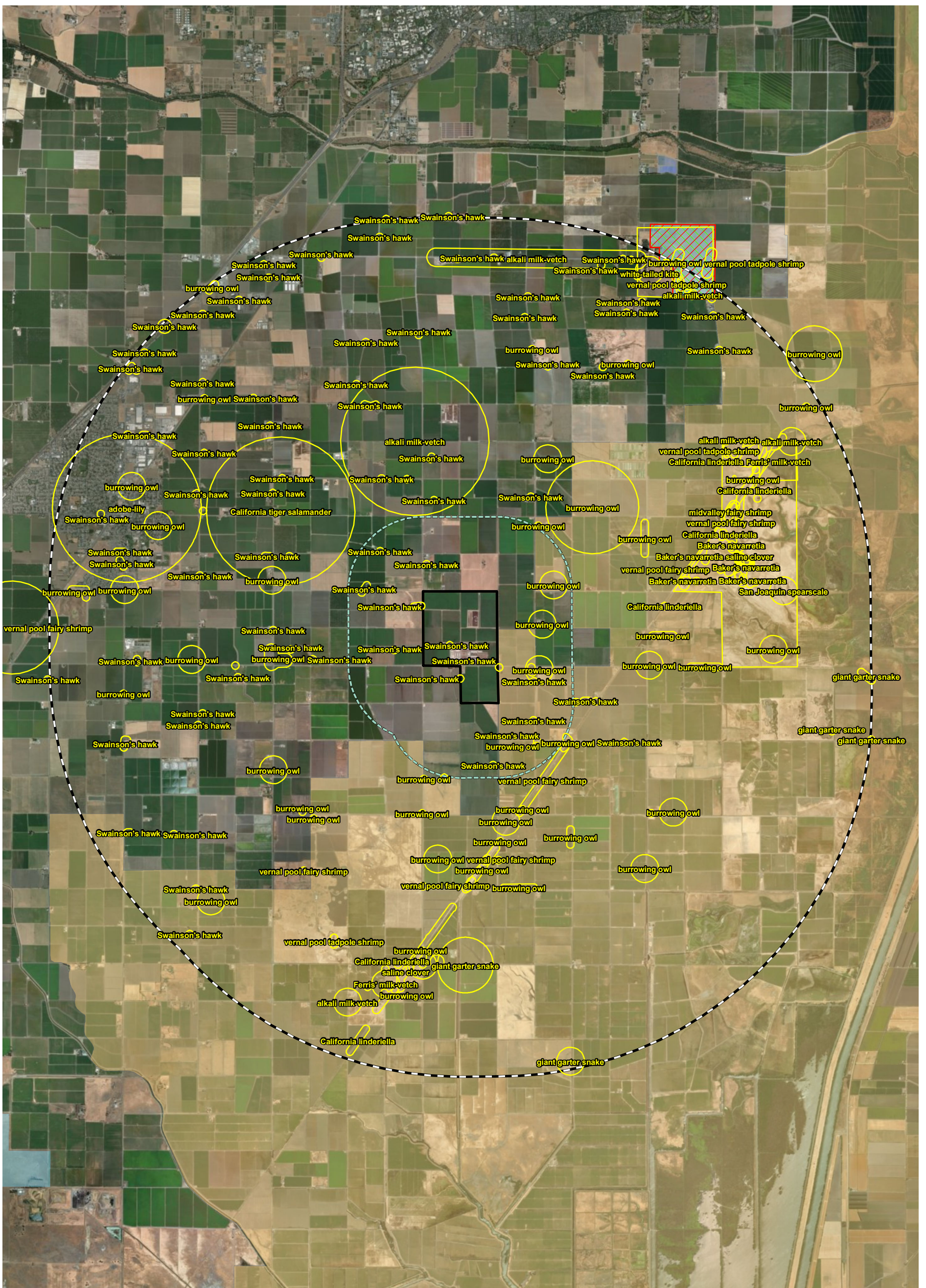
No federally protected wetlands or riparian habitat are located on the subject property. No streams or other watercourses occur onsite. Several irrigated canals and ditches are located in the project vicinity; however, these are not utilized by native resident or migratory fish species. Native and migratory birds are found at the site throughout the year, but proposed project activities will not significantly impact the existing habitat. No tree preservation policies, habitat conservation plans, natural community conservation plans, or state habitat conservation plans are developed for the property.

- a) Would the project 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?**





**Less Than Significant Impact with mitigation:** The project has the potential to create a loss of Swainson Hawk foraging habitat. The current proposal includes construction of new exercise and grazing pens (Area 25 and 27) and corrals, shade structures and calf hutches (Area 26, 10, and 9). The new exercise pens (Area 25) is not considered a loss because the area is currently used as a backup wastewater pond and the grazing pens (Area 27), will be planted with grass and remain available for foraging habitat

However, areas proposed for corrals, calf hutches and shade structures (area 9, 10 and 26) are currently cropland and conversion of such areas could result in loss of foraging habitat, totaling approximately 9.5 acres, therefore, in order to reduce the impact to a less than significant level, the following mitigation measure is recommended.







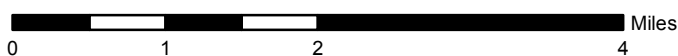


**USFWS Critical Habitat**

-  Colusa grass
-  Solano grass
-  Delta smelt
-  Vernal pool tadpole shrimp

**CNDDB Occurrence**

-  CNDDB Occurrence
-  Property Boundary
-  1-Mile Buffer Around Property Boundary
-  5-Mile Buffer Around Property Boundary



**FIGURE 4**  
**CNDDB OCCURRENCES**  
**AND USFWS CRITICAL HABITAT**  
**HD RANCH**  
**SOLANO COUNTY, CALIFORNIA**



SOURCE: ESRI WORLD IMAGERY, 2010; CDFW CNDDB OCTOBER 2015



***MMRP – BR-1:*** *In order to mitigate for the loss of Swainson Hawk foraging habitat, the project proponent/permittee shall install an additional row of trees suitable for Swainson Hawk nesting and habitat, such as Redwoods, Cottonwoods and/or Willows to the vegetative buffer presented as mitigation A-2 within the 30 foot wide planter strip. The planting and irrigation plan will be submitted to the Department of Resource Management for Planning Department for review and approval prior to issuance of a grading or building permit, whichever occurs first.*

**b) Would the project have a substantial adverse effect on any 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?**

**No Impact.** The project site is an operating dairy, previous conversion of natural habitat to agricultural land has already occurred at the site and is part of the baseline condition. Riparian communities formerly occupied extensive stands within the County; however, these communities are principally located along major rivers and sloughs. The project site is not located within the vicinity of these watercourses, nor is it located within the vicinity of stream courses which feature riparian habitat.

**c) Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the CWA (including but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption or other means?**

**No Impact.** The project is an operating dairy, previous conversion of natural habitat to agricultural land has already occurred at the site and is part of the baseline condition. According to the National Wetlands Inventory of the USFWS, the facility boundary does not contain wetlands.

The project will not directly remove, fill, interrupt the hydrology of, or otherwise impact federally protected wetlands. Therefore, it is concluded that there is no impact on federally protected wetlands as a result of this project.

**d) Would the project 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?**

**No Impact.** The project is an operating dairy; previous conversion of natural habitat to agricultural land has already occurred at the site and is part of the baseline condition. The project would have no impact on migratory waterfowl and other birds migrating through the region because the project does not change the nature of the current operation. The proposed project would not alter or destroy migratory wildlife corridors. There is no impact.



**e) Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?**

**No Impact.** The project is an operating dairy, previous conversion of natural habitat to agricultural land has already occurred at the site and is part of the baseline condition. The proposed project would not create a conflict with local policies or ordinances protecting biological resources because there are none within the area of the project. Therefore, it is concluded that there is no impact.

**f) Would the project 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.** The project is an operating dairy, previous conversion of natural habitat to agricultural land has already occurred at the site and is part of the baseline condition. The proposed project would not create a conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan because no plans have been adopted for this specific area. Therefore, it is concluded that there is no impact.

## 2.5 Cultural Resources

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

### Discussion

County staff (Walsh) noted that remains, identified as Native American, were unearthed and reinterred during initial construction in 2001. With the exception of surficial grading in the vicinity of the calf hutch area, heifer corrals, and three new residences (two of which are already installed), no additional surface grading is anticipated outside of the baseline condition.

The project site has experienced past extensive agricultural uses which have repeatedly disturbed the project site surface and soils to varying depths. However, if buried archaeological resources exist on the site, grading, and other construction-related activities could cause significant impacts to these undiscovered resources.

**a) Would the project cause a substantial adverse change in the significance of a historical resource as defined in ‘15064.5?**

**b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to ‘15064.5?**

**Less Than Significant with Mitigation Incorporation.** In compliance with CEQA Guideline §15064.5 (Determining the Significance of Impacts to Archaeological and Historical Resources), a request for a records search was submitted to the North-Central Information Center (NCIC), a member of the California Historic Resources Information System (CHRIS), to determine if cultural places are located within the project site. Results from the records search have not been received. In the event that any historical or archaeological resources are unearthed during project construction, the implementation of mitigation measure CR-1 would reduce impacts of the project to less than significant.

**Mitigation Measure CR-1:**

*In the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within 100 feet of the resources shall be halted and the applicant/operator shall consult with the County and a qualified archaeologist (as approved by the County) to assess the significance of the find per CEQA Guidelines Section 15064.5. The qualified archaeologist shall determine the nature of the find, evaluate its significance, and, if necessary, suggest preservation or mitigation measures. Appropriate mitigation measures, based on recommendations listed in the archaeological survey report, will be determined by the Director of the Solano County Department of Resource Management. Work may proceed on other parts of the project site while mitigation for historical resources or unique archaeological resources is carried out. All significant cultural materials recovered shall be, at the discretion of the consulting archaeologist, subject to scientific analysis, professional museum curation, and documented according to current professional standards.*

**c) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

**No Impact.** The project site contains no known paleontological resources or unique geologic sites. Refer to the discussion above in regard to accidental discovery of paleontological resources.

**d) Would the project disturb any human remains, including those interred outside of formal cemeteries?**

**Less Than Significant Impact with Mitigation Incorporation.** The potential exists during construction to possibly uncover previously unidentified resources. In the event that human remains are unearthed during project construction, the implementation of Mitigation Measure CR-2 would reduce potential impacts of the project to less than significant.

**Mitigation Measure CR-2:**

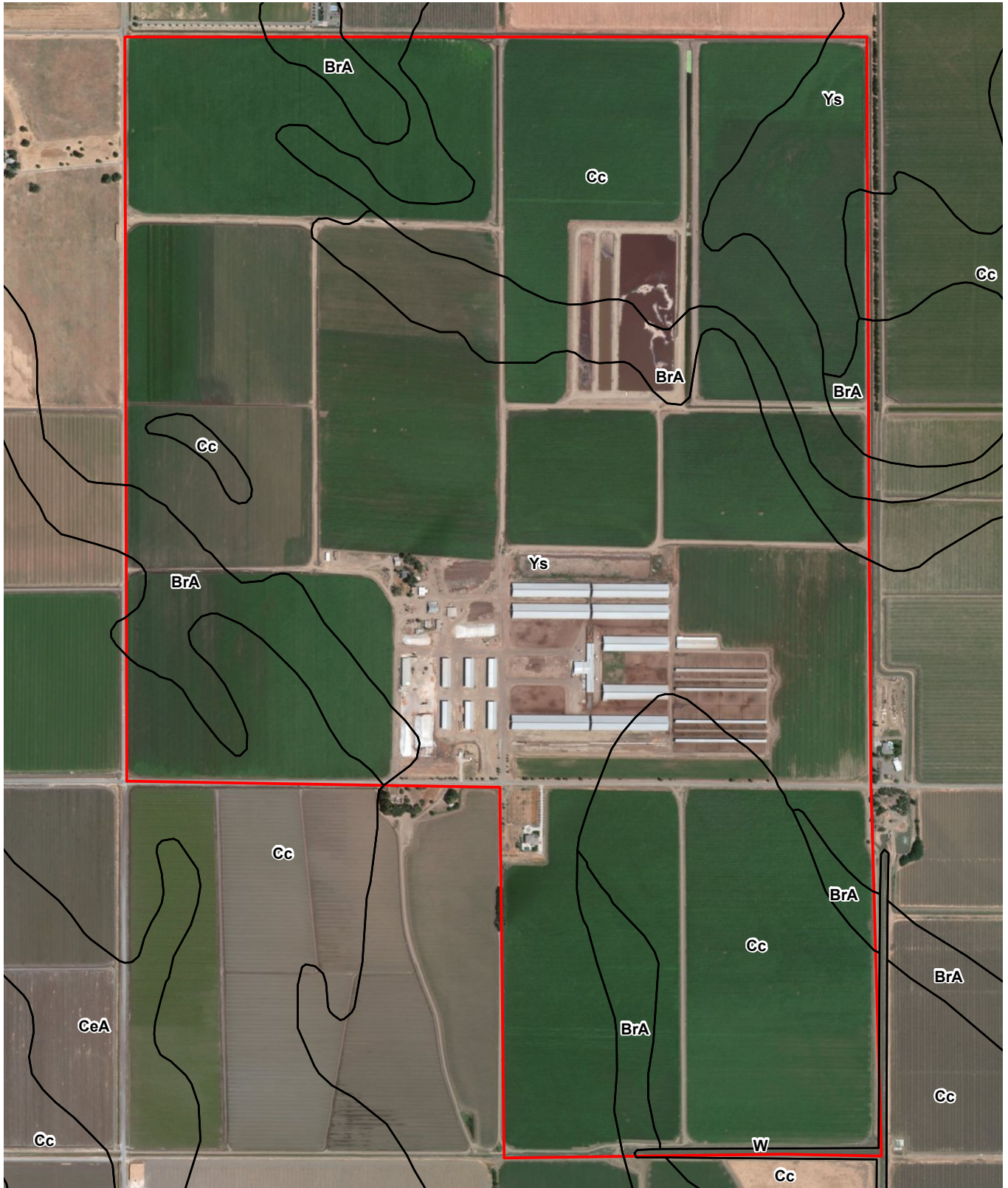
*Section 7050.5 of the California Health and Safety Code states that if human remains are found during construction activities, all operations are to cease until the County coroner has determined that the remains are not subject to the provisions of law concerning investigation of the circumstances in the manner provided in Section 5097.98 of the Public Resources Code*

## 2.6 Geology and Soils

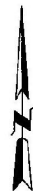
Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a.				
1) Rupture of a known earthquake fault, as described on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	<input type="checkbox"/>	<input type="checkbox"/>	<input 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, and potentially result in on- or off-site landslide, lateral spreading, subsidence, differential settlement, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Discussion:

The project site is not located in an area of known seismic or slope hazards. Soils are not expansive and a new septic system has been installed to serve the worker housing proposed onsite. Site soils are shown on Figure 5. Compliance with Uniform Building Code and Chapter 6.4 Sewage Disposal standards of the County Code will ensure that impacts are less than significant.

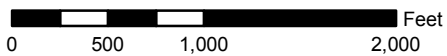


- Soil Map Unit
- Approximate Property Boundary



**Soil Names:**

- BrA - Brentwood clay loam, 0 to 2 percent slopes
- Cc - Capay clay
- W - Water
- Ys - Yolo silty clay loam





## 2.7 Greenhouse Gas Emissions

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

### Discussion:

The Governor of California signed Executive Order S-3-05 (EO) in June 2005 which established statewide reduction targets for greenhouse gases. The EO states that emissions shall be reduced to 2000 levels by 2010, to 1990 levels by 2020, and by 2050 reduced to 80 percent of the 1990 levels. Assembly Bill 32, the California Global Warming Solutions Act, 2006 (AB 32), was signed into law in September 2006. AB 32 finds that global warming poses a serious threat to the economic wellbeing, public health, natural resources, and the California environment. It establishes a state goal of reducing greenhouse gas emissions to 1990 levels by the year 2020, which would be a 25 percent reduction from forecasted emission levels.

CEQA Guidelines amendments provide guidance to public agencies regarding the analysis and mitigation of the effects of greenhouse gas emissions in draft CEQA documents. The greenhouse gas guidelines fit within the existing CEQA framework by amending existing Guidelines to reference climate change.

HD Ranch proposes to change cattle breed from Holstein to Jersey cattle. The environmental sustainability of animal agriculture has recently undergone scrutiny as the issue becomes more prominent in political, social, and economic agendas. Improving productivity demonstrably reduces the environmental impact of dairy production. Previous research on the interaction between productivity and environmental impact has focused on the effect of changing milk production per cow, having an effect at both the individual and the population level.

In 2007, the U.S. dairy herd was comprised of approximately 90.1 percent Holstein cattle and 5.3 percent Jersey cattle. These two breeds display very different performance characteristics, notably a higher milk yield in Holstein cattle versus a higher milk nutrient density and lesser body weight in Jersey cattle. With the higher milk nutrient density in Jerseys, a lower volume of milk is required versus Holsteins relative to cheese yield. HD Ranch produces milk for cheese.

Jersey cows consume 29 percent less feed and excrete 33 percent less manure and 28 percent less urine than Holstein cows, according to a study published by the Department of Dairy Science, at Virginia Polytechnic Institute and State University (Capper and Cady, 2011).

A study published in the Journal of Dairy Science showed that, for the production of 500,000 tons of cheddar cheese, Holstein cows had a total carbon footprint of 8,104,000 tons of CO<sub>2</sub>e. For the same total cheese production, Jerseys had a total carbon footprint of 6,442,000 tons of CO<sub>2</sub>e, a reduction of over 20 percent per pound of cheese produced with Jersey milk. Jersey cows, while smaller and producing less milk per cow, are more efficient versus their larger counterpart, Holsteins. The change from Holstein to Jersey cattle with the same total animal units will result in a net decrease in CO<sub>2</sub>e.

**a) Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**

**Less Than Significant Impact.** Greenhouse gases (GHGs), as defined by Health and Safety Code, include but are not limited to water vapor, carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), ozone (O<sub>3</sub>), and chlorofluorocarbons (CFCs) (Health and Safety Code §38500 et seq.). These gases all act as effective global insulators, reflecting back to earth visible light and infrared radiation.

The project cannot generate enough GHG emissions to influence global climate change on its own. The project participates in potential climate change by its incremental contribution (positive or negative) of GHG emissions that, when combined with the cumulative increase of all other natural and anthropogenic sources of GHGs, impact global climate change. Therefore, global climate change is a type of cumulative impact and the project's participation in this cumulative impact is through its incremental contribution of GHG emissions.

The primary source of GHG emissions associated with the project results from the transportation of materials to the facility and the associated emissions from heavy-duty diesel trucks. There will be no change in truck numbers. This is a baseline condition and, therefore, there are no impacts.

Other sources of GHG emissions are the belching of dairy cattle and the methane emissions from water reuse ponds. The fugitive emissions from the decomposition of the manure from the ponds will continue to occur. The volume of recycled water into the ponds will not increase substantially from the calf hutches and heifer corral areas. The pond size will not be increased and the pond area is considered a baseline condition; therefore, there is no impact.

Jersey cows consume fewer natural resources and have a lower environmental impact compared to Holstein cows, it is not expected that the conversion will have a significant impact on GHG emissions from the existing dairy. A less than significant increase is anticipated.

**b) Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**

**Less Than Significant Impact.** See discussion in Section a) above. The Climate Action Plan for Solano County (2011) notes that livestock make up less than 10 percent of emission sources in the County. The plan also includes the objectives of promoting sustainable and economically viable products. This project meets that objective. The plan also encourages confined animal livestock operations to develop biogas control systems and biogas power-generation systems. These systems are just now beginning to be used in the dairy industry.

HD Ranch has installed a solids removal system at the site, which will remove solids prior to reaching the ponds and, hence, reduce GHG emissions from the pond area. In addition, HD Ranch will replant and restore the tree buffer along Midway Road planted by the previous owner but allowed to die. These trees will assist in reducing GHG emissions from the project.

The majority of the potential GHG emissions are associated with baseline conditions of the operating dairy. The proposed amendment will not significantly increase the number of truck trips per day. Therefore, impacts associated with this issue would be less than significant.

## 2.8 Hazards and Hazardous Materials

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

### Discussion:

The area is not designated as a high fire risk area in the General Plan Health and Safety Element. The project proponent will be responsible for implementing all requirements imposed by the Dixon Fire Protection District through the building permit process. No hazards are anticipated. The project is not located within 0.25 mile of any existing schools, airports, or airstrips, and the project will not interfere with an adopted emergency plan.

Pests including flies, cattle grubs, cattle lice, rodents, and mosquitos can also become hazards due to their potential to become a nuisance, as well as their potential to carry diseases. The applicant submitted a Pest and Vector Control and Management Plan that addresses various kinds of pests that can be found within a dairy facility that is not property managed under the previous use permit application. The plan sets forth biological, cultural, and chemical pest control methods that reduce any impact from pests. These pests are, however, a part of the baseline condition. No significant impacts are anticipated.



## 2.9 Hydrology and Water

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
j. Be subject to inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion:

The proposed project includes the change of cattle breed from Holstein to Jersey

cattle and addition of calf and heifer housing and as well as three modular employee-housing units, two of which were previously approved. Water at the property is currently supplied by two barn wells, nine irrigation wells, and two domestic wells. No new wells are proposed.

The dairy currently operates under General Waste Discharge Requirements for Milk Cow Dairies (Order R5-2013-0122) issued by the RWQCB. The required Waste Management Plan was prepared under this General Order. Stormwater and surface runoff are directed to the onsite retention ponds. The Waste Management Plan has been revised to include the new calf and heifer areas. The existing drainage pattern at the site will not be altered. The Waste Management Plan prepared by a Professional Engineer shows that the pond has sufficient capacity.

Portions of the proposed facilities are located in the 100-year floodplain. The site has been surveyed. The FEMA Flood Insurance Rate Map is shown on Figure 6A and a site-specific map is included as Figure 6B. The proposed new calf structure will meet all building code requirements at the time a building permit is acquired.

A revised Nutrient Management Plan has been prepared to address the conversion from Holstein to Jersey cattle. The plan shows that the water reuse generated at the facility can be applied to currently available croplands at agronomic rates that protect water quality. The plan was prepared by a Certified Crop Advisor with experience in dairy water reuse, crop management, and land use.

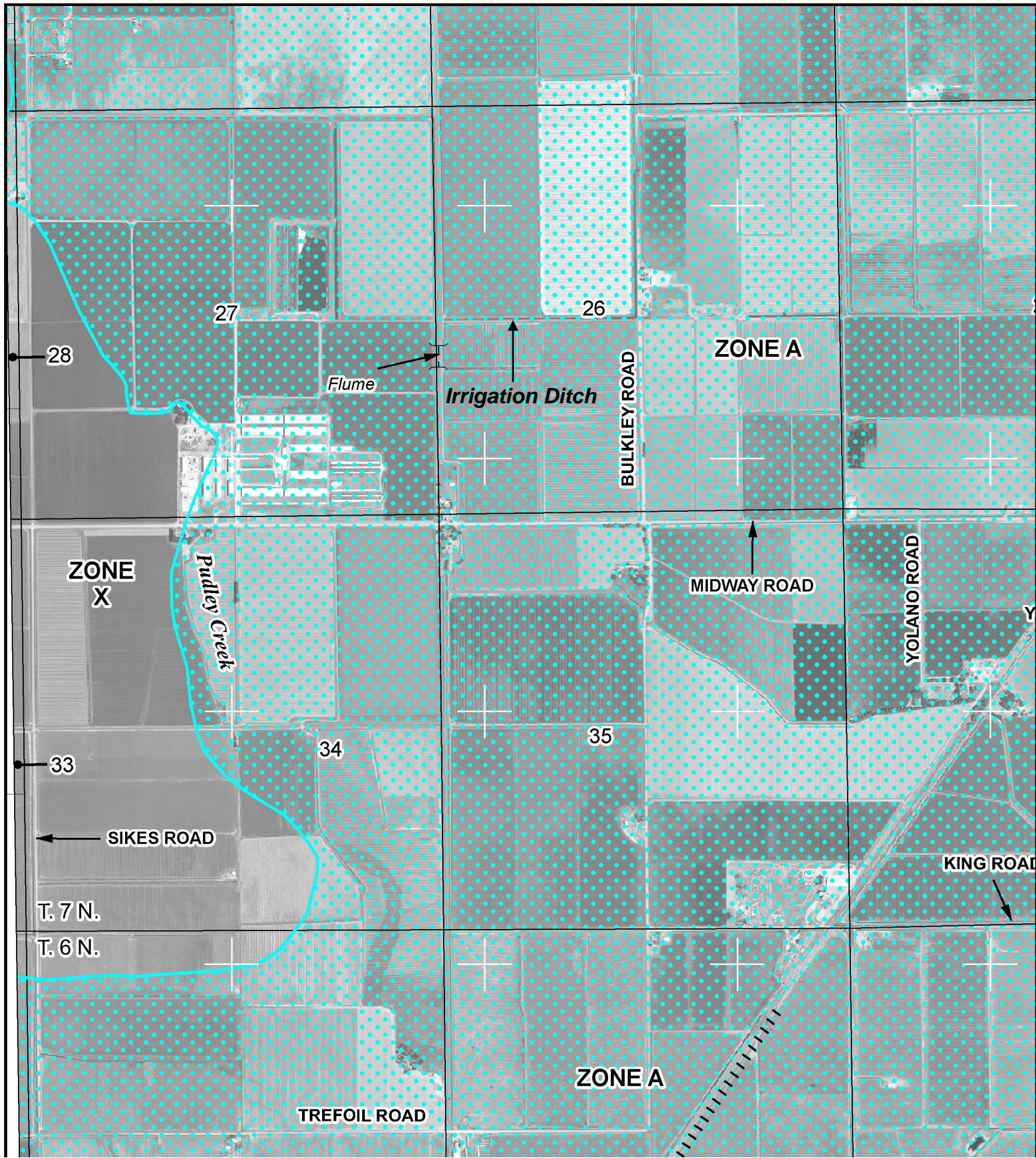
**a) Would the project violate any water quality standards or waste discharge requirements?**

**Less Than Significant Impact.** The facility is an operating dairy. The dairy operates under a use permit issued by the County and a General Order issued by the RWQCB. Both agencies have authority to protect water quality. The County required submittal of a Comprehensive Nutrient Management Plan under County code. The plan includes evaluation of waste management capacity and application rates for the use of water reuse on cropland. The RWQCB also requires the verification of adequate capacity and development of a Nutrient Management Plan for the application of water reuse to cropland.

The RWQCB initially approved the size and design of the existing water reuse pond in 2001. The 2016 revision to the Waste Management Plan shows that the ponds have sufficient capacity to hold the surface water runoff from the heifer corrals and calf hutch areas, as well as solids and liquids from the animal units onsite. HD Ranch installed a manure solids separation facility to remove manure solids prior to entrance to the water reuse pond system. The separation facility will be installed in 2017. The pond design has not changed.

In recent correspondence, the RWQCB requested HD Ranch to provide additional information on the operation and cleaning of the pond system. This was provided to the RWQCB in a letter dated April 2017. The Waste Management Plan was revised to address these concerns and was provided to the County and RWQCB. The RWQCB concurred that the ponds have sufficient water reuse capacity for the





**LEGEND**

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

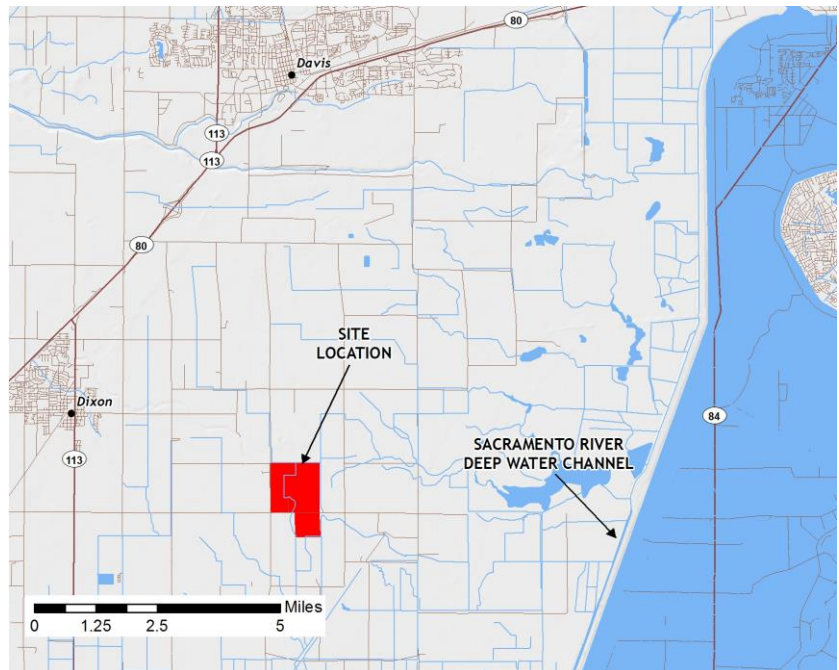
The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

**ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

**ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.



PANEL 0225E

**FIRM**  
FLOOD INSURANCE RATE MAP

**SOLANO COUNTY, CALIFORNIA**  
AND INCORPORATED AREAS

**PANEL 225 OF 730**  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

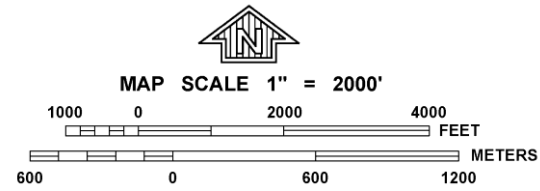
COMMUNITY	NUMBER	PANEL	SUFFIX
SOLANO COUNTY	060631	0225	E

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

**MAP NUMBER**  
06095C0225E

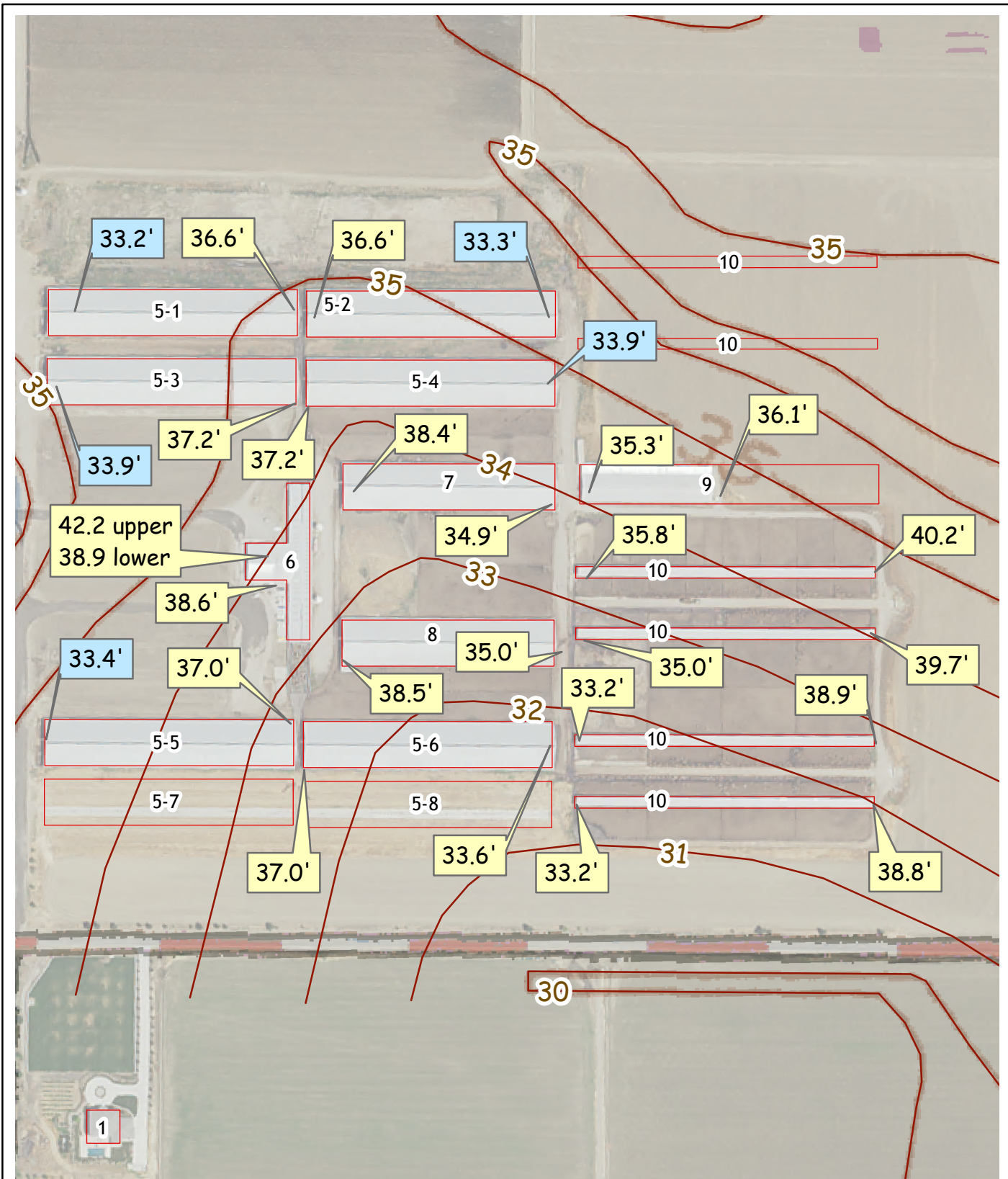
**EFFECTIVE DATE**  
MAY 4, 2009

Federal Emergency Management Agency



**FIGURE 6A**  
2009 FEMA FLOOD MAP  
HD RANCH  
SOLANO COUNTY, CALIFORNIA

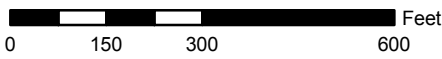




40.2' FINISH FLOOR ELEVATIONS

40.2' FINISH FLOOR ELEVATIONS BELOW FLOOD DEPTH:  
TO BE SANDBAGGED OR BERMED IF  
100-YEAR EVENT THREATENS

- 1 - House
- 7 - Heifer Barn
- 9 - Calf Hutches
- 5 - Freestall Barn
- 8 - Fresh/Hospital Barn
- 10 - Corral Shade



**FIGURE 6B**  
**FACILITY ELEVATIONS**  
HD RANCH  
SOLANO COUNTY, CALIFORNIA

SOURCE: USDA NAIP 2014 AERIAL PHOTOGRAPH

P:\GIS\71328\CountyInitialStudy\71328\_FacilityElevations.mxd

proposed improvements and that the Nutrient Management Plan will result in protection of water quality. The RWQCB will issue waste discharge requirements for the site following County approval.

Solano County Environmental Health Division required the facility to install a groundwater monitoring network in 2001. Four of the eight onsite monitoring wells were replaced with deeper wells during October 2014 due to drought conditions and resultant lowered groundwater levels. The site is currently monitored by eight monitoring wells, two up gradient and six downgradient. Well information is included in Table 9 and shown on Figure 7.

<b>Well No.</b>	<b>Installation Date</b>	<b>Construction Material</b>	<b>Total Depth (ft bgs)</b>	<b>Screened Interval (ft bgs)</b>	<b>Sand Interval (ft bgs)</b>
MW-1	10/1/2002	2" Sch. 40 PVC	40	25-40	22-40
MW-2	10/1/2002	2" Sch. 40 PVC	40	25-40	22-40
MW-3	10/1/2002	2" Sch. 40 PVC	35	20-35	17-35
MW-4A <sup>2</sup>	10/20/2014	2" Sch. 40 PVC	55.5	35-55	33-56
MW-5A	10/22/2014	2" Sch. 40 PVC	44.5	24-44	22-46
MW-7A	10/21/2014	2" Sch. 40 PVC	46	25.5-45.5	24-47.5
MW-8A	10/2/2014	2" Sch. 40 PVC	38.5	18-38	16-42.5
MW-9 <sup>4</sup>	5/24/2010	2" Sch. 40 PVC	45	25-45	23-45

**Notes:**  
 Monitoring Wells MW-4, MW-5, MW-7, and MW-8 were replaced in October 2014.  
<sup>1</sup> Source: *First Quarter 2009 Groundwater Monitoring Report*, Table 1 (Apex Engineering Inc., April 28, 2009) and Well Replacement Completion Report (VESTRA, 2015).  
<sup>2</sup> Solano County requested replacement well.  
<sup>3</sup> MW-6 was abandoned and replaced with MW-9 on May 24, 2010.  
<sup>4</sup> Source: Well Completion Report (VESTRA, 2010).

Data from the wells indicated an impact to groundwater nitrate concentrations under the previous operator. Process changes by the current owner and improvements in practices have mitigated this impact.

The groundwater monitoring system required by the Solano County Code meets the requirements for groundwater monitoring under individual waste discharge requirements to be issued by the RWQCB. Quarterly groundwater monitoring reports prepared for the site are submitted to both Solano County and the RWQCB and satisfy the requirements of the current General Order and the proposed individual waste discharge requirements.

A Comprehensive Nutrient Management Plan was prepared for Solano County and a Nutrient Management Plan was prepared for the RWQCB to document that the use of water reuse for crop irrigation will be conducted at agronomic rates and not affect groundwater quality. The previous operator of the facility, Heritage Dairy, had occasional issues relating to water discharge. HD Ranch, the current operator, has improved pond management and water reuse application practices which has resulted in improvements to groundwater quality beneath the site.





**LEGEND**

- IR-1 IRRIGATION WELL LOCATION    ◆ D-1 DOMESTIC WELL LOCATION
- MW-1 GROUNDWATER MONITORING WELL W/GROUNDWATER ELEVATION
- M1 FIELD NUMBER
- PROPERTY BOUNDARY

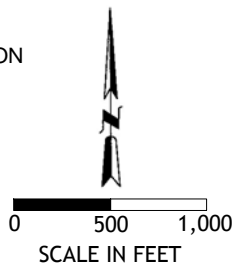


FIGURE 2  
SITE LAYOUT  
HD RANCH  
SOLANO COUNTY, CALIFORNIA

The 2016-2017 winter was the wettest year on record based on a 150-year history. No surface water was discharged from the facility and the pond capacity was adequate.

Compliance with RWQCB requirements, which has jurisdiction over waste discharge, will mitigate potentially significant impacts to a less-than-significant level.

An NPDES Stormwater permit for construction activities is also required. Construction-related impacts would be reduced to less than significant by the implementation of BMPs that are part of the required Stormwater Pollution Prevention Plan (SWPPP). All stormwater leaving the facility passes through a filter strip and is subject to regulations set forth in the Clean Water Act. The approval of calculations for containment and water reuse used by the RWQCB and Solano County result in the proposed amendment having a less than significant impact.

**b) Would the project 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)?**

**No Impact.** The facility currently operates as a dairy and uses groundwater as a source of water supply. The proposed project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge. No additional wells are proposed with this project.

Groundwater occurs in the alluvial deposits underlying the alluvial fans, low plains, and basin flats of the Sacramento Valley. The site is located in the Solano Subbasin of the larger Sacramento Valley Groundwater Basin. The Solano subbasin is comprised of deposits of late tertiary to Quaternary age, including the Holocene alluvium and Pleistocene terrace deposits of the Tehama Formation. Usable groundwater is hosted in the Tehama Formation and overlying alluvium. Groundwater below the base of the Tehama Formation is generally too saline to be usable for agriculture. In the vicinity of the site, the base of the Tehama formation is estimated to be approximately 3,000 feet bgs.

Site-specific geology is characterized by interlayered silts, silty clays, and fine medium sands in the upper 50 feet. Sand bodies are distinctly lenticular and show well developed cross-stratification. Vertically, a typical section consists of approximately 5 feet of silty clays with low to moderate organic content. This is underlain by inter-bedded silts and clays to a depth of 25 feet. Moisture content steadily increases downwards while organic content decreases. Normally graded fine to medium sands are present from 25 to 35 feet bgs and are saturated below 30 feet. The fine to medium sand unit grades downwards into a saturated sandy gravel below 35 feet. Cobbles are common in the basal 2 feet of the sandy gravel unit. Below a depth of 40 to 45 feet, the sandy gravel unit grades into a sandy clay that

extends to at least 55 feet bgs. Surficial lithology also varies laterally between sand-dominant sediments and silty clay. These variations are interpreted to be the result of horizontal changes in depositional environment from channel settings to interfluvial floodplains.

Depth to water at the site varies from 20 to 40 feet bgs. Groundwater flow direction is typically to the west under an average hydraulic gradient of 0.002 feet per foot.

Four Department of Water Resources (DWR)-monitored groundwater wells are located within 1 mile of the center of the site. Information on the wells is included in Table 10. Well locations are shown on Figure 8.

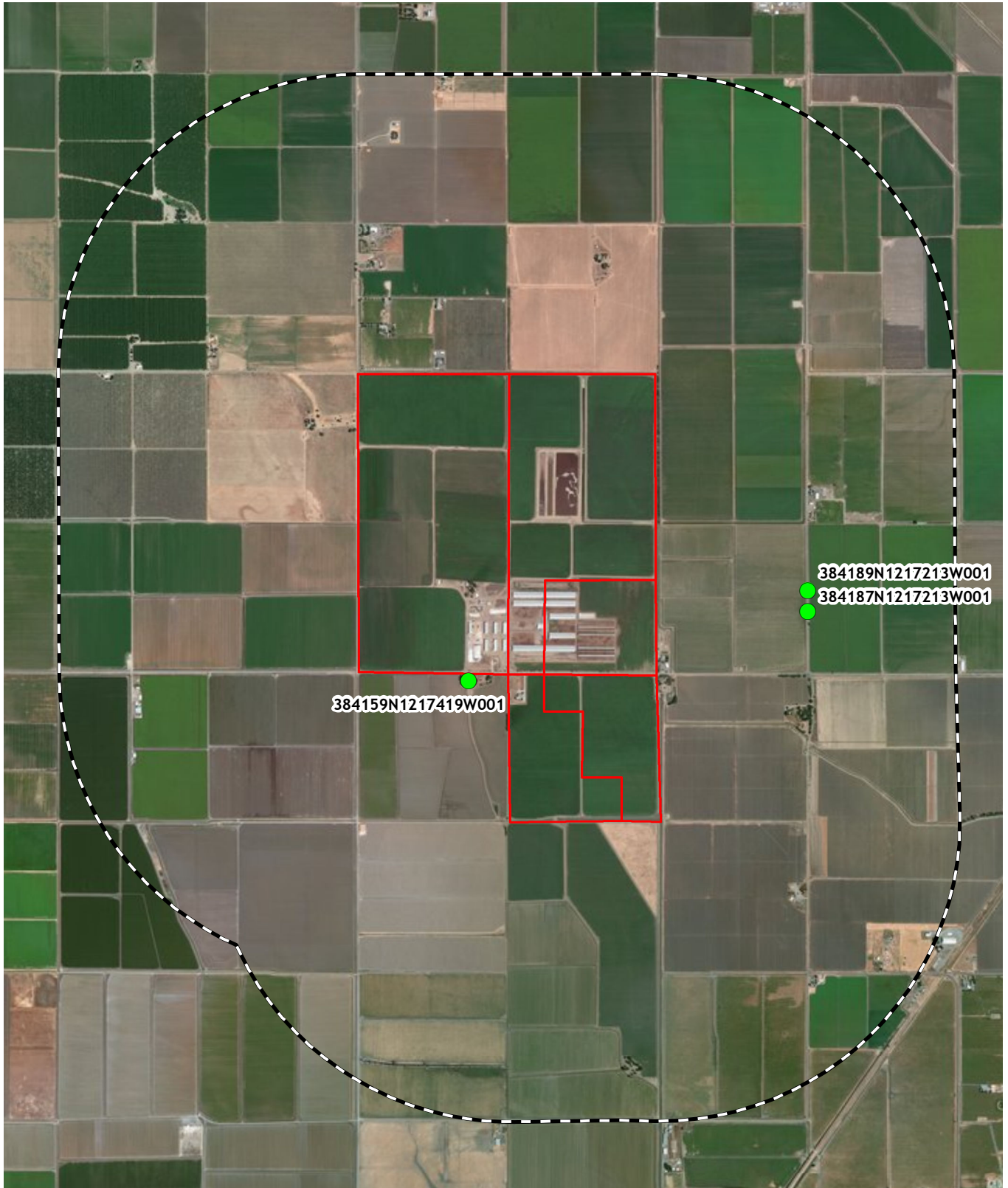
Site Code ID	Distance from Site	Use	Status	Total Depth (feet)	Depth to Water (feet) <sup>1</sup>	Years of Record
384187N1217213W001	0.98	Irrigation	Active	--	46	1964-1974
384157N1217304W001	0.60	Irrigation	Active	458	94	2011
384159N1217419W001	0.41	Irrigation	Active	364	40	1948-2004
384189N1217213W001	0.95	Unknown	Active	--	33	1963-1989
<b>Notes:</b>						
1 Average depth to water over period of record						
-- = Not available or recorded						

The DWR wells show seasonal decreases associated with irrigation use in the vicinity. The long-term capacity of the wells is not trending. Water use from the conversion of Holstein to Jersey cattle will not change as the total animal waste will remain unchanged. Table 11 shows actual water use will decrease at the site under the proposed project.

As points of reference, water-use estimates for lactating Holstein cows average 25 to 40 gallons/day assuming a 1,500-pound cow. This can increase up to 200 percent in times of stress. Lactating Jersey cows average 18 to 30 gallons/day assuming a 1,000-pound cow. As a general reference, non-lactating cattle water use is based on weight and a 60 degree external temperature as shown below. The project will reduce the amount of water consumed at the dairy and, therefore, will have no impact to site groundwater.

<u>Weight</u>	<u>Gallons/Day*</u>
1,500	12.0
1,200	10.8
1,000	9.6
800	8.2
600	6.5
400	4.6
200	2.4

\*From Looper and Waldner, 2002



● Groundwater Monitoring Well Location

□ Approximate Parcel Boundary

○ 1-Mile Buffer Around Property



SOURCE: ESRI WORLD IMAGERY, 2016;  
DWR WATER DATA LIBRARY

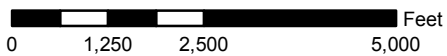


FIGURE 8  
GROUNDWATER MONITORING  
WELL LOCATIONS  
HD RANCH  
SOLANO COUNTY, CALIFORNIA

<b>Cattle</b>	<b>Water Use<sup>1</sup> (gals/day)</b>	<b>Water Use (gals/day)</b>
Milk Cows	105,000	84,000
Dry Cows	5,220	5,600
Bred Heifers 15-24 mos.	8,450	13,800
Heifers 7-14 mos.	4,140	5,376
Calves 4-6 mos.	1,140	1,915
Calves 0-3 mos.	700	1,120
<b>Total</b>	<b>124,650</b>	<b>111,811</b>

<sup>1</sup> Per head water usage calculated from equations provided in Beede, DK, 1992, Water for Dairy Cattle. In: Large Dairy Herd Management. Ed. H.H. Van Horn and C.J. Wilcox. Amer. Dairy Sci. Assoc. Champaign, Ill. Also found in Looper and Waldner Guide D-107 Water for Dairy Cattle (2002).

**c) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or offsite?**

**No Impact.** The drainage pattern of the site will not change. No water which contacts manure is allowed to leave the site and is intercepted by the water reuse collection system and conveyed to the ponds. There is no change over baseline and, therefore, no impact.

**d) Would the project 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, which would result in flooding on- or off-site?**

**No Impact.** See discussion above. The facility is designed to limit run-on and direct run-off to the water reuse system. The grading and drainage patterns of the site will not increase surface runoff which would result in flooding on- or off-site. The site is not located in an area prone to flooding. Therefore, it is concluded that there is no impact.

**e) Would the project 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?**

**No Impact.** The project would not result in runoff; therefore, it would not exceed the capacity of a stormwater drainage system. The dairy is a baseline condition. There is no impact.

**f) Would the project otherwise substantially degrade water quality?**

**No Impact.** The proposed project will not substantially degrade water quality. Construction activity could expose soils to erosion and could result in the transportation of sediment into local drainages. Additionally, if fuel is accidentally



spilled during refueling of heavy equipment during construction or operation of the facility, water quality could be degraded. These impacts would be mitigated by implementing existing BMPs that are included in the construction SWPPP.

As stated previously, the water reuse system has been designed by a Professional Engineer to current standards and approved by the RWQCB. Water reuse is applied at agronomic rates to cropland as approved by the RWQCB in the Nutrient Management Plan. All solid manure is transported offsite. In addition, HD Ranch has completed the addition of a state-of-the-art manure separator in the water reuse system to remove manure prior entering the settling ponds, thereby improving pond water quality.

The baseline condition is that of an operating dairy. Animal units, and hence waste generation, will not change. There is no impact on the water reuse pond and management system and water quality.

**g) Would the project 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?**

**Less Than Significant Impact.** The entire region of Solano County falls into the 1 percent annual flood (100-year flood), also known as the base flood area. No base flood elevation has been determined for the area. The baseline condition includes the operating dairy with four current residences (two recently approved under administrative permit). These have all been approved with the exception of one additional residence. Construction shall comply with the following:

*New construction and substantial improvements of any structure shall have the lowest floor, including the basement, elevated at least one foot above the base flood elevation. Upon the completion of subfloor or slab being installed on the lowest level of the structure, the elevation of the lowest floor, including the basement, shall be certified by a registered professional engineer or surveyor. Such certification or verification shall be provided to the floodplain administrator (Building and Safety Division).*

*For all new construction and substantial improvements, fully enclosed areas below the lowest floor that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of flood water.*

Based on these requirements, the impact is considered less than significant.

**h) Would the project place within a 100-year flood hazard area structures, which would impede or redirect flood flows?**

**Less Than Significant Impact.** The baseline condition occurs in the 1 percent inundation area. Structures in this floodway have already been constructed or approved for construction with the exception of the additional employee residence. There is no change from baseline condition and the impact of the single residence is

considered less than significant.

**i) Would the project 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?**

**Less Than Significant Impact.** The project area is within the mapped dam inundation zone for the Monticello Dam (Lake Berryessa). Although unlikely, catastrophic failure of this dam could potentially expose people or structures to a risk of loss, injury, or death as a result of flooding. However, all dams are routinely inspected and evaluated for seismic integrity as overseen by the California Division of Safety of Dams (DSOD). When a dam is found to have a failure potential, the water level behind the dam is reduced to allow for partial collapse without loss of water as required by DSOD. Thus, the probability of dam failure resulting in significant loss, injury, or death is low. Additionally, the project site is located approximately 20 miles away from the Monticello Dam and would not receive the worst of the effects of dam failure. Given the low risk of dam failure and the distance of the project area from the dam, potential impacts related to dam failure are considered less than significant.

**j) Would the project be subject to inundation by seiche, tsunami, or mudflow?**

**No Impact.** There would be no impact on the project site from inundation by seiche or tsunami because the project area is not located near large bodies of water that would pose a seiche or tsunami hazard. Intensive mudflows occur in areas with steep terrain, heavy rain, and loose soils. The site is not located near steep terrain, mountains, or steep slopes that would pose a mudflow hazard. Therefore, it is concluded that there is no impact.

## 2.10 Land Use and Planning

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

### Discussion:

#### a) Would the project physically divide an established community?

**No Impact.** The proposed project would not physically divide an established community. All proposed onsite activities will be conducted within the exiting parcel. It is concluded that there is no impact as a result of this project.

#### b) Would the project 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?

**No Impact.** The General Plan land use designation for the site is “Agriculture” and the zoning is “Exclusive Agriculture – 40 acre minimum (A-40).” A dairy facility is a conditionally permitted use in the A-40 zoning classification. The project would be developed consistent with the General Plan land use goals and policies and no additional significant land use impacts over baseline would occur. It is concluded that there is no impact.

#### c) Would the project conflict with any applicable habitat conservation plan or natural community conservation plan?

**No Impact.** There are no existing plans in the area of the project; therefore, there is no impact.

## 2.11 Mineral Resources

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

### Discussion:

**No Impact.** The proposed project would have no impact on oil, gas, and geothermal resources. Therefore, it is concluded that there is no impact on mineral resources as a result of the project.

## 2.12 Noise

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 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 expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion:

#### a) Would the project result in 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?

**No Impact.** The baseline condition of the site is that of an operating milk cow dairy. Noise levels at the site are not expected to increase with the proposed project. The project site is located in an area of lands zoned for agricultural uses. No increase in noise is anticipated as a result of this project.

All equipment to be used is late model and in sound working order with proper sound-attenuating mufflers attached. Based on the aforementioned information, it is concluded that there is no additional impact from project-generated noise.

#### b) Would the project result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

**No Impact.** The baseline condition of the site is that of an operating milk cow dairy.



Sources of noise and vibration associated with the project include equipment, haul trucks, and other vehicles. These sources will increase with the proposed project and not produce excessive groundborne noise or vibration. Initial construction work was addressed in the previous permit documentation. It is concluded that there is no impact.

**c) Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?**

**No Impact.** The baseline condition of the site is that of an operating milk cow dairy. Ambient noise in the area is a result of the current condition as a milk cow dairy and the result of traffic on adjacent roadways and noise generated from nearby agricultural uses. It is anticipated that noise generated as a result of the herd conversion will not exceed the area's existing ambient noise levels. No permanent increase in ambient noise levels in the project vicinity will result. It is concluded that there is no impact.

**d) Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?**

**No Impact.** Baseline condition of the site is that of an operating milk cow dairy. Temporary or periodic increases in noise will occur during future construction activities; however, these were covered under previous CEQA review. This increase in noise will be sporadic and temporary. It is concluded that there is no impact.

**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?**

**No Impact.** The baseline condition of the site is that of an operating milk cow dairy. The project site is not located within an airport land use plan or within 2 miles of a public airport or public use airport. Therefore, it is concluded that there is no impact.

**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?**

**No Impact.** The baseline condition of the site is that of an operating milk cow dairy. Based on an analysis of digital aerial photographs from 2015, the project is not located in the vicinity of a private airstrip. It is concluded that there is no impact.

## 2.13 Population and Housing

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

### Discussion:

The proposal would not displace existing housing or people within the area of the project. Construction of replacement housing would not be necessary with this project. Future activities associated with this project would not displace people or housing. Therefore, no impacts are anticipated.

## 2.14 Public Services

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

### Discussion:

The project proposes additional cattle consistent with the assumed number of animal units approved in 2001. Impacts associated with Fire, Sheriff, Schools, Parks and other public facilities are not anticipated.

## 2.15 Recreation

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

### Discussion:

The project would not increase the use of existing regional parks and other recreational facilities and no substantial physical deterioration of these facilities would occur or be accelerated. There are no park facilities within the area of the project. The project does not include uses that will attract additional residents to the area and there will be no need to build additional recreational facilities or expand existing facilities. Therefore, no impacts are anticipated.

## 2.16 Transportation and Traffic

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

### Discussion:

To access the project site, feed delivery and milk transport trucks normally travel west on State Highway 12 and then travel north on State Highway 113. From Highway 113, trucks turn onto Midway Road, approximately 2 miles south of Dixon, and travel east for 4.5 miles to the project site. Vehicle usage between October 2015 and September 2017 are shown in Table 12. The amount of feed delivered to HD Ranch and milk product shipped from the ranch is also included in Table 12. Current milk production requires 3.05 tanker truck trips per day (see Table 12). Transportation of milk from the change to Jersey cattle would require approximately 4 tanker trips per day (an increase of 0.95 truck trips per day). One Jersey cow produces approximately 60 pounds of milk per day, on average, and the proposed number of Jersey cows (3,800 head) would produce approximately 228,000 pounds of milk per day.

Jersey cows require approximately 20 percent less feed and have a higher feed efficiency despite producing less milk, overall, than Holstein cows. Jersey cows are



able to produce about 1.61 pounds of energy-corrected milk (ECM; milk that has been standardized for protein, fat and milk content) for every 1 pound of dry matter intake. Holstein cows produce about 1.38 pounds of ECM per 1 pound of dry matter intake. Over the past 24 months, an average of 391.59 tons of feed was delivered to HD Ranch per week, or 2.24 truck trips per day. The proposed herd of Jersey cows would require 735.42 tons of feed per week, or approximately 4 truck trips per day. Projected feed requirements and delivery truck trips are shown in Table 13.

25 dairy employees work per day, with 18 dairy employees during the day shift and 7 employees during the night shift. Currently, a total of 6 employees live onsite and, thus, do not require transportation to and from the site. After accounting for the employees living onsite, there is an average of 38 one-way trips per day for employee transportation. The addition of the proposed employee housing will increase the number of employees living onsite to 9. After accounting for the additional employees living onsite, there will be an average of 32 one-way trips per day for employee transportation. Midway Road is a County road that has a paved roadway width of 22 feet. There is no plan for additional employees or staff with the proposed change. The new proposed onsite employee housing will reduce the number of vehicle trips per day from the baseline condition. An estimated two additional feed-delivery truck trips and one additional milk-hauling truck trip per day (three total additional trips per day) will be required.

The project will not conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system.

Traffic in the area of the project is generally agricultural and limited residential. The majority of truck traffic for this project is directed east out Midway Road to Interstate 80. Current vehicle traffic in the area consists of farm vehicles, trucks, and equipment.

Parking is available at the dairy for truck traffic and employee needs.

The increase in vehicle trips per day would not have a significant impact on current access roads or nearby connecting roads. The increase is not substantial based on roadway capacity.

**Table 12  
CURRENT VEHICLE TRIPS\***

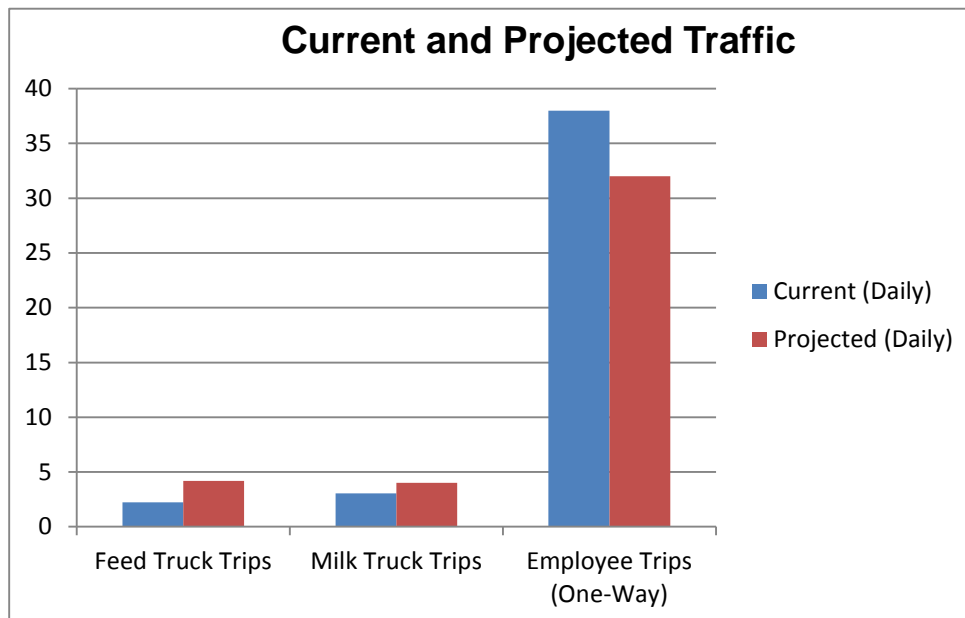
<b>Year</b>	<b>Month</b>	<b>Feed Delivered (Tons)</b>	<b>Monthly Feed Delivery Truck Trips</b>	<b>Daily Feed Delivery Truck Trips</b>	<b>Milk Shipped (Pounds)</b>	<b>Monthly Milk Shipment Truck Trips</b>	<b>Daily Milk Shipment Truck Trips</b>	<b>Employee Transportation (# One-Way Trips Per Day)</b>
2015	October	1587	63.5	2.05	5075545	89.04	2.87	38
2015	November	1539	61.6	2.05	4897069	85.91	2.86	38
2015	December	1511	60.4	1.95	4968025	87.16	2.81	38
2016	January	1345	53.8	1.74	5040428	88.43	2.85	38
2016	February	1185	47.4	1.63	4925753	86.42	2.98	38
2016	March	1546	61.8	1.99	5426718	95.21	3.07	38
2016	April	1546	61.8	2.06	5276178	92.56	3.09	38
2016	May	1695	67.8	2.19	5504268	96.57	3.12	38
2016	June	1635	65.4	2.18	5228229	91.72	3.06	38
2016	July	1709	68.4	2.21	5446918	95.56	3.08	38
2016	August	1738	69.5	2.24	5501012	96.51	3.11	38
2016	September	1752	70.1	2.34	5093926	89.37	2.98	38
2016	October	1942	77.7	2.51	5256804	92.22	2.97	38
2016	November	1975	79.0	2.63	5457741	95.75	3.19	38
2016	December	1831	73.2	2.36	5359691	94.03	3.03	38
2017	January	1841	73.6	2.45	5076383	89.06	2.87	38
2017	February	1550	62.0	2.21	4972363	87.23	3.12	38
2017	March	1838	73.5	2.45	5524535	96.92	3.13	38
2017	April	1800	72.0	2.40	5504677	96.57	3.22	38
2017	May	1896	75.8	2.45	5757654	101.01	3.26	38
2017	June	1877	75.1	2.50	5396793	94.68	3.16	38
2017	July	1895	75.8	2.45	5781637	101.43	3.27	38
2017	August	1821	72.8	2.35	5577003	97.84	3.16	38
2017	September	1734	69.4	2.31	5214757	91.49	3.05	38
	<b>Average</b>	<b>1699.50</b>	<b>67.98</b>	<b>2.24</b>	<b>5302671</b>	<b>93.03</b>	<b>3.05</b>	<b>38</b>

\* Feed truck has a capacity of 25 tons  
 \*Milk haul truck has a capacity of 57,000 lbs  
 \* Employee transport will not change under the proposed revision

**Table 13  
PROJECTED VEHICLE TRIPS**

<b>Cattle Type</b>	<b>Pounds per Head/Day</b>	<b>Total Head</b>	<b>Total Feed per Day (tons)</b>	<b>Total Feed per Week (tons)</b>	<b>Weekly Feed Truck Trips*</b>	<b>Daily Feed Truck Trips*</b>	<b>Milk Pounds/Day per Cow</b>	<b>Milk P/D<sup>1</sup></b>	<b>Daily Milk Truck Trips<sup>2</sup></b>
Milk cow	36.64	3800	69.62	487.31	19.49	2.78	60	228,000	4
Dry cow	17.63	650	5.73	40.11	1.60	0.23	--	--	--
Heifer (4-6 months)	7.45	916	3.41	23.88	0.96	0.14	--	--	--
Heifer (7-14 months)	11.88	1951	11.59	81.12	3.24	0.46	--	--	--
Heifer (15-24 months)	13.70	2148	14.71	103.00	4.12	0.59	--	--	--
Calves (0-3 months)	--	827	--	--	--	--	--	--	--
<b>Total</b>	<b>87.30</b>	<b>10,291</b>	<b>105.06</b>	<b>735.42</b>	<b>29.42</b>	<b>4.20</b>	<b>60</b>	<b>228,000</b>	<b>4.0</b>

\*Feed truck capacity is 25 tons  
<sup>1</sup> Milk P/D/C x 3,800 cows = 228,000  
<sup>2</sup> Milk truck capacity is 57,000 pounds (228,000 ÷ 57,000 = 4)



- a) Would the project conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?**

**Less Than Significant Impact.** See the discussion above. The site is an operating milk cow dairy. The project would not conflict with a county congestion management program. An estimated two additional feed-delivery truck trips and one additional milk-hauling truck trip per day will be required for the proposed herd conversion.

- b) Would the project 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?**

**No Impact.** The baseline condition of the site is that of an operating milk cow dairy. The proposed project would not result in a change in air traffic patterns that would result in safety risks. The project is not dependent upon air-transport-related materials, manpower, or services, and would therefore not result in increases of air traffic levels or changes in air traffic locations. No project design feature will obstruct air traffic patterns. Therefore, it is concluded that there is no impact as a result of this project.

- c) Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**

**No Impact.** The baseline condition of the site is that of an operating milk cow dairy. The proposed project would not substantially increase traffic hazards due to a design feature or incompatible uses. The project does not include potentially hazardous design features such as sharp curves or dangerous intersections. The project will not render existing features of nearby roadways hazardous. The project will not be incompatible with other uses of nearby roadways. This project does not involve changes to existing access roads.

- d) Would the project result in inadequate emergency access?**

**No Impact.** The project would not result in inadequate emergency access because Midway Road provides for adequate ingress and egress to the site. Baseline traffic and projected operational traffic volumes will not change and will not hinder emergency response time. It is concluded that there is no impact on emergency access as a result of the project.



**e) Would the project conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?**

**No Impact.** The project will not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. This project will not conflict with plans, policies or programs related to the transit system. There are no bicycle or pedestrian facilities located within the vicinity of the project. It is concluded that there is no impact as a result of the project.

## 2.17 Utilities and Service Systems

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

### Discussion:

#### a) Would the project exceed water reuse treatment requirements of the applicable Regional Water Quality Control Board?

**No Impact.** The baseline condition of the site is that of an operating milk cow dairy. The onsite water reuse treatment system was approved by the County under previous CEQA review. The current water reuse treatment system has also been reviewed by the RWQCB. The proposed project has also been reviewed and approved by the RWQCB and the water reuse system found to be adequate to accommodate the change from Holstein to Jersey cattle. The proposed project will not require the services of a water reuse treatment provider. All water reuse generated is managed through the onsite collection and storage system. The system is in place and there will be no expansion of the water reuse collection and storage

system. Therefore, it is concluded that there is no impact to this baseline condition.

**b) Would the project require or result in the construction of new water or water reuse treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**

**No Impact.** See response to comment (a) above. The baseline condition of the site is that of an operating milk cow dairy. The project will not require the services of a water reuse treatment provider. The project will not require or result in new or expanded facilities which could cause significant environmental effects. The system is in place and there will be no expansion of the water reuse collection and storage system. Therefore, it is concluded that there is no impact to this baseline condition.

**c) Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**

**No Impact.** The baseline condition of the site is that of an operating milk cow dairy. All stormwater which contacts manure is required to be retained onsite. The proposed project includes the construction of a new calf hutch and heifer corral area that will receive stormwater. The facility collection and storage system has been determined by a licensed engineer and approved by the RWQCB to be adequately sized to contain the required stormwater runoff. The system is in place and there will be no expansion of the water reuse collection and storage system. Therefore, it is concluded that there is no impact to this baseline condition.

**d) Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?**

**Less Than Significant Impact.** The project does not require new or expanded entitlements for water supplies. No additional wells are required for the project. Overall water use will decrease. Existing groundwater entitlements and resources would be sufficient to serve the project. There is a less-than-significant impact on water supplies.

**e) Would the project result in a determination by the water reuse 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?**

**No Impact.** There is no municipal water reuse treatment provider required for this site. No water reuse treatment facilities will need to be constructed or expanded. Therefore, there is no impact.

**f) Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?**

**No Impact.** The baseline condition of the site is that of an operating milk cow dairy. No increase in refuse is anticipated with the proposed project. No additional litter is the generation, handling, or disposal of solid waste. anticipated to be generated by the facility. It is concluded that there is no impact over the current baseline condition. The herd conversion will not result in any additional demands over what was evaluated under original Use Permit UP-01-06. Solano Garbage Company accepts solid waste from the site. The addition will not generate additional significant solid waste nor conflict with government regulations concerning

**g) Would the project comply with federal, state, and local statutes and regulations related to solid waste?**

**No Impact.** The baseline condition of the site is that of an operating milk cow dairy. No increase in refuse is anticipated with the proposed project. No additional waste is anticipated to be generated by the facility. All solid manure is removed from the site and used on agricultural fields. This manure is reported and transported in accordance with RWQCB requirements. No other solid waste will be generated onsite. The site currently complies and will continue to comply with federal, state, and local statutes and regulations relating to solid waste. It is concluded that there is no impact over the current baseline condition.

**2.18 Mandatory Findings of Significance**

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Does the project have the potential to (1) degrade the quality of the environment, (2) substantially reduce the habitat of a fish or wildlife species, (3) cause a fish or wildlife population to drop below self-sustaining levels, (4) threaten to eliminate a plant or animal community, (5) reduce the number or restrict the range of a rare or endangered plant or animal, or (6) eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion:**

**a) Does the project 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 a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?**

**Less Than Significant Impact.** All impacts associated with the project have been fully identified in this document. Impacts on biological resources and cultural resources were discussed in sections IV and V above. The project would not 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 a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. All impacts have been reduced to a less than significant level through incorporation of mitigation measures and conditions of approval and implementation of adopted best management practices and codified federal, state, and local regulations. Therefore, all impacts associated with the project are less than significant.



**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)?**

**Less Than Significant Impact.** The baseline condition of the site is that of an operating milk cow dairy. The project may have cumulative impacts on air quality, greenhouse gas emissions, hydrology and water quality, noise, and transportation and traffic; however, impacts will be reduced either through mitigation measures, adopted best practices, or implementation of applicable federal, state, and county standards.

**c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?**

**No Impact.** The baseline condition of the site is that of an operating milk cow dairy. The current adjoining land uses are agricultural and are anticipated to be agricultural into the future. The proposed project does not change the current condition of the site. The proposed project does not increase the use of hazardous materials onsite. It is concluded that the project will not have environmental effects which could 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 and referred to the State Clearinghouse for coordinated review by state agencies. In addition, it will be sent to the Department of Conservation and the Solano County Agriculture Commissioner and other local agencies for review and comment.  
(See Section 5.0 Distribution List)

#### **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:

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

PHONE: (707) 784-6765  
FAX: (707) 784-4805  
EMAIL: [nferrario@solanocounty.com](mailto:nferrario@solanocounty.com)

#### **4.0 List of Preparers**

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

##### **Solano County Department of Resource Management**

Nedzlene Ferrario

Mathew Walsh

##### **Other Preparers**

Wendy Johnston, VESTRA Resources, Inc., applicant

## **5.0 Distribution List**

### **Federal Agencies**

None

### **State Agencies**

Caltrans District 4  
Department of Conservation  
Department of Fish and Wildlife  
Central Valley Regional Water Quality Board

### **Regional Agencies**

Yolo Solano Air Quality Management District

### **Local Agencies**

Solano County Agricultural Commissioner  
City of Dixon

## **6.0 Appendices**

### **6.1 Appendix A - AQMD Vegetative Environmental Buffer Plan**

Appendix A  
**Vegetative Environmental Buffer Plan**



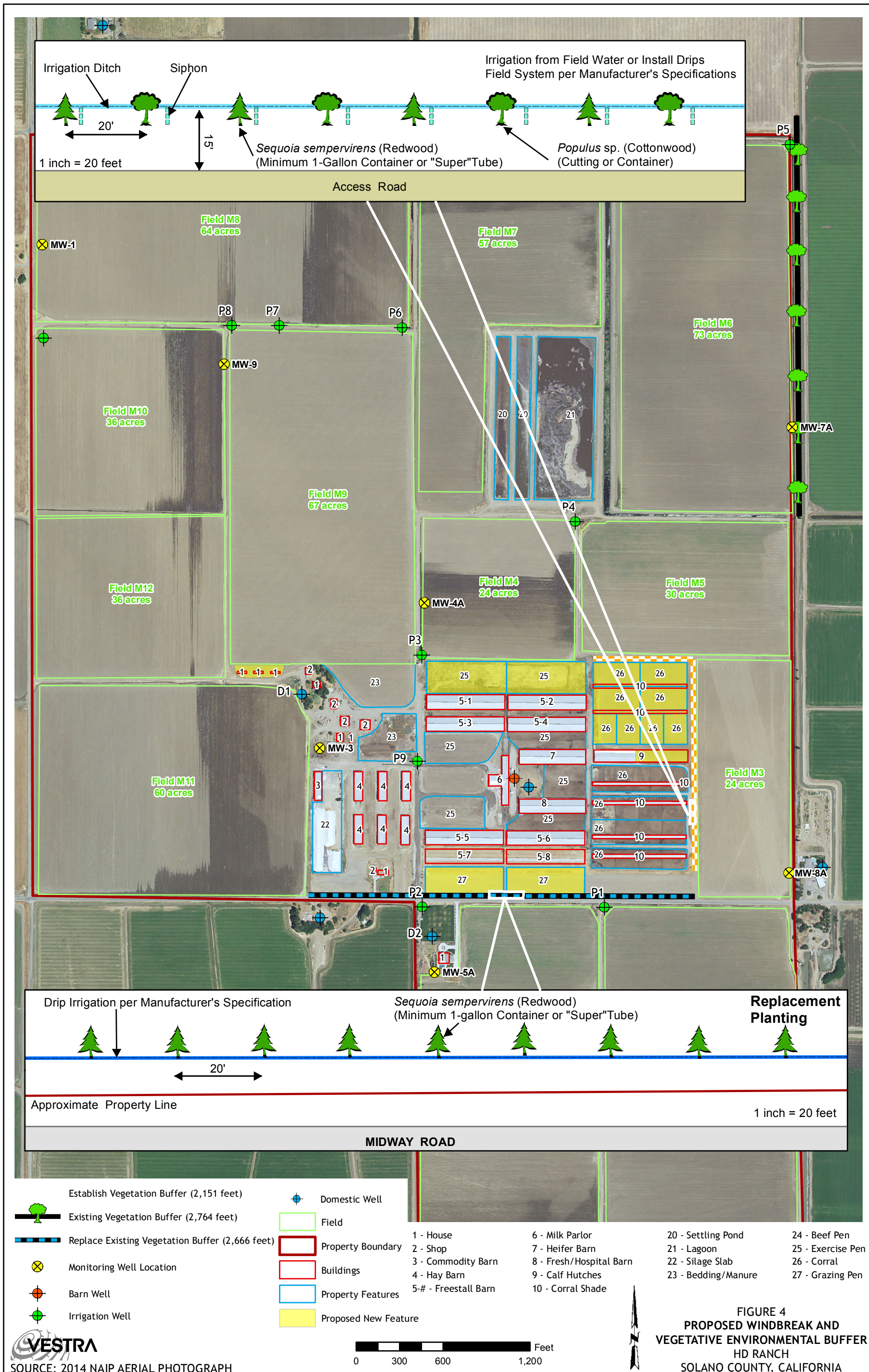


FIGURE 4  
 PROPOSED WINDBREAK AND  
 VEGETATIVE ENVIRONMENTAL BUFFER  
 HD RANCH  
 SOLANO COUNTY, CALIFORNIA





September 8, 2017

**GIS, Environmental, & Engineering Services**

71328

Mr. Kyle Rohlfing  
Yolo-Solano AQMD  
1947 Galilea Court, Suite 103  
Davis, CA 95618

*Via Email*  
*[krohlfing@ysaqmd.org](mailto:krohlfing@ysaqmd.org)*

**RE: Proposed Vegetative Buffer for Dust Mitigation  
HD Ranch  
Dixon, California**

Dear Mr. Rohlfing:

In order to respond to District concerns regarding PM<sub>10</sub> emissions, HD Ranch proposes the following vegetative buffer for mitigation of dust emissions resulting from the addition of heifer corrals. The plan provides for the reconstruction of the original visual buffer along Midway Road and an additional Vegetative Environmental Buffer (VEB) on the east end and along a portion of the north side of the proposed new heifer corrals. These two vegetative buffers should result in reduced dust impacts from the site.

## **Introduction**

The current HD Ranch Use Permit (U-01-06) allows the existing dairy facility consisting of 3,000 head of milking cattle and 3,000 head of support stock (6,582 animal units) and the structures listed in Table 1. Site location is shown on Figure 1. Current and proposed layout is shown on Figure 2.

The proposed Use Permit Amendment covers the conversion from Holstein to Jersey cattle, addition of employee housing, extending the calf barn, and construction of additional heifer corrals.

Generally, the Jersey is considered to be a more efficient producer of milk destined for processing (such as cheese). Because of their smaller size and weight (1,000 pounds versus 1,400 pounds/cow average), they produce proportionally less waste. In general, the Jersey produces 71 percent of the waste of a Holstein cow (Tulare RMA, 2013). This is further supported by numerous studies that show decreases in feces of 30 to 35 percent and urine waste of 28 percent for Jerseys over Holsteins (Knowlton, 2010). Overall, water usage is reduced by 32 percent and greenhouse gas (GHG) emissions are reduced by 20 percent per pound of cheese produced due to the use of Jersey versus Holstein cattle (Capper, 2010). The conversion to Jersey cattle will result in a more profitable and environmentally sustainable operation. The total animal units do not change.

Current and proposed cattle numbers are shown in Table 2. Animal units are calculated based on the 1,000-pound base animal.

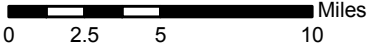
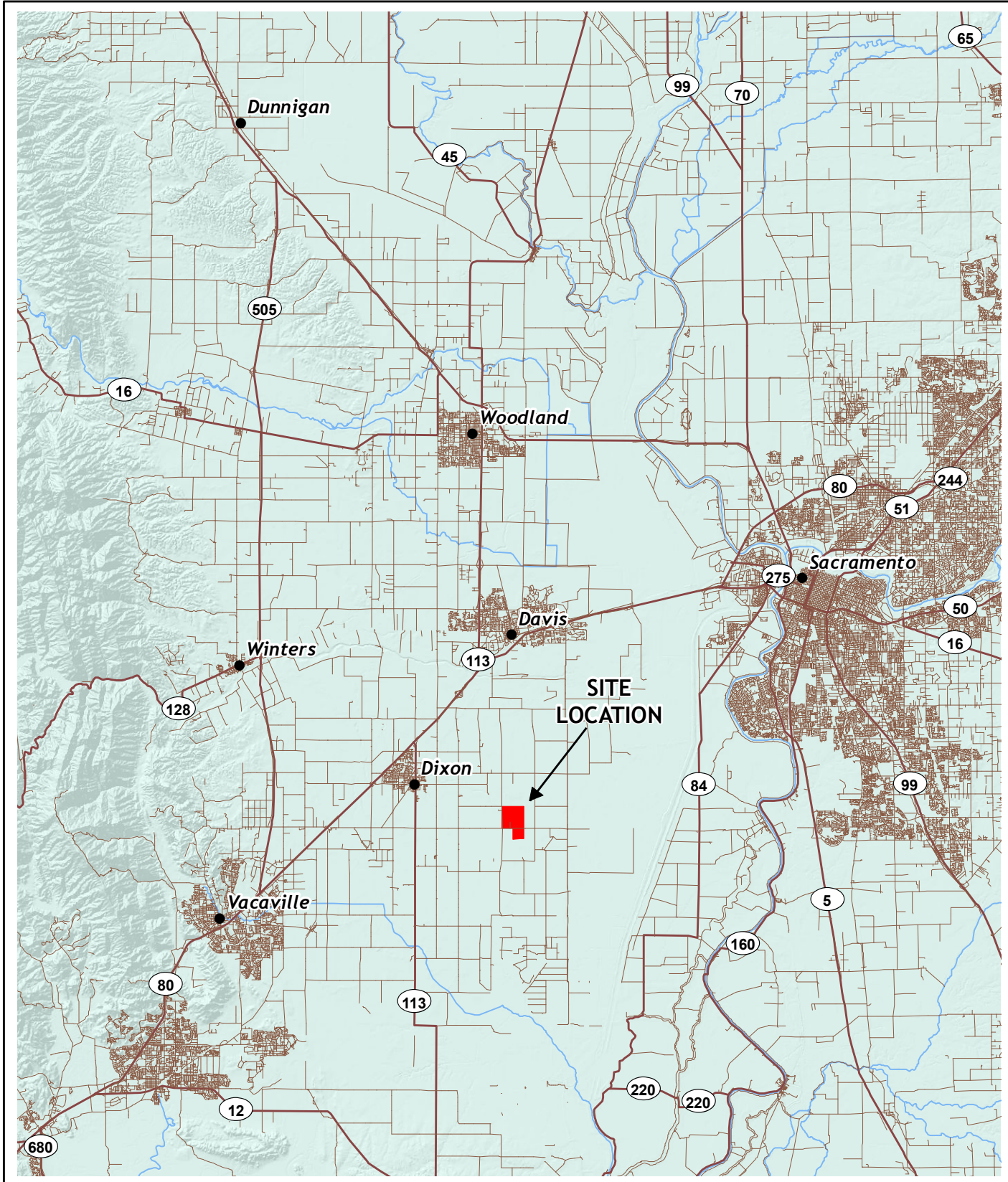
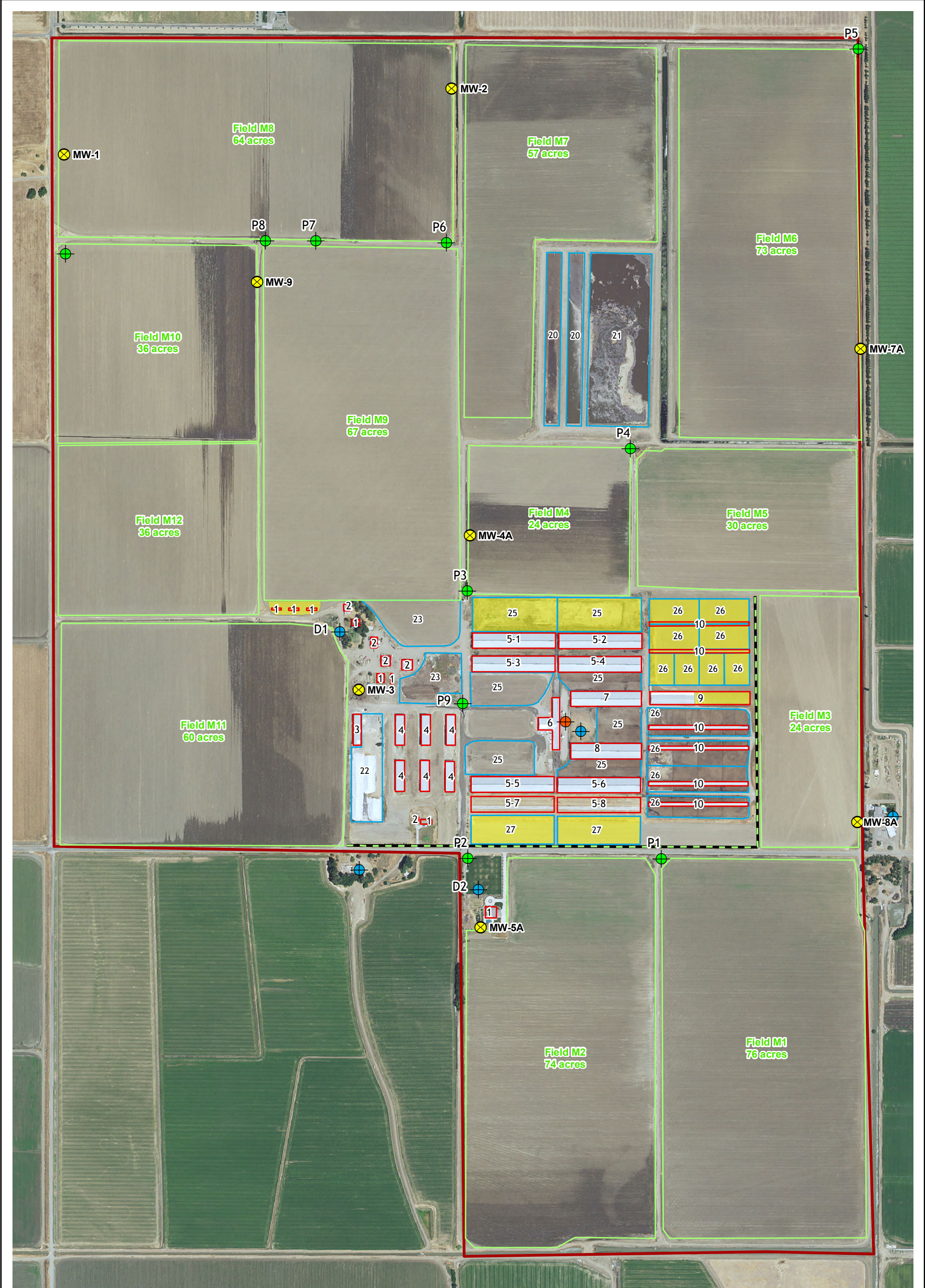


FIGURE 1  
 GENERAL SITE LOCATION  
 HD RANCH  
 SOLANO COUNTY, CALIFORNIA



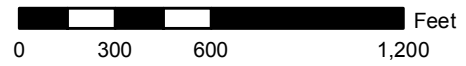




- |   |  |  |
|---|--|--|
| <ul style="list-style-type: none"> <li> Monitoring Well Location</li> <li> Barn Well</li> <li> Irrigation Well</li> <li> Domestic Well</li> </ul> | <ul style="list-style-type: none"> <li> Re-Establish Vegetation Buffer</li> <li> Field</li> <li> Property Boundary</li> <li> Buildings</li> <li> Property Features</li> <li> Proposed New Feature</li> </ul> | <ul style="list-style-type: none"> <li>1 - House</li> <li>2 - Shop</li> <li>3 - Commodity Barn</li> <li>4 - Hay Barn</li> <li>5-# - Freestall Barn</li> <li>6 - Milk Parlor</li> <li>7 - Heifer Barn</li> <li>8 - Fresh/Hospital Barn</li> <li>9 - Calf Hutches</li> <li>10 - Corral Shade</li> <li>20 - Settling Pond</li> <li>21 - Lagoon</li> <li>22 - Silage Slab</li> <li>23 - Bedding/Manure</li> <li>24 - Beef Pen</li> <li>25 - Exercise Pen</li> <li>26 - Corral</li> <li>27 - Grazing Pen</li> </ul> |
|---|--|--|



SOURCE: 2014 NAIP AERIAL PHOTOGRAPH



**FIGURE 2**  
**SITE PLAN**  
 HD RANCH  
 SOLANO COUNTY, CALIFORNIA



<b>Table 1</b>	
<b>CURRENT BUILDINGS AND APPURTENANCES</b>	
<b>Structure</b>	<b>Size (ft)</b>
Milk Barn	477 x 48
Scale/Office	80 x 12
Maternity/Hospital Barn	400 x 100
Heifer Corral 1	640 x 330
Heifer Corral 2	640 x 330
Close-up Heifer Barn	400 x 100
Freestall Barn 1	440 x 100
Freestall Barn 2	440 x 100
Freestall Barn 3	440 x 100
Freestall Barn 4	440 x 100
Freestall Barn 5	440 x 100
Freestall Barn 6	440 x 100
Freestall Barn 7 (permitted, not constructed)	440 x 100
Freestall Barn 8 (permitted, not constructed)	440 x 100
Calf Pen Area	300 x 100
Commodity Barn	150 x 50
Hay Barn 1	200 x 60
Hay Barn 2	200 x 60
Hay Barn 3	200 x 60
Hay Barn 4	200 x 60
Hay Barn 5	200 x 60
Hay Barn 6	200 x 60
Concrete Silage Storage Slab	488 x 250
Settling Pond 1	1,125 x 100
Settling Pond 2	1,125 x 100
Wastewater Lagoon	1,125 x 400

<b>Table 2</b>			
<b>CURRENT/PROPOSED CATTLE</b>			
<b>Cattle</b>	<b>Original Permit No. of Cattle</b>	<b>Original Permit Animal Units<sup>1</sup></b>	<b>Proposed Animal Units<sup>2</sup></b>
Milk Cows	3,000	4,200	3,400
Dry Cows	500	566	650
Bred Heifers 15-24 mos.	1,250	1,275	1,451
Heifers 7-14 mos.	925	453	761
Calves 4-6 mos.	150	40	229
Calves 0-3 mos.	175	48	91
Total	6,000	6,582	6,582
<sup>1</sup> = Holstein cattle			
<sup>2</sup> = Jersey cattle			

Proposed changes at the site will be phased. These are summarized below and included on Figure 2.

### Phase 1

- Extension of the calf barn to the end of the heifer corrals for 350 additional hutches. The additional hutches will not be under a barn, but will be open and have a flush lane beneath them as do the current hutches.
- The addition of heifer corrals on the north side of the calf barn (see No. 26 on Figure 2) and along the north side of the current freestall barns. These will be sloped (3 percent) and compacted to meet the County standards in Section 27. They will generally be scraped twice a month in the summer and as accessible in the winter. The heifer corrals will be sloped to drain to the waste management system.

### Phase 2

- Construct Freestall Barns 7 and 8 (already approved under the current CUP) on the south side of the existing barn along Midway Road. These barns will house approximately 500 additional Jersey lactating cows and an additional 250 dry cows and 250 heifers.
- Add pasture feed pens to Freestall Barns 7 and 8 (proposed).
- Addition of a total of three worker housing units (two of which were approved under administrative permit in 2017).

All buildings, corrals, shades, flush lanes, feed lanes will be built in a similar style and with the same directional flow to all existing buildings and corrals.

The Yolo-Solano AQMD has requested mitigation for PM<sub>10</sub> emissions from the facility. Research has demonstrated that VEB barriers can impede, alter, absorb, and/or dissipate both odor and dust emissions from agricultural operations such as confined feeding operations. As air moves across vegetative surfaces, leaves and other aerial plant surfaces remove some of the dust, gas, and microbial constituents of airstreams. Trees and other woody vegetation are among the most efficient natural filtering structures in a landscape, in part due to the very large total surface area of leafy plants, often exceeding the surface area of the soil containing those plants upwards of several hundred-fold. Additionally, VEBs can improve the visual perception of a facility.

Vegetative Environmental Buffers (VEBs) have been shown to incrementally mitigate odors and particulates, including ammonia, through a complex of dynamics. Among the most important of these dynamics are:

- Enhancement of vertical atmospheric mixing through forced mechanical turbulence – leading to enhanced dilution and dispersion;
- Filtration through particulate interception and retention – capturing particulates also captures odors;



- Odor/particulate fallout due to gravitational forces enhanced by reduced wind speed;
- Improved producer/community relations by using highly visible odor management technology.

As a dust mitigation technology, VEBs have a number of advantages over other approaches. This technology is useful for all sources of agriculture-related impacts and is adaptable to the landscape, allowing for different system designs. There is evidence that the presence of trees in agricultural landscapes has socio-aesthetic benefits that most other odor and dust mitigation technologies lack. A proper VEB can serve as a visual screen and a dust and odor filter. In addition, VEBs may be the only mitigation technology that can increase in effectiveness over time. As the trees of a VEB system grow larger and more morphologically complex, their ability to mitigate dust and odors through particulate filtration and increased landscape turbulence can become increasingly efficient.

## Implementation

The plan includes the reconstruction of the original visual vegetative buffer along Midway Road. This will be a single row planting of evergreen trees.

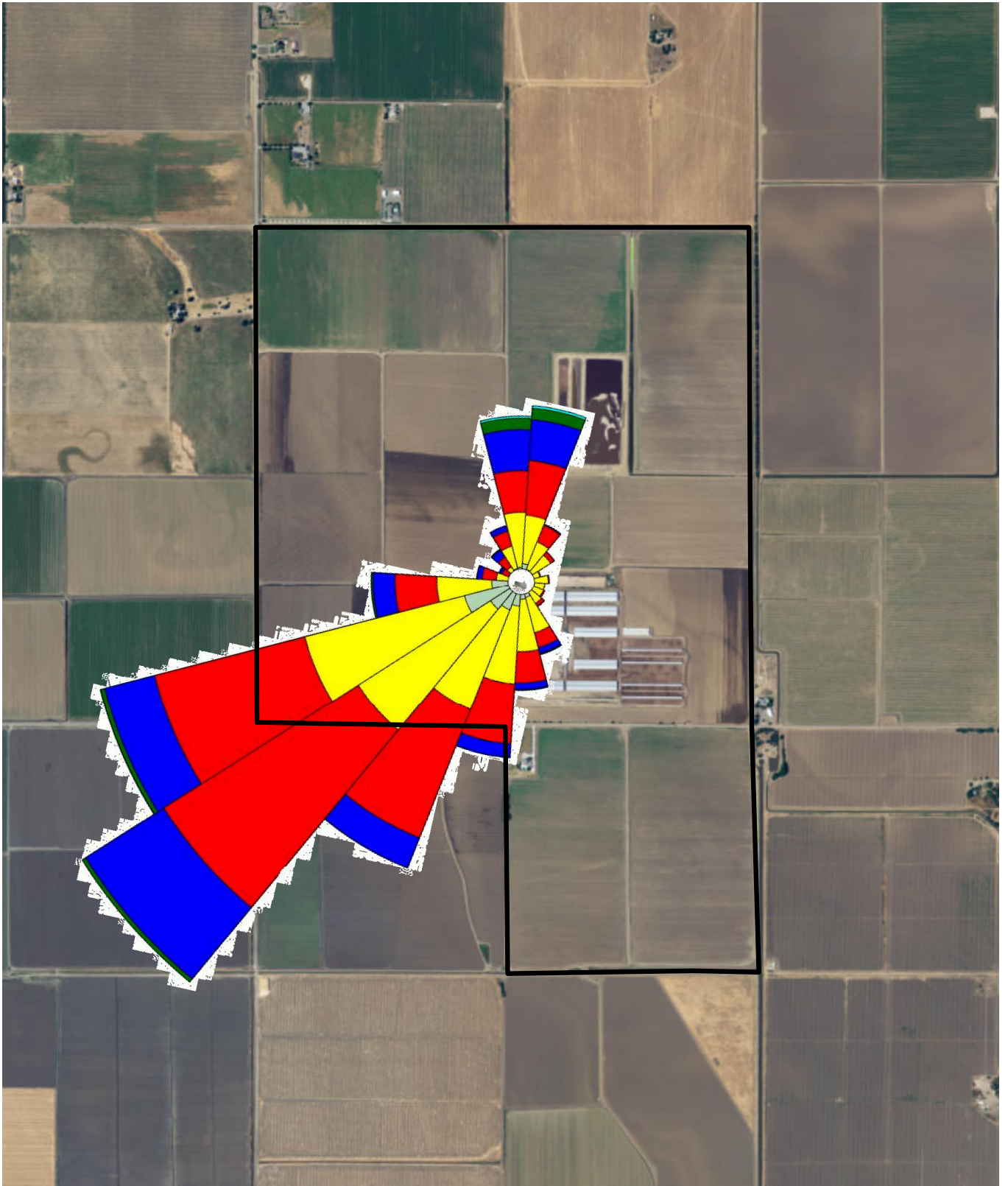
The prevailing wind directions for the site are shown on Figure 3. Based on the prevailing wind direction and District request for PM<sub>10</sub> mitigation, the VEB along the heifer corrals will include the planting of a wind barrier located along the eastern fenceline of the new and existing heifer corrals and extending around the edge of the north side (see Figure 4). A mix of coniferous and deciduous trees will be planted. The mix is designed to have a variety of leaf sizes and shape, as well as texture, to maximize entrapment of particulate. The diversity of species will also mitigate loss or destruction of the windbreak if insects or diseases occur on certain species. Coniferous and deciduous trees will be mixed in the same row. The species were selected for rapid growth and their ability to sustain the high summer temperatures of the Solano County area.

### Deciduous Tree

Cottonwood (*Populus* spp.) will compose the deciduous tree row of the windbreak. These native, fast-growing trees thrive in full sun exposure and are resistant to disease. Cottonwoods have a high growth rate of up to 24 inches per year, and can reach heights of 40 to 50 feet and widths of 20 to 30 feet.

### Evergreen Conifer

Redwoods (*Sequoia sempervirens*) will also be planted in the tree row. These are large trees that can reach 50 feet in height in just 20 years. With proper spacing, they will have a full canopy and reach 30 feet in width. The hybrid commercial plantings of this species are also highly immune to pests and disease. Redwoods are an adaptable landscape plant, but they require a lot of moisture. These species were selected because they are fast-growing and do well in areas of high sun exposure.



 HD Ranch Boundary



SOURCE: 2016 NAIP AERIAL PHOTOGRAPH;  
YOLO/SOLANO AQMD, NUT TREE STATION 93241

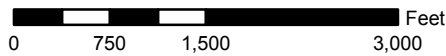


FIGURE 3  
PREVAILING WIND DIRECTION  
HD RANCH  
SOLANO COUNTY, CALIFORNIA





Establish Vegetation Buffer (2,151 feet)	Domestic Well	1 - House	6 - Milk Parlor	20 - Settling Pond	24 - Beef Pen
Existing Vegetation Buffer (2,764 feet)	Field	2 - Shop	7 - Heifer Barn	21 - Lagoon	25 - Exercise Pen
Replace Existing Vegetation Buffer (2,666 feet)	Property Boundary	3 - Commodity Barn	8 - Fresh/Hospital Barn	22 - Silage Slab	26 - Corral
Monitoring Well Location	Buildings	4 - Hay Barn	9 - Calf Hutches	23 - Bedding/Manure	27 - Grazing Pen
Barn Well	Property Features	5-# - Freestall Barn	10 - Corral Shade		
Irrigation Well	Proposed New Feature				

**FIGURE 4**  
**PROPOSED WINDBREAK AND**  
**VEGETATIVE ENVIRONMENTAL BUFFER**  
**HD RANCH**  
**SOLANO COUNTY, CALIFORNIA**



Mr. Kyle Rohlfing/Yolo-Solano AQMD  
September 8, 2017  
Page 5 of 5

The trees will be planted at a spacing of 20 feet. This spacing will provide enough area for the trees to grow unhindered and healthy, but will also provide sufficient vegetative density to create the desired atmospheric turbulence and visual and particulate buffer. All trees and shrubs will be irrigated to meet moisture requirements during the dry summer months.

Please call me with questions at (530) 223-2585.

Sincerely,

**VESTRA Resources, Inc.**



Wendy Johnston  
Project Manager

Attachments

# **HD DAIRY LAND USE PERMIT AMENDMENT NO.1 LAND USE PERMIT APPLICATION NO. U-01-06 MITIGATION MONITORING AND REPORTING PROGRAM**

When an agency makes a finding that potentially significant impacts have been mitigated to less than significant levels, the agency must also adopt a program for reporting on or monitoring the efficacy of the mitigation measures that were adopted (Public Resources Code 21081.6). This document consists of a proposed Mitigation Monitoring and Reporting Program for the HD Dairy Land Use Permit Application No. U-01-06 Amendment No. 1. The monitoring and reporting measures included in this program are the responsibility of the Project Sponsor, HD Dairy.

The Mitigation Monitoring and Reporting Program includes the confirmation of, or review and approval of, the implementation of specific mitigation actions in the form of reports and plans. The mitigation measures included in this monitoring program will be completed at various stages of the Project, including future document submittals for Building and Grading Permit approvals, actions or approvals linked to other Responsible Agencies including the Yolo Solano Air Quality Management District (YSAQMD), as well as during project construction and implementation. Solano County will provide documentation that the Mitigation Monitoring and Reporting Program has been fully adhered to and completed. This Mitigation Monitoring and Reporting Program applies to all activities evaluated by the HD Dairy Land Use Permit Application No. U-01-06 Amendment No. 1 Initial Study.

Solano County remains responsible for ensuring that the implementation of these mitigation measures occurs to the extent noted in this Mitigation Monitoring and Reporting Program and, where it is noted, Solano County will be responsible for reviewing and monitoring the required mitigation measures to ensure compliance (CEQA Guidelines 15097).



HD Dairy Land Use Permit Application No. U-01-06 Amendment No. 1 Mitigation Monitoring and Reporting Program				
Mitigation Measures	Party Responsible for Implementation	Party Responsible for Monitoring	Monitoring Action	Significance After Mitigation
<b>Aesthetics</b>				
<i>MMRP – A.1: Exterior lighting shall be hooded and directed away from adjacent residential development.</i>	HD Dairy	Department of Resource Management	Review building plans and on-going	Less than significant
<b>Air Quality</b>				
<i>MMRP – A.2: In order to mitigate for PM<sub>10</sub>, as recommended by the YSAQMD, emission permittee has agreed to construct a vegetative buffer of mixed deciduous and coniferous tree species along the west and north edges of the expansion corral area and to replace the tree buffer along Midway Road. The buffer shall be a 30-foot wide planting strip and trees shall be spaced at 20 feet on center. Prior to the issuance of a building or grading permit, whichever occurs first, the permittee shall submit a planting and irrigation plan for the vegetative buffer and provide evidence of the Yolo-Solano Air Quality Management District approval of the planting and irrigation plan, to the Department of Resource Management. The tree species shall be as recommended in the Vegetative Buffer Plan.</i>	HD Dairy	Department of Resource Management and Yolo-Solano AQMD	Review planting and irrigation plans prior to issuance of building or grading permit, whichever occurs first	Less than significant
<b>Biological Resources</b>				
<b>MMRP – BR-1: In order to mitigate for the loss of Swainson Hawk foraging habitat, the project proponent/permittee shall install an additional row of trees suitable for Swainson Hawk nesting and habitat, such as Redwoods, Cottonwoods and/or Willows to the vegetative buffer presented as mitigation A-2 within the 30 foot wide planter strip. The planting and irrigation plan will be submitted to the Department of Resource Management for Planning Department for review and approval prior to issuance of a grading or building permit, whichever occurs first.</b>	HD Dairy	Department of Resource Management	Review planting and irrigation plans prior to issuance of building or grading permit, whichever occurs first	Less than significant

Mitigation Measures	Party Responsible for Implementation	Party Responsible for Monitoring	Monitoring Action	Significance After Mitigation
<b>Cultural Resources</b>				
<p><i>MMRP CR-1: In the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within 100 feet of the resources shall be halted and the applicant/operator shall consult with the County and a qualified archaeologist (as approved by the County) to assess the significance of the find per CEQA Guidelines Section 15064.5. The qualified archaeologist shall determine the nature of the find, evaluate its significance, and, if necessary, suggest preservation or mitigation measures. Appropriate mitigation measures, based on recommendations listed in the archaeological survey report, will be determined by the Director of the Solano County Department of Resource Management. Work may proceed on other parts of the project site while mitigation for historical resources or unique archaeological resources is carried out. All significant cultural materials recovered shall be, at the discretion of the consulting archaeologist, subject to scientific analysis, professional museum curation, and documented according to current professional standards.</i></p>	HD Dairy	Department of Resource Management	On-going	Less than significant
<p><i>MMRP CR-2: Section 7050.5 of the California Health and Safety Code states that if human remains are found during construction activities, all operations are to cease until the County coroner has determined that the remains are not subject to the provisions of law concerning investigation of the circumstances in the manner provided in Section 5097.98 of the Public Resources Code</i></p>	HD Dairy	Department of Resource Management	On-going	Less than significant



# Solano County

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

## Agenda Submittal

<b>Agenda #:</b>	3	<b>Status:</b>	PC-Regular
<b>Type:</b>	PC-Document	<b>Department:</b>	Planning Commission
<b>File #:</b>	PC 18-038	<b>Contact:</b>	Eric Wilberg, 784.6765
<b>Agenda date:</b>	09/06/2018	<b>Final Action:</b>	

**Title:** Public hearing to consider Policy Plan Overlay No. PP-17-01 of Canon Partners, LLC to apply a policy plan overlay to 83.5 acres located at 5204 North Gate Road, adjacent to the City of Fairfield within the Exclusive Agriculture “A-80” Zoning District to permit the addition of transitional industrial and transitional commercial uses; APNs 0166-040-060 and 0166-050-100. 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: Eric Wilberg) Staff Recommendation: Recommend approval to the Board of Supervisors

**Governing body:** Planning Commission

**District:**

**Attachments:** A - Draft Ordinance, B - Draft Resolution, C - Initial Study and Negative Declaration, D - Location Map, E - Aerial Photo of Vicinity

Date:	Ver.	Action By:	Action:	Result:
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Published Notice Required? Yes  No

Public Hearing Required? Yes  No

### **RECOMMENDATION:**

The Department of Resource Management recommends that the Planning Commission conduct a public hearing on the proposed Policy Plan Overlay and forward a recommendation to the Board of Supervisors to adopt an Ordinance applying the policy plan overlay district (Policy Plan Overlay No. PP-17-01) to the subject property.

### **EXECUTIVE SUMMARY:**

The project consists of designating 83.5 acres of a 302 acre property as a policy plan overlay district to the underlying Exclusive Agriculture zoning. The objective of the project is to provide an additional 50 acres for the relocation of existing businesses from the Fairfield Train Station development area to this site, on a temporary basis, until they transition to a permanent location within the City of Fairfield on the adjacent parcels to the west. The sought after temporary businesses would be land uses consistent with the Transitional Industrial and Transitional Commercial Uses listed in the Solano County Exclusive Agricultural zoning district.

### **ENVIRONMENTAL ANALYSIS:**

The Department of Resource Management has prepared a Draft Initial Study and Mitigated Negative Declaration “IS/MND” pursuant to the California Environmental Quality Act for this project. The environmental documents have been circulated and made available for public review and comment from May 29, 2018 through June 27, 2018. The Draft MND identified certain potentially significant impacts together with proposed

mitigations to reduce the impacts to less than significant along with other impacts determined to be less than significant.

*Reference Attachment C, Initial Study and Mitigated Negative Declaration*

**PROPERTY INFORMATION:**

**A. Applicant/Owner:**

Canon Partners, LLC  
5204 North Gate Road  
Fairfield, CA 94535

**B. General Plan Land Use Designation/Zoning:**

General Plan: Agricultural/Travis Reserve Overlay  
Zoning: Exclusive Agricultural "A-80"

**C. Existing Use:** Construction Debris Recycling Facility, grazing

**D. Adjacent Zoning and Uses:**

North: Exclusive Agriculture "A-40" - Grazing  
South: Exclusive Agriculture "A-80" - Grazing  
East: Exclusive Agriculture "A-80" - Grazing  
West: Urban Industrial (City of Fairfield) - Grazing

**ANALYSIS:**

**A. Environmental Setting**

The subject property is relatively flat, exhibiting slopes of less than six percent. The site generally slopes downward to the east with elevations of 130 feet above sea level along the western property line, then dropping to 95 feet ASL along the eastern lot line. The property contains mainly grasslands for an existing cattle grazing operation. There are no trees or creeks located on the parcel. As part of the Mitigated Negative Declaration prepared for the project, a wetlands assessment concluded that the parcels have been historically graded to facilitate flood irrigation and that 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, the California Department of Fish and Wildlife, or the California Water Quality Control Board.

The subject property is comprised of two Assessor's Parcels; APN's 0116-040-060 and 0166-050-100. The Go Green concrete recycling business is established on 33 acres just north of the proposed 4.2 acre Bubbling Well facility. The balance of the property has primarily been utilized for grazing cattle.

Access to the site is provided via private driveway off North Gate Road at the intersection of Canon Road.

Surrounding properties exhibit characteristics similar to those of the subject site. The parcels 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. Properties to the west of the subject site are located within Fairfield city limits. 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 land uses and plans to extend municipal services including water and sewer to that location.

*Reference Attachment D, Location Map*

*Reference Attachment E, Aerial Photo of Vicinity*

## **B. Project Description**

### *Statement of Purpose*

The purpose and intent of Policy Plan Overlay District No. PP-17-01 is to provide for the establishment of general and specific site development standards for the limited term use of the project site during the construction of the Fairfield Train Station Specific Plan improvements. Under this policy plan overlay, development of the property shown on the Site Development Plan (Attachment A, Exhibit B) is consistent with the General Plan and the underlying Exclusive Agriculture Zoning District.

### *Limited Term*

A use permit shall be required whenever development is proposed within the policy plan overlay area. The use permit shall be for a limited term, not to exceed ten (10) years. One ten (10) year extension may be granted if, at the time of the extension request, the City of Fairfield has approved the extension of sanitary sewer and municipal water services to the designated Fairfield Train Station Specific Plan Industrial Area just west of the project site within the City of Fairfield.

### *Allowed Uses and Permit Requirements*

Table 28.68.17-01 of the Land Use and Development Standards for the policy plan overlay specifies the land uses allowed within the overlay district and the land use permit required to establish each use. In addition to the land use permit required by Table 28.68.17-01, special requirements may also apply to certain uses.

## **Existing Use**

### *Go Green Recycling*

One such business, Go Green Asphalt, Inc., has already relocated to this site under Use Permit U-15-05 granted by the Planning Commission in 2015. The Go Green facility operates as a construction debris recycling yard which accepts, processes, and stores concrete, asphalt, and soil. Asphalt and concrete are accepted from slabs, roof tiles, sidewalks, driveways, curbs, pipe, roadways, parking lots, etc. Materials are sourced from various construction sites and crushed on-site in the unenclosed material storage and processing area. These materials are then imported, processed, and sold as needed for re-use as base rock and sold wholesale to contractors and municipalities. The project is authorized for incoming daily tonnage ranging between 0 - 1,000 tons of material(s) dependent on the economy and construction activities. The recycling yard operates between the hours of 7 a.m. to 4:30 p.m. Mondays through Saturdays year round. The operation generates 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 utilized. The project may have up to 5 employees on-site per day. Go Green occupies 32.9 acres of the 83.5 acre area proposed under the policy plan overlay.

Processing of materials on-site occurs seasonally and is hindered during heavy rainfall, generally during the winter months. Processing delays due to weather conditions have generated some non-compliance concerns since initial permitting. Go Green is currently pursuing a minor revision to their use permit to become reclassified as an Inert (Type A) Debris Recycling Center which would allow for an increase in storage time



limitations of 6 months for unprocessed material and 12 months for processed material. Action on the use permit revision is contingent on approval of policy plan overlay No. PP-17-01.

## **Future uses**

The policy plan overlay anticipates establishing another six transitional industrial land uses in addition to the Go Green facility on lease areas ranging generally in size from 5 to 11 acres. The first such use is Bubbling Well Pet Memorial Park Inc. described in further detail below. A summary of the anticipated types of land uses and permitting requirements can be found in the Land Use and Development Standards for the policy plan overlay (Attachment A, Exhibit A)

### *Bubbling Well Pet Memorial Park Inc.*

The property owners have identified Bubbling Well Pet Memorial Park Inc. as a lessee to locate on 4.5 acres at the southwest corner of the project site. Bubbling Well, formerly located at 5054 Peabody Road within the Fairfield Train Station Plan area, provides cremation services, both private and communal, for domestic pets (dogs, cats, etc.) in addition to farm animals including goats, sheep, and horses. Cremation services are also provided to Pet Hospitals and Pet Emergency Clinics in Solano County as well as the Solano County SPCA and in some cases to Solano County Animal Control.

The Bubbling Well operation would consist primarily of a 7,140 square foot structure comprised of a 5,508 sq. ft. crematorium and 1,632 sq. ft. of administrative office space. The facility would also include an outdoor courtyard and covered canopy area. No medical waste processing is performed on-site. All material is picked up by a medical waste processing company as needed.

Generally, there will be three employees working at the facility with an extra employee on occasion. Operations would normally occur six days per week with a seventh day as needed. The company utilizes two trucks for the delivery of supplies three times per week (Tuesday through Thursday).

Bubbling Well is currently pursuing use permit application No. U-17-03 to establish and operate a pet crematorium within the boundaries of the policy plan overlay. Action on the use permit is contingent upon approval of PP-17-01 and the policy plan overlay district becoming effective.

The project also includes an agricultural buffer area along the northern and western extent of the policy plan overlay boundaries. The buffer area includes soil infill to slope away from constructed berms out towards the natural grade of the lot. An orchard is intended to be planted within these areas.

## **Infrastructure**

### *Potable Water*

The initial phase of the project which includes the Bubbling Well facility will derive its water supply from on-site water well and is not considered a state regulated Public Water System. Therefore at a minimum, the onsite water supply shall meet the same requirements as those for a State Small Water System HSC § 116275 (n), regardless of the number of connections. This includes obtaining an annual County State Small Water System permit (CCR Title 22 §64211), and monitoring the water supply per CCR Title 22 § 64212 and 64213) for constituents and reporting test results to the Solano County Environmental Health Division at the frequency required for a State Small Water System. If there are less than 5 service connections, then coliform testing only needs to be performed annually unless the Environmental Health Division requires more frequent testing. The application and all required monitoring and testing shall be conducted prior to final inspection from the Building Division.

The permittee shall certify the number of employees, customers, and visitors using the water supply and the number of connections attached to the water supply to the Environmental Health Division on an annual basis. The permittee shall provide sample results for other constituents as required by the Environmental Health Services Division within 30 days of a written directive to provide such results. Any cost incurred by the Environmental Health Division above that recovered through any annual permit fee for work performed associated with the water supply shall be paid at the current hourly rate for Environmental Health Division within 30 days of invoice.

Per Health and Safety Code section 116275, a Public Water System permit from the state shall be obtained and maintained valid and all operating, monitoring, reporting and notification requirements for a Public Water System shall be met. The Environmental Health Services Division will notify the permittee when this transitional threshold becomes applicable upon further development of the various land uses on site.

### *Septic System*

The project site is not developed with a private septic system and sanitary sewer is not available to the property. The initial lessee requiring on-site septic, Bubbling Well, will construct and utilize a new septic system. The design and specification of the septic system shall include plans that show the proposed system detail and the placement of the leachfield in the area tested and identified for leachfield construction. The site testing and an on-site sewage disposal system design shall be prepared by a Professional Civil Engineer, Certified Engineering Geologist, or a Registered Environmental Health Specialist. The designer shall certify and stamp the design prior to approval of the on-site sewage disposal system permit. The onsite sewage disposal system shall not serve more than one parcel. Solano County Code Chapter 6.4 does not apply to a Community Sewage Disposal System. A Community Sewage Disposal System is defined in Chapter 6.4 as a system that accepts sewage from two or more separate lots. The two APNs within the policy plan overlay comprise one legal lot, simply with two tax assessment numbers assigned.

### *Irrigation Water*

The project site is located within the boundaries of the Solano Irrigation District. The property has an existing service located at the northwest corner. The service provides raw, untreated, agricultural irrigation water. No changes are proposed for the existing S.I.D service.

### *Fire Protection*

Upon development, each structure and permitted land use will be evaluated for fire protection by the Vaca-Elmira Fire Protection District and the County Department of Resource Management through the building permit process. An on-site fire protection system shall be designed, installed, and maintained by the permittee, including provision for the adequate storage of water for fire suppression purposes.

### *Access*

The project site has frontage along, and an encroachment to North Gate Road which is within the jurisdiction of the City of Fairfield. The site is currently served by a 350 linear foot private road that extends east from the intersection of Canon Road and North Gate Road. The project would extend existing access eastward to accommodate future businesses on-site for a total road length of 2,250 feet. The proposed roadway width is 36 feet with a cul-de-sac at its easterly terminus.

### *Drainage*

The project involves the construction of a central storm water retention/detention pond near the northeast

corner of the project site. The initial lessee requiring on-site drainage improvements, Bubbling Well, will develop its own detention pond(s) through the Department's grading permit process. The permittee shall furnish a hydrologic study prepared by a licensed civil engineer to demonstrate that permanent storm drain facilities can be designed and constructed within the policy plan overlay to satisfy County Code section 31-26 and Section 31-30 "General Design Principles and Standards" showing no increased rate of run off. All current County and State stormwater requirements must be met. The applicant will need to indicate the general location of significant storm drainage improvements on the grading permit site plan. The site plan will need to show that surface water runoff created by any impervious surface on site is retarded by appropriate structural and vegetative measures so that flow rates at the discharge point don't exceed flows prior to any historical development on site. Such improvements need to be contained within the property boundary.

### **C. General Plan and Zoning Consistency**

The project is located within an area designated Agriculture by the Solano County General Plan Land Use Diagram. 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. The general plan designates the Travis Reserve for the "ongoing agricultural and open space uses" within the reserve area. The Department is recommending that short-term temporary nonresidential uses may also be considered, subject to a discretionary permit approval.

Permitted land uses within the policy plan area would operate for fixed term of ten (10) years, commencing on the effective date of the policy plan overlay. Additional permitting would be necessary should the need for those uses continue beyond the ten year fixed term.

The site 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.

The subject site is zoned Exclusive Agriculture "A-80". As seen on the General Plan/Zoning Consistency Table (Table LU-7 General Plan), the zoning is consistent with the general plan designation. In addition, transitional industrial and commercial land uses are permissible within the Exclusive Agriculture zoning district. Policy Plan Overlay PP-17-01 would incorporate those uses to the subject site and establishes applicable development standards.

### **D. 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 may have jurisdiction over the project:

#### *Local Agencies*

City of Fairfield  
Solano County Department of Resource Management  
Solano Irrigation District  
Vaca-Elmira Fire District

#### *Regional and State Agencies*

Air Port Land Use Commission - Solano County  
Bay Area Air Quality Management District

Central Valley Regional Water Quality Control Board  
State Department of Water Resources

**ATTACHMENTS:**

- A** - Draft Ordinance for PP-17-01
- B** - Draft Resolution
- C** - Draft Initial Study and Negative Declaration
- D** - Location Map
- E** - Aerial Photo of Vicinity

## ORDINANCE NO. 2018-\_\_\_\_\_

### AN ORDINANCE AMENDING CHAPTER 28 OF THE SOLANO COUNTY CODE TO REZONE 83± ACRES LOCATED EAST OF THE INTERSECTION OF NORTH GATE ROAD AND CANON ROAD BY ADDING A POLICY PLAN OVERLAY DISTRICT TO SUCH PROPERTY (PP-17-01)

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The Board of Supervisors of the County of Solano ordains as follows:

#### SECTION I

Pursuant to Chapter 28, Section 28-68, of the Solano County Code (Zoning Regulations), Policy Plan Overlay District PP-17-01, as set forth in Exhibit A attached hereto, is adopted and applied to a 83± acre portion of property identified as Assessor's Parcel Numbers 0166-040-060 and 0166-050-100, as shown in the Development Plan included in Exhibit A..

#### SECTION II

The Board of Supervisors has made the following findings in regard to the zoning amendment described in Section I of this ordinance:

1. The proposed development is in conformity with the Solano County General Plan with respect to land use, population densities and distribution, traffic circulation, public sewer and water service, and other pertinent aspects of the General Plan.

The adoption of the Policy Plan Overlay district would conform to the existing General Plan, thereby permitting development of the property with land uses, population densities, utilities, and traffic circulation as envisioned by the General Plan.

The project is located within an area designated Agriculture by the Solano County General Plan Land Use Diagram. 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. The general plan designates the Travis Reserve for the "ongoing agricultural and open space uses" within the reserve area. The Department is recommending that short-term temporary nonresidential uses may also be considered, subject to a discretionary permit approval.

Permitted land uses within the policy plan area would operate for fixed term of ten (10) years, commencing on the effective date of the policy plan overlay. Additional permitting would be necessary should the need for those uses continue beyond the ten year fixed term.

The site 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.

The subject site is zoned Exclusive Agriculture "A-80". As seen on the General Plan/Zoning Consistency Table (Table LU-7 General Plan), the zoning is consistent with the general plan designation. In addition, transitional industrial and commercial land uses are permissible within the Exclusive Agriculture zoning district. Policy Plan Overlay PP-17-01 would incorporate those uses to the subject site and establishes applicable



development standards.

2. The proposed development is designed to produce an environment of stable and desirable character consistent with all applicable goals, objectives, policies, proposals, criteria, standards and procedures of the general plan.
3. The proposed development meets applicable development requirements and where possible, exhibits creativity and innovation in architectural, engineering, planning, and environmental design.
4. The project has been reviewed and processed in accordance with the California Environmental Quality Act (CEQA) and the County CEQA Guidelines. Adequate mitigation is provided for any use, process, equipment, or materials which are found to be objectionable or to be injurious to property located in the vicinity by reason of odor, fumes, dust, smoke, cinders, glare, unsightliness, hazardous materials, traffic congestion, or to involve any hazard of fire or explosion.

The Department of Resource Management has prepared a Draft Initial Study and Mitigated Negative Declaration "IS/MND" pursuant to the California Environmental Quality Act for this project. The environmental documents have been circulated and made available for public review and comment from May 29, 2018 through June 27, 2018. The Draft MND identified certain potentially significant impacts together with proposed mitigations to reduce the impacts to less than significant along with other impacts determined to be less than significant. All of the proposed mitigation measures have been incorporated into the Land Use and Development Standards for Policy Plan Overlay District No. PP-17-01.

On September 6, 2018 Solano County Planning Commission reviewed the Mitigated Negative Declaration and proposed Policy Plan Overlay District No. PP-17-01, and recommended to the Board of Supervisors that it adopt the Mitigated Negative Declaration and Policy Plan Overlay District. The Board has read, considered and adopted the Mitigated Negative Declaration.

**SECTION III**

A summary of this ordinance shall be published once in the Daily Republic, a newspaper of general circulation in the County of Solano, not later than fifteen (15) days after the date of its passage and adoption and shall take effect thirty (30) days from and after its passage.

\*\*\*\*\*

PASSED AND ADOPTED by the Solano County Board of Supervisors at its regular meeting on \_\_\_\_\_, 2018, by the following vote:

AYES: Supervisors \_\_\_\_\_  
NOES: Supervisors \_\_\_\_\_  
EXCUSED: Supervisors \_\_\_\_\_

Board of Supervisors Ordinance No. 2018-\_\_\_\_\_  
PP-17-01 Canon Partners LLC

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\_\_\_\_\_  
John Vasquez, Chair  
Solano County Board of Supervisors

ATTEST:  
Birgitta E. Corsello, Clerk  
Board of Supervisors

By: \_\_\_\_\_  
Jeanette Neiger, Chief Deputy Clerk

**Exhibit A:** Land Use and Development Standards for Policy Plan Overlay No. PP-17-01

**Canon Partners LLC Policy Plan Overlay District  
PP-17-01  
Land Use and Development Standards**

**Statement of Purpose**

The purpose and intent of this Policy Plan Overlay District (PP-17-01) is to provide for the establishment of general and specific site development standards for the limited term use of the project site during the construction and relocation of land uses within the Fairfield Train Station Specific Plan area. Under this policy plan overlay, development of the property shown on the Site Development Plan is consistent with the General Plan and the underlying Exclusive Agriculture Zoning District.

**Limited Term**

A use permit shall be required whenever development is proposed within the policy plan overlay area. Any use permit granted within the policy plan overlay shall be issued for a fixed term, not to exceed ten (10) years, commencing on the effective date of PP-17-01. One ten year extension may be granted if, at the time of the extension request, the City of Fairfield has approved the extension of municipal services to the designated Fairfield Train Station Specific Plan area just west of the project site within the City of Fairfield. The extension of services to this location may allow for the relocation of permitted uses within the policy plan overlay.

**Allowed Uses and Permit Requirements**

Table 28.68.17-01 identifies the land uses allowed within the policy plan overlay and the land use permit required to establish each use. In addition to the land use permit required by Table 28.68.17-01, special requirements may also apply to certain uses.

**Land Use Regulations**

Where the last column in Table 28.68.17-01 (Land Use Regulations) includes a section number, e.g. 28.71.20(A), the zoning regulations in the referenced section apply to the use. Where the last column includes a chapter number, e.g. Chapter 13.6, the regulations in the referenced Solano County Code apply to the use. Provisions in other sections of this Zoning Ordinance may also apply.

**Prohibited Uses**

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

**Site Development and Other Standards**

All uses shall comply with the provisions of Article IV, Section 28-90 Site Development and Other Standards which includes standards for parking, signs and other project elements.

**Architectural Review**

Architectural Approval may be required for certain uses in compliance with Section 28.102

(Architectural Approval).

### **Performance Standards**

**Limitations** - The construction, occupancy, and use of proposed buildings and surrounding lease areas shall be in accord with the plans and information submitted with Policy Plan Overlay application PP-17-01 and as approved by the Solano County Board of Supervisors.

**Prevention of Nuisances** - The permittee shall take such measures as may be necessary or as may be required by the County to prevent offensive noise, lighting, dust, or other impacts which constitute a hazard or nuisance to surrounding property.

**Lighting and Glare** - All lighting shall be shielded to prevent any light spillover onto surrounding properties. A lighting plan providing the location, light intensity and direction, construction and materials shall be submitted by the permittee prior to building permit issuances.

**Fencing** - All fencing shall be maintained plumb, level, and in a structurally sound condition.

**Potable Water Requirements** - Per Health and Safety Code section 116275, a Public Water System permit from the State of California Water Board, Division of Drinking Water shall be obtained and maintained valid, including all operating, monitoring, reporting and notification requirements for a Public Water System shall be met. The responsibility for providing potable water to the property, which includes obtaining and maintaining compliance with the permit conditions, lies with the property owner.

The initial phase of the project includes the Bubbling Well facility, which, will derive its water supply from an on-site water well and is not considered a state regulated Public Water System. Therefore, at a minimum, the onsite water supply shall meet the same requirements as those for a State Small Water System HSC § 116275 (n), regardless of the number of connections.

This requires obtaining an annual County State Small Water System permit (CCR Title 22 §64211), and monitoring the water supply per CCR Title 22 § 64212 and 64213) for constituents and reporting test results to the Solano County Environmental Health Division at the frequency required for a State Small Water System. If there are less than 5 service connections, then coliform testing only needs to be performed annually. In the event samples do not meet drinking water standards, Environmental Health Division requires disinfection procedures and more frequent sample testing.

Environmental Health shall only permit one State Small Water System on the legal lot. Environmental Health will require a water infrastructure design plan upon initial application for the State Small Water System permit that shows how all of the business lots will be connected to the water system. Multiple State Small Water System permits can be issued, if at such a time subdivision of the property occurs, creating separate legal lots.

As this is considered a temporary Policy Plan Overlay, Environmental Health shall require a post closure plan upon initial application for the State Small Water System permit. The post closure plan shall include a description of how the water infrastructure will be installed, maintained, and tracked to ensure that upon expiration of the Policy Plan Overlay all remnants of the water system infrastructure can be removed from the ground to allow for the return of the parcel to agricultural land.

Once the service population exceeds the threshold of serving 25 or more people for 60 or more days of the year, or the number of water service connections exceeds 14, the property shall obtain and maintain a Public Water System permit from the Division of Drinking Water.

The application shall be submitted and approved and all required monitoring and testing shall be conducted prior to final inspection from the Building Division.

The permittee shall certify the number of employees and customers/visitors using the water supply and the number of connections attached to the water supply to the Environmental Health Division on an annual basis.

The owner of the water supply system shall provide sample results for other constituents as required by the Environmental Health Services Division within 30 days of a written directive to provide such results.

Any cost incurred by the Environmental Health Division above that recovered through any annual permit fee for work performed associated with the water supply shall be paid at the current hourly rate for Environmental Health Division within 30 days of invoice.

**Septic System Requirements** -The design and specification of the septic system shall include plans that show the proposed system detail and the placement of the leachfield in the area tested and identified for leachfield construction.

The site testing and an on-site sewage disposal system design shall be prepared by a Professional Civil Engineer, Certified Engineering Geologist, or a Registered Environmental Health Specialist. The designer shall certify and stamp the design prior to approval of the on-site sewage disposal system permit.

The onsite sewage disposal system shall not serve more than one parcel. Solano County Code Chapter 6.4 does not apply to a Community Sewage Disposal System. A Community Sewage Disposal System is defined in Chapter 6.4 as a system that accepts sewage from two or more separate lots.

Septic system design for capacity greater than 10,000 gallons per day shall require permitting through the State Water Board.

**Fire Protection Requirements** - An onsite fire protection system for the proposed buildings shall be designed, installed, and maintained by the permittee, including provision for the adequate storage of water for fire suppression purposes. The permittee shall hire a qualified fire prevention engineer to prepare a fire protection plan for the property which shall be approved by the Fire Protection District and the County of Solano prior to building permit issuances.

**Dust Control** - The permittee shall implement a plan for dust control which shall include, at a minimum, the following items:

- a. All material stockpiled on site shall be sufficiently watered to prevent fugitive dust from leaving property boundaries and causing a public nuisance. Watering shall occur at least once a day with complete site coverage, preferably in the mid-morning hours.



- b. All on site areas with vehicle traffic shall be watered periodically or have dust palliatives applied for stabilization of dust emissions.
- c. All trucks hauling dirt, sand, aggregates or other loose materials shall be covered or shall maintain at least two feet of freeboard (i.e. minimum vertical distance between top of load and trailer).

**Site Appearance** - The permittee shall maintain the project site in a neat and orderly manner and kept free of accumulated debris or junk.

**Drainage Improvements** - The permittee shall furnish a hydrologic study prepared by a licensed civil engineer to demonstrate that permanent storm drain facilities can be designed and constructed within the Policy Plan Overlay to satisfy County Code section 31-26 and Section 31-30 "General Design Principles and Standards" showing no increased rate of run off. All current County and State stormwater requirements must be met. The applicant will need to indicate the general location of significant storm drainage improvements on the grading permit site plan. The site plan will need to show that surface water runoff created by any impervious surface on site is retarded by appropriate structural and vegetative measures so that flow rates at the discharge point don't exceed flows prior to any historical development on site. Such improvements need to be contained within the property boundary.

**ATTACHMENTS:**

**Attachment A** – Development Site Plan

**Attachment B** – Mitigation Measures

**TABLE A 28.68.17-01 of ALLOWED USES**

A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt, - - - = Prohibited		
<b>ALLOWED USES*</b> *See Definitions Section 28-01	<b>Permit Requirements</b>	<b>Land Use Regulations**</b> **See Section 28-70.10
	<b>PP-17-01</b>	
<b>AGRICULTURAL USES</b>		
<b>A. CROP PRODUCTION AND GRAZING</b>		
Agricultural accessory structures	A	28.71.10(B)(1)
Cultivated and irrigated farming	A	28.71.10
Non-irrigated and non-cultivated farming, Grazing	A	28.71.10
Grazing or pastured livestock	A	28.71.10
Pastured Poultry		
<i>Not adjacent to a R District</i>	A	
<i>Adjacent to a R District</i>	MUP	28.71.30(A) & (B)(4)
<i>With an agricultural commercial kitchen</i>	MUP	
<i>With sales</i>	MUP	
<i>With more than 4 crowing fowl</i>	UP	28.71.30(A) & (B)(4)
<b>B. AGRICULTURAL PROCESSING USES</b>		
Agricultural processing facility	UP	28.71.20(A) & (B)(1)
Aquaculture	UP	
Nursery with public sales	A	28.71.20(A) & (B)(2)
<b>C. ANIMAL FACILITIES AND OPERATIONS</b>		
Confined animal facility, including dairy		
<i>Small</i>	MUP	28.71.30(A) & (B)(1)
Fowl and Poultry Ranch		
<i>Small (100 - 1,000 birds)</i>	MUP	
<i>Large (1,001 birds or more)</i>	UP	28.71.30(A) & (B)(2)
Hog Ranch		
<i>Small (20 - 100 hogs)</i>	AP	
<i>Medium (101 - 750 hogs)</i>	MUP	28.71.30(A) & (B)(3)
<i>Large (751 hogs or more)</i>	UP	
Slaughterhouse		
<i>Small Slaughterhouse (1,000 head per year or less)</i>	MUP	28.71.30(A) & (B)(5)
<i>Large Slaughterhouse (More than 1,000 head per year)</i>	UP	28.71.30(A) & (B)(5)
<b>D. OTHER AGRICULTURAL OPERATIONS</b>		
Agricultural employee housing	AP	28.71.40(A) & (B)(1)
HCD Agricultural employee housing	A	28.71.40(A) & (B)(3)
Labor Camp	MUP	28.71.40(A) & (B)(4)

Temporary Commercial Coach	AP	28.71.40(A) & (B)(5)
A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt, - - - = Prohibited		
<b>ALLOWED USES*</b> *See Definitions Section 28-01	<b>Permit Requirements</b>	<b>Land Use Regulations**</b> **See Section 28-70.10
	PP-17-01	
<b>RESIDENTIAL USES</b>		
<b>A. TEMPORARY RESIDENTIAL USES</b>		
Security quarters for a construction site (commercial coach, manufactured home or recreational vehicle)	UP	28.72.20(A) & (B)(1)
Temporary Manufactured Home Storage	UP	28.72.20(A) & (B)(4)
Temporary single family home	UP	28.72.20(A) & (B)(6)
<b>B. AGRICULTURAL AND ANIMAL FACILITIES INCIDENTAL TO A RESIDENCE</b>		
Small Kennel or Cattery	MUP	28.72.30(A) & (B)(3)
Stable, private	MUP	28.72.30(A) & (B)(5)
<b>C. OTHER RESIDENTIAL USES</b>		
Cottage Industry		
<i>Type I</i>	UP	28.72.40(A) & (B)(1)
<i>Type II</i>	UP	
Home occupation		
<i>Type I</i>	MUP	28.72.40(A) & (B)(2)
<i>Type II</i>	MUP	

A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt, - - - = Prohibited		
ALLOWED USES*	Permit Requirements	Land Use Regulations**
*See Definitions Section 28-01		**See Section 28-70.10
<b>PP-17-01</b>		
RECREATION, EDUCATION AND PUBLIC ASSEMBLY USES		
RETAIL AND OFFICE USES		
A. RETAIL USES		
Farm/Ranch Supply Store	MUP	28.74.10(A) & (B)(5)
Roadside Stand		
<i>1,000 square feet or less in size</i>	A	
<i>Between 1,000 and 2,500 square feet</i>	AP	
<i>Greater than 2,500 square feet in size</i>	MUP	
<i>Non-agricultural product sales, less than 10%.</i>	A	28.74.10(A) & (B)(8)
<i>Non-agricultural product sales, between 10% and 25%</i>	MUP	
<i>Non-agricultural product sales, greater than 25%</i>	UP	
<i>Any of the above with a Certified Farmers Market</i>		
<i>Small Certified Farmers Market</i>	AP	28.74.10(A) & (B)(8); 28.75.20(A) & (B)(2)
<i>Medium Certified Farmers Market</i>	MUP	
B. OFFICE USES		
Agricultural Research Facility		
<i>Small (less than 20,000 sq. ft.)</i>	AP	
<i>Medium (between 20,000 and 40,000 sq. ft.)</i>	MUP	28.74.20(A) & (B)(1)
<i>Large (more than 40,000 sq. ft.)</i>	UP	
COMMERCIAL SERVICE USES		
A. COMMERCIAL SERVICES		
Large Animal Hospital or Veterinary Clinic	MUP	28.76.20(A) & (B)(1)
Kennel or Cattery, Large	MUP	28.76.20(A) & (B)(2)
Transitional Commercial	UP	28.76.20(A) & (B)(3)

A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt, - - - = Prohibited		
<b>ALLOWED USES*</b> *See Definitions Section 28-01	<b>Permit Requirements</b>	<b>Land Use Regulations**</b> **See Section 28-70.10
	<b>PP-17-01</b>	
<b>INDUSTRIAL, MANUFACTURING, PROCESSING AND WHOLESALE USES</b>		
<b>A. Industrial, Manufacturing and Processing Uses</b>		
Transitional Industrial	UP	28.77.10(A) & (B) (4)
<b>COMMUNICATION AND INFRASTRUCTURE USES</b>		
<b>A. COMMUNICATION USES</b>		
<b>Wireless communication facilities</b>		
Co-locations	MUP	28.78.10(A) & 28.81
New towers	UP	
<b>B. INFRASTRUCTURE USES</b>		
Non-commercial wind turbine <i>100 feet or less in height</i>	MUP	28.80
<i>Over 100 feet in height</i>	UP	
Pipeline, transmission or distribution line, in R.O.W.	A	28.78.20(A) & (B)(8)
Refuse, disposal, incineration, recycling or composting	UP	28.78.20 (B)(3)



**General site and building standards**

Subdivisions, new land uses, main buildings including temporary residential uses, and alterations to existing land uses and buildings, shall be designed, constructed, and/or established in compliance with the applicable development standards delineated or referenced in Table B 28.68.17-01.

**TABLE B 28.68.17-01 of DEVELOPMENT STANDARDS**

<i>Development Standards for Main Building &amp; Temporary Residential Uses</i>	
	<b>PP-17-01</b>
<b>MAIN BUILDING</b>	
Setbacks to Property Lines <sup>(1)</sup>	
Front	<i>30 feet, but at least 50 feet from the street centerline and unless otherwise indicated by building lines on the Zoning Maps.</i>
Sides (each)	<i>20 feet</i>
Rear	<i>25 feet</i>
Between structures <sup>(2)</sup>	<i>10 feet</i>
Height limit	<i>35 feet, and as allowed by 28-93 Special regulations</i>
Height limit for agricultural processing uses	<i>50 feet, and as allowed by 28-93 Special regulations</i>

**Notes:**

- (1) Other setbacks may be required for specific uses listed in Table 28.68.17-01, as provided elsewhere in this Chapter.
- (2) Other separation between structures may be required by County Building Code.

## Accessory Buildings and Structures

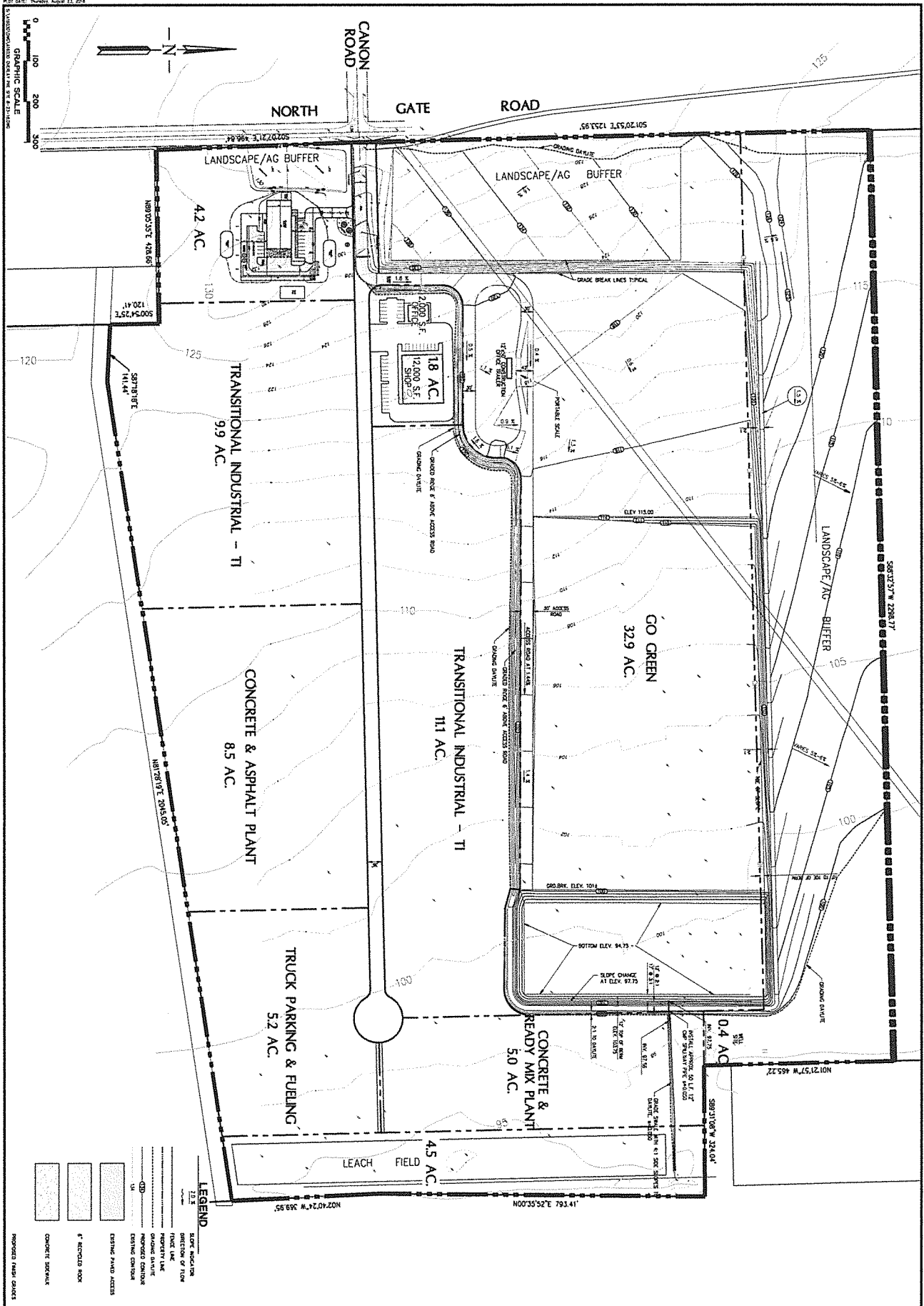
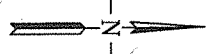
New accessory buildings and other structures, including alterations to existing accessory buildings and other structures, shall be designed, constructed, and/or established in compliance with the applicable development standards in Section 28.71.10(B)(1) and in the table below.

**TABLE C 28.68.17-01 of DEVELOPMENT STANDARDS, ACCESSORY BUILDINGS**

<i>DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS</i>	
<b>PP-17-01</b>	
<b>AGRICULTURAL ACCESSORY BUILDINGS <sup>(1)</sup></b>	
Setbacks <sup>(2)</sup>	
Attached	<i>An accessory building attached to the main building shall comply with the setback requirements for the main building</i>
Detached	
Front	<i>60 feet or on the rear 50% of the lot</i>
Sides (each)	<i>20 feet</i>
Rear	<i>20 feet</i>
Between structures	<i>10 feet from any dwelling or other main building on the same lot Stables: 20 feet from any dwelling or other main building on the same lot</i>
Height limit	<i>35 feet, and as allowed by 28-93 General Building regulations</i>
Height limit for agricultural processing uses	<i>50 feet, and as allowed by 28-93 Special regulations</i>
Parking	<i>As required by 28-94, Parking Requirements</i>
Signs	<i>See Section 28.96 Signs</i>
<b>RESIDENTIAL ACCESSORY BUILDINGS <sup>(1)</sup></b>	
<b>PP-17-01</b>	
Setbacks <sup>(2)</sup>	
Attached	<i>An accessory building attached to the main building shall comply with the setback requirements for the main building</i>
Detached	
Front	<i>60 feet or on the rear 50% of the lot</i>
Sides (each)	<i>20 feet</i>
Rear	<i>20 feet</i>
Between structures	<i>10 feet from any dwelling or other main building on the same lot Stables: 20 feet from any dwelling or other main building on the same lot</i>
Height limit	<i>35 feet, and as allowed by 28-93 Special regulations</i>
Parking	<i>As required by 28-94, Parking Requirements</i>
Signs	<i>See Section 28.96 Signs</i>

**Notes**

- (1) Does not include a secondary dwelling as defined in Section 28-01.
- (2) Other separation between structures may be required by County Building Code.



**LEGEND**

	SLOPE MODIFICATION
	SECTION OF ROAD
	PROPERTY LINE
	GRADING SURFACE
	PROPOSED CONTOUR
	EXISTING CONTOUR
	EXISTING PAVED ACCESS
	6' RECYCLED AREA
	CONCRETE SPECIAL

DATE	BY	REVISIONS

**CANON PARTNERS  
 POLICY PLAN OVERLAY  
 DEVELOPMENT PLAN**  
 SOLANO COUNTY, CALIFORNIA  
 FOR: ASB PROPERTIES

**ROBERT A. KARN  
 & ASSOCIATES, INC.**  
 707 BEEK AVENUE  
 FAIRFIELD, CALIFORNIA 94533  
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© COPYRIGHT 2014 ROBERT A. KARN & ASSOCIATES, INC.

## PP-17-01 CEQA Negative Declaration Mitigation Measures

### *Agricultural Resources - Mitigation Measure - 2.2(c):*

1. The permittee shall file a Reclamation Plan as a part of use permit development approval with financial assurance that the lands will be reclaimed to productive grazing lands.

### *Air Quality - Mitigation Measure - 2.3(a):*

2. The permittee shall implement the following measures to further reduce exhaust emissions from construction-related equipment:
  - Commercial electric power shall be provided to the project site in adequate capacity to avoid or minimize the use of portable gas-powered electric generators and equipment.
  - Where feasible, equipment requiring the use of fossil fuels (e.g., diesel) shall be replaced or substituted with electrically driven equivalents (provided that they are not run via a portable generator set).
  - To the extent feasible, alternative fuels and emission controls shall be used to further reduce NO<sub>x</sub> and PM<sub>10</sub> exhaust emissions.
  - On-site equipment shall not be left idling when not in use.
  - The hours of operation of heavy-duty equipment and/or the amount of equipment in use at any one time shall be limited.
  - Construction shall be curtailed during periods of high ambient pollutant concentrations; this may involve ceasing construction activity during the peak hour of vehicular traffic on adjacent roadways or on Spare the Air Days.
  - Staging areas for heavy-duty construction equipment shall be located as far as possible from sensitive receptors.
  - Before construction contracts are issued, the project applicants shall perform a review of new technology, in consultation with BAAQMD, as it relates to heavy-duty equipment, to determine what (if any) advances in emissions reductions are available for use and are economically feasible. Construction contract and bid specifications shall require contractors to utilize the available and economically feasible technology on an established percentage of the equipment fleet. It is anticipated that in the near future, both NO<sub>x</sub> and PM<sub>10</sub> control equipment will be available.

### *Air Quality - Mitigation Measure - 2.3(b):*

3. The permittee shall implement the following enhanced and additional control measures recommended by BAAQMD and YSAQMD to further reduce fugitive PM<sub>10</sub> dust emissions:

- Hydroseeding shall be used or nontoxic soil stabilizers shall be applied to inactive construction areas (previously graded areas inactive for 10 days or more).
- Exposed stockpiles (e.g., dirt, sand) shall be enclosed, covered, or watered twice daily, or nontoxic soil binders shall be applied to such stockpiles.
- Traffic speeds on unpaved roads shall be limited to 15 mph.
- Sandbags or other erosion control measures shall be installed to prevent runoff of silt to public roadways.
- Vegetation shall be replanted in disturbed areas as quickly as possible.
- Wheel washers shall be installed on all exiting trucks, or the tires or tracks of all trucks and equipment leaving the site shall be washed off.
- Windbreaks shall be installed or trees/vegetative windbreaks shall be planted at windward side(s) of construction areas.
- Excavation and grading activity shall be suspended when winds (instantaneous gusts) exceed 25 mph.
- The area subject to excavation, grading, and other construction activity at any one time shall be limited, as necessary.

*Greenhouse Gas Emissions - Mitigation Measure - 2.7(a):*

4. Require Tier-3 Compliant Construction Equipment. Equipment utilized during grading and construction shall meet Tier-3 standards of emission control.

*Utilities and Service Systems - Mitigation Measure - 2.17(d):*

5. The permittee shall consult with the Solano County Department of Resource Management Environmental Health Division prior to building permit issuances to determine if the project requires a public water system permit issued by the State Department of Public Health. If it is determined that the project requires a public water system permit, applicant shall obtain and comply with a public water system permit.



**SOLANO COUNTY PLANNING COMMISSION  
RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION RECOMMENDING ADOPTION OF THE MITIGATED NEGATIVE  
DECLARATION FOR THE CANON PARTNERS, LLC PROJECT AND APPROVAL  
OF POLICY PLAN OVERLAY PP-17-01, TO THE SOLANO COUNTY BOARD OF  
SUPERVISORS**

---

**WHEREAS**, the Solano County Planning Commission, after proper notice, conducted a public hearing on September 6, 2018, related to the Canon Partners, LLC project, including the draft Mitigated Negative Declaration prepared for the project and Policy Plan Overlay PP-17-01; and

**WHEREAS**, after considering the draft Mitigated Negative Declaration, any comments received during the public review process on that document, and all public testimony offered at the hearing, the County Planning Commission has determined that there is no substantial evidence that the Canon Partners, LLC project will have a significant effect on the environment, and that the draft Mitigated Negative Declaration reflects the County of Solano's independent judgment and analysis; and

**WHEREAS**, after public testimony and due deliberation, the Solano County Planning Commission has determined that the proposed policy plan overlay is appropriate and desirable, and will be consistent with the General Plan and underlying zoning, as amended.

**RESOLVED**, that the Solano County Planning Commission does hereby recommend adoption of the draft Mitigated Negative Declaration and approval of the proposed policy plan overlay.

\*\*\*\*\*

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Planning Commission on September 6, 2018 by the following vote:

AYES:	Commissioners	_____
		_____
NOES:	Commissioners	_____
ABSTAIN:	Commissioners	_____
ABSENT:	Commissioners	_____

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

# **Canon Partners LLC**

**Policy Plan Overlay PP-17-01**

**Initial Study and  
Mitigated Negative Declaration**

**May 2018**

**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 California Environmental Quality Act (CEQA) Guidelines, Section 15063.

Project Title:	Canon Partners LLC
Application Number:	Policy Plan Overlay No. PP-17-01
Project Location:	5204 North Gate Road Fairfield, CA 94535
Assessor Parcel No.(s):	0166-040-060 and 0166-050-100
Project Sponsor's Name and Address:	Canon Partners LLC 1107 Kentucky Street Fairfield, CA 94533

**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 Solano County Department of Resource Management Planning Services Division at 675 Texas Street, 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  
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: June 29, 2018

## **Next Steps**

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



## ENVIRONMENTAL DETERMINATION

### On the basis of this initial study:

- 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.

5-25-18

Date

  
Eric Wilberg, Planner Associate

## INCORPORATION OF MITIGATION MEASURES INTO THE PROPOSED PROJECT

By signature of this document, the project proponent amends the project description to include the mitigation measures as set forth in Section 2.

5-4-18

Date

  
Canon Partners, LLC

## **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. The site is situated east of the intersection between Canon Road and North Gate Road. 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 subject site is one legal lot comprised of two Assessor's Parcels; APN's 0116-040-060 and 0166-050-100. The project encompasses approximately 83.5 acres of the existing 302 acre property. Access to the site is provided via private 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 downward to the east with elevations of 130 feet above sea level along the western property line, then dropping to 95 feet ASL along the eastern lot line. The 83.5 acre project site is partially developed with the Go Green concrete recycling business, established on 33 acres via Use Permit No. U-15-05 in 2015. In addition to materials and equipment, the Go Green operation utilizes a 600 square foot office trailer and portable truck scale. The balance of the project area is undeveloped and has primarily been utilized for grazing cattle.

#### *Environmental Resources*

The property contains mainly grasslands for an existing cattle grazing operation (See Figure 4 – Site Photos). There are no trees or creeks located on the parcel. A Wetlands Assessment (Appendix 6.3) concludes that the parcel has been historically graded to facilitate flood irrigation and that 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, the California Department of Fish and Wildlife, or the California Water Quality Control Board.

#### *Other Characteristics*

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. Properties to the west of the subject site are within the City of Fairfield. 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 land uses and plans to extend municipal services including water and sewer to that location.

## 1.2 PROJECT DESCRIPTION:

### Project Purpose and Objectives

The project consists of designating an 83.5 acre portion of the 302 acre property as a Policy Plan Overlay (PPO) to the existing, underlying Exclusive Agriculture Zoning District. The objective of the project is to add an additional 50 acres for the relocation of existing businesses from the Fairfield Train Station development area to this site, on a temporary basis, until they transition to a permanent location within the City of Fairfield on the adjacent parcels to the west. The temporary term is limited to ten years, or until the extension of municipal services to the adjacent City industrial parcels, whichever is less. The temporary businesses would be industrial uses consistent with the Transitional Industrial Uses listed in the Solano County Exclusive Agricultural zoning district.

### Project Data

The project consists of the following proposed transitional land uses, as shown in Table 1 and on Figure 3:

<b>APN Number</b>	<b>Acres</b>	<b>Existing Land Uses</b>	<b>Specific Use</b>
0166-040-060 & 0166-050-100	219	Grazing	Cattle Grazing
0166-040-060	32.9	Transitional Industrial	Construction Debris Recycling
		<b>Proposed Land Use</b>	
0166-040-060	11.10	Transitional Industrial	To Be Determined
0166-040-060	5.00	Transitional Industrial	Concrete & Ready Mix Plant
0166-050-100	4.20	Transitional Industrial	Pet Crematorium
0166-050-100	9.90	Transitional Industrial	To Be Determined
0166-050-100	8.50	Transitional Industrial	Concrete and Asphalt Plant
0166-050-100	5.20	Transitional Industrial	Truck Parking and Fueling
0166-040-060 & 0166-050-100	4.50	Transitional Industrial	Leach Field
0166-040-060	1.8	Transitional Industrial	To Be Determined
0166-040-060	0.4	Transitional Industrial	Well Site
<b>Total</b>	<b>302.43</b>		

### Project Description

The PPO anticipates establishing another six transitional industrial land uses in addition to the Go Green facility. Table 1 provides a summary of the anticipated types of land uses on lease areas ranging in size from 5 to 11 acres.

#### *Go Green Recycling*

One such business, Go Green Asphalt, Inc., has already relocated to this site under Use Permit U-15-05 granted by the County of Solano in 2015. The Go Green facility operates as a construction debris recycling yard which accepts, processes, and stores concrete, asphalt, and soil. Asphalt and

concrete are accepted from slabs, roof tiles, sidewalks, driveways, curbs, pipe, roadways, parking lots, etc. Materials are sourced from various construction sites and crushed on-site in the unenclosed material storage and processing area. These materials are then imported, processed, and sold as needed for re-use as base rock and sold wholesale to contractors and municipalities. The project is authorized for incoming daily tonnage ranging between 0 – 1,000 tons of material(s) dependent on the economy and construction activities. The recycling yard operates between the hours of 7 a.m. to 4:30 p.m. Mondays through Saturdays year round. The operation generates 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 utilized. The project may have up to 5 employees on-site per day. Go Green occupies 32.9 acres of the 83.5 acre area proposed for transitional industrial land uses.

Processing of materials on-site occurs seasonally and is hindered during heavy rainfall, generally during the winter months. Processing delays due to weather conditions have generated some non-compliance concerns since initial permitting. Go Green is currently pursuing a minor revision to their use permit to become reclassified as an Inert (Type A) Debris Recycling Center which would allow for an increase in storage time limitations of 6 months for unprocessed material and 18 months for processed material. Action on the use permit revision is contingent on approval of the Policy Plan Overlay.

## **Infrastructure**

### *Potable Water*

The project site does not have an established source of potable water and no water wells have been constructed on-site. The initial lessee requiring potable water, Bubbling Well, will construct and utilize its own domestic water well. The project involves establishing, operating, and maintaining a Public Water System pursuant to Health and Safety Code § 116275 upon further development of the various land uses on-site.

### *Septic*

The project site is not developed with a private septic system and sanitary sewer is not available to the site. The initial lessee requiring on-site septic, Bubbling Well, will construct and utilize its own septic system. Upon further development, the project involves the construction of a community septic system. The leach fields serving that system are proposed near the eastern extent of the project site.

### *Irrigation Water*

The project site is located within the boundaries of the Solano Irrigation District. The property has an existing service located at the northwest corner. The service provides raw, untreated, agricultural irrigation water. No changes are proposed for the existing S.I.D service.

### *Fire Protection*

Upon development, each structure and permitted land use will be evaluated for fire protection by the Vaca-Elmira Fire Protection District and the County Department of Resource Management through the building permit process. An on-site fire protection system shall be designed, installed, and maintained by the permittee, including provision for the adequate storage of water for fire suppression purposes.

### *Access*

The project site has frontage along, and an encroachment to North Gate Road which is within the jurisdiction of the City of Fairfield. The site is currently served by a 350 linear foot private road that extends east from the intersection of Canon Road and North Gate Road. The project would extend existing access eastward to accommodate future businesses on-site for a total road length of 2,250 feet. The proposed roadway width is 36 feet with a cul-de-sac at its easterly terminus.

### *Drainage*

The project involves the construction of a central storm water retention/detention pond near the northeast corner of the project site. The initial lessee requiring on-site drainage improvements, Bubbling Well, will develop its own detention pond(s) through the Department's grading permit process.

### **Bubbling Well Pet Memorial Park Inc.**

The applicant has identified Bubbling Well Pet Memorial Park Inc. as a lessee to locate on 4.5 acres at the southwest corner of the project site. Bubbling Well, formerly located at 5054 Peabody Road within the Fairfield Train Station Plan area, provides cremation services, both private and communal, for domestic pets (dogs, cats, etc.) in addition to farm animals including goats, sheep, and horses. Cremation services are also provided to Pet Hospitals and Pet Emergency Clinics in Solano County as well as the Solano County SPCA and in some cases to Solano County Animal Control.

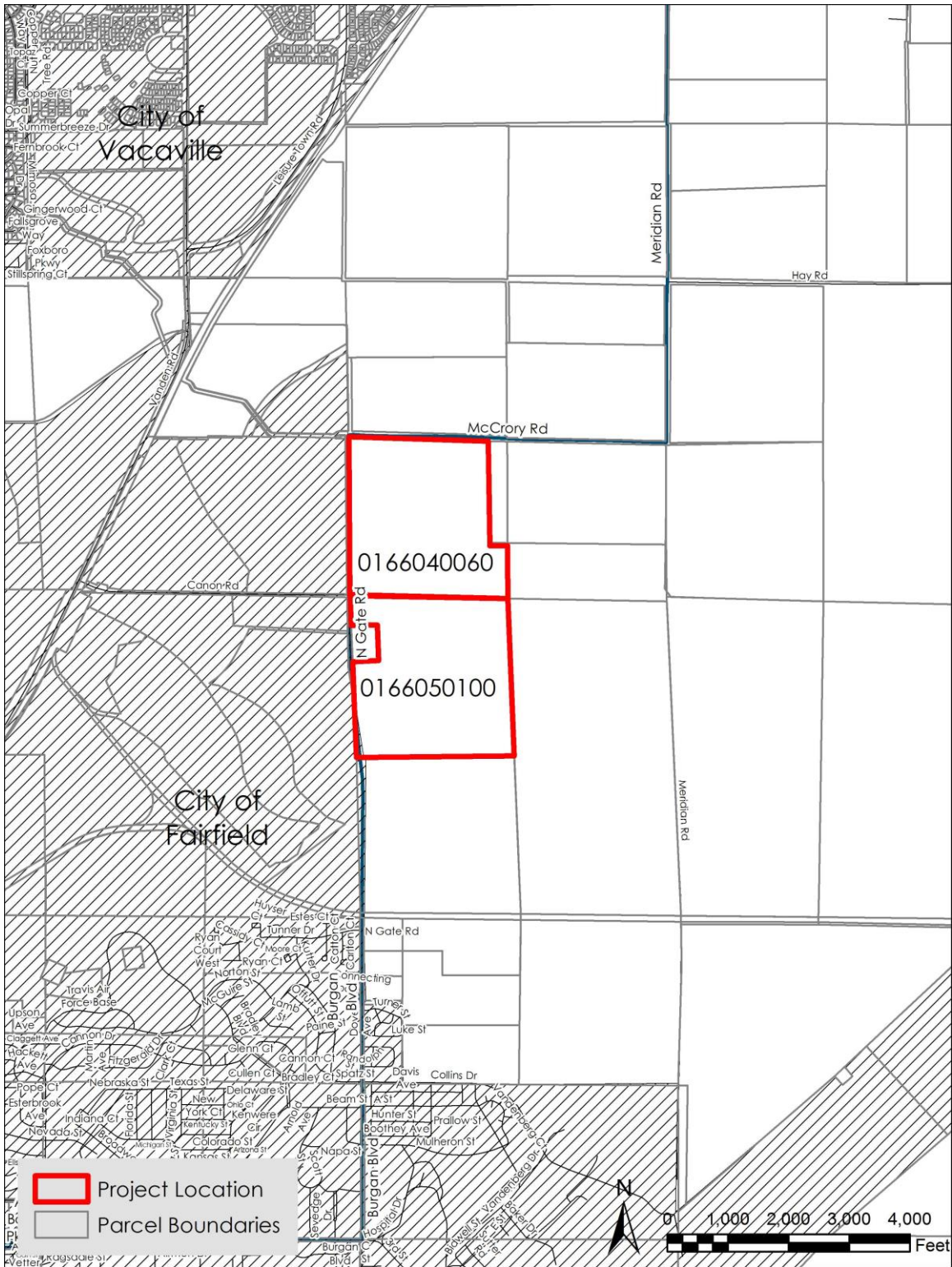
The Bubbling Well operation would consist primarily of a 7,140 square foot structure comprised of a 5,508 sq. ft. crematorium and 1,632 sq. ft. of administrative office space. The facility would also include an outdoor courtyard and covered canopy area. No medical waste processing is performed on-site. All material is picked up by a medical waste processing company as needed.

Generally, there will be three employees working at the facility with an extra employee on occasion. Operations would normally occur six days per week with a seventh day as needed. The company utilizes two trucks for the delivery of supplies three times per week (Tuesday through Thursday).

Bubbling Well is currently pursuing use permit application No. U-17-03 to establish and operate at the project site. Action on the use permit is contingent upon approval of the Policy Plan Overlay zoning.

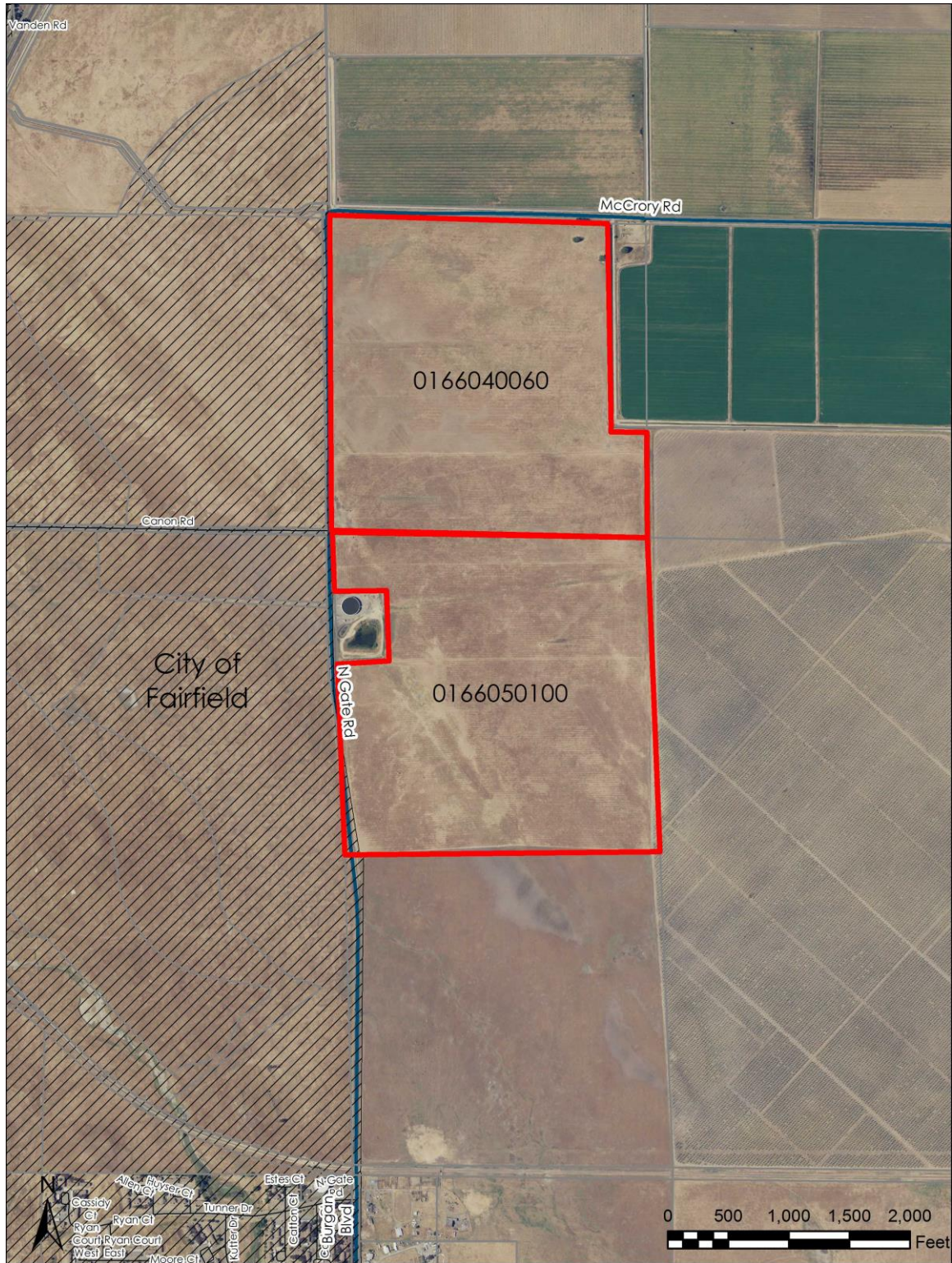


Figure 1: Vicinity Map

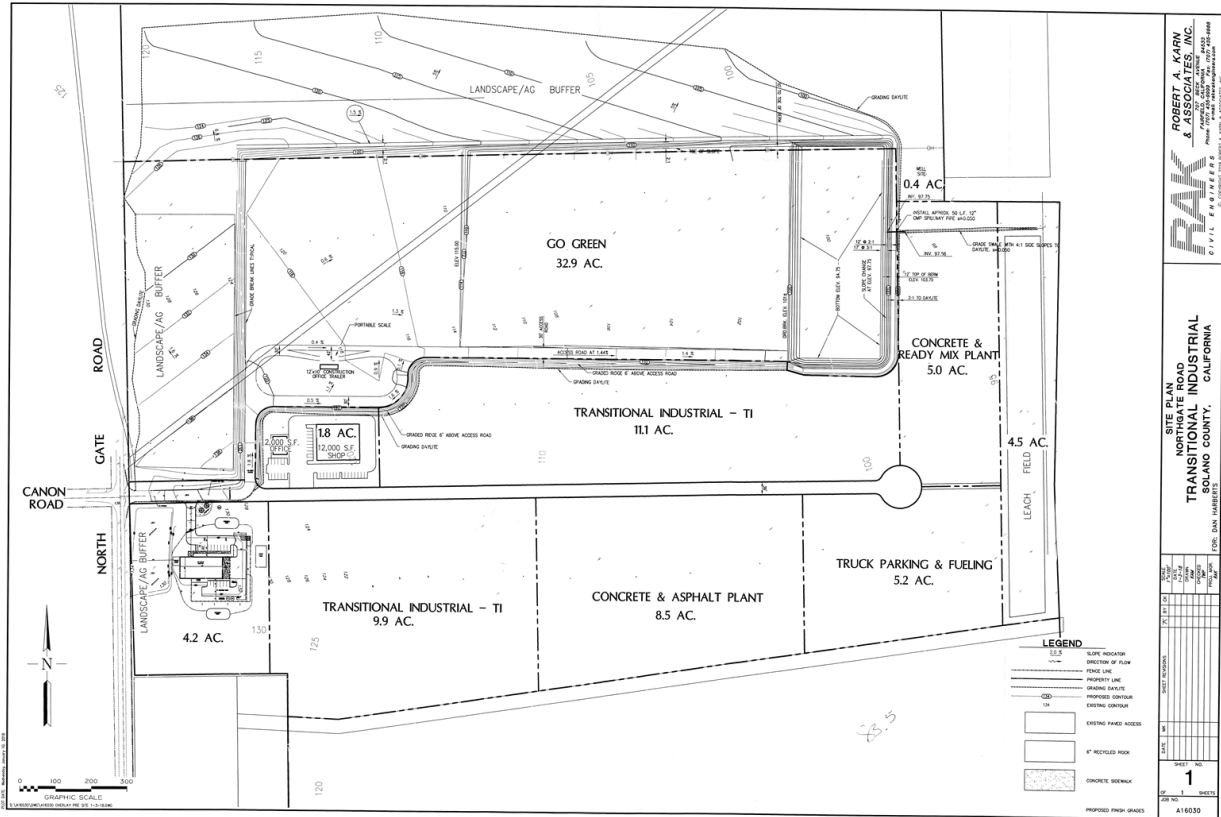




**Figure 2: Aerial Photo**



**Figure 3: Overall Site Plan**





**Figure 4: Site Photos**

**Photo 1 - View looking east southeast at entry from North Gate Rd**



**Photo 2 - View looking easterly across Go Green portion of the site**



**Figure 4: Site Photos**

**Photo 3 - View looking north at new access connection to North Gate Rd.**



**Photo 4 - View of existing grazing lands**



**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	Infrastructure/Ag
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. 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, subject to discretionary use permit approval.

The site 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.

**1.3.2 Zoning**

The project site is located within the Exclusive Agriculture Zoning District. Section 28.21 of the County Zoning Regulations conditionally permits certain infrastructure uses within this district as well as transitional commercial and transitional industrial uses.

**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
- c. Solano County Environmental Health Division
- d. Solano County Board of Supervisors
- e. Solano County Planning Commission

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

- a. Central Valley Regional Water Quality Control Board
- b. Bay Area Air Quality Management District
- f. Vaca-Elmira Fire Protection District
- g. Solano Irrigation District
- h. City of Fairfield
- i. City of Vacaville
- j. California Department of Conservation
- k. California Department of Public Health, Drinking Water Field Operations Branch
- l. California Department of Transportation
- m. California Department of Fish & Wildlife
- n. Fairfield Unified School District
- o. U.S. Army Corps. of Engineers District: Sacramento District
- p. U.S. Fish & Wildlife Service
- q. Airport Land Use Commission - Solano County



## **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:

- |   |   |
|---|---|
| <input type="checkbox"/> Agricultural Resources   | <input type="checkbox"/> Utilities & Service Systems        |
| <input type="checkbox"/> Air Quality              | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions |   |

### **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"/> Hydrology and Water |
| <input type="checkbox"/> Biological Resources          | <input type="checkbox"/> Land Use Planning   |
| <input type="checkbox"/> Geology and Soils             | <input type="checkbox"/> Noise               |
| <input type="checkbox"/> Hazards & Hazardous Materials |  |

### **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"/> Cultural Resources   | <input type="checkbox"/> Public Services          |
| <input type="checkbox"/> Mineral Resources    | <input type="checkbox"/> Recreation               |
| <input type="checkbox"/> Population & Housing | <input type="checkbox"/> Transportation & Traffic |

## 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"/>

### Environmental 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 distance 2.5 miles to the west.

### Impacts Discussion

a. *Have a substantial adverse effect on a scenic vista?*

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.**

b. *Substantially damage scenic resources, including, but not limited to, trees, rock out-croppings, and historic buildings within a state scenic highway?*

There are no scenic resources within the development footprint of the project. **No Impact.**

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

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 be screened from views along North Gate Road by approximately 6.5 acres of landscape plantings. **Less Than Significant Impact.**

- d. *Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?*

The facility would operate during typical daylight hours and implement equipment safety lighting as needed. **Less Than Significant Impact.**

- e. *Increase the amount of shading on public open space (e.g. parks, plazas, and/or school yards)?*

There are public open spaces within the vicinity of the project. **No Impact.**

## 2.2 Agricultural Resources

Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Environmental Setting

The property is located on Grazing Land as identified by the Farmland Mapping and Monitoring Program. A majority of the property is grasslands used for livestock grazing. A 33 acre portion of the site is developed with a 10 year temporary-term construction debris recycling center. The property is not subject to a Williamson Act contract. The development would develop an additional 50 acres of the subject property with interim transitional uses.

### Impacts Discussion

- 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?*

The property does not contain any lands shown as is shown as *Prime Farmland, Unique Farmland, or Farmland of Statewide Importance* pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. **No Impact.**

- b. *Conflict with existing zoning for agricultural use, or a Williamson Act contract?*

The development is permitted under the Exclusive Agriculture Zoning District. The property is not subject to a Williamson Act contract. **No Impact.**

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?*

The proposed development is interim in nature. The limited term is 10 years, or until municipal services are extended to the parcels to the immediate west of the subject property, whichever is less. If the facilities remain in place after the term has expired there would be a significant impact resulting in a permanent loss of grazing lands. **Less Than Significant With Mitigation. See Mitigation Measures.**

**Avoidance, Minimization Measures and/or Mitigation Measures**

The General Plan EIR includes mitigation measures for discretionary permit review, including those for Agricultural resources:

**Mitigation Measure 2.2(c):** The permittee shall file a Reclamation Plan as a part of use permit development approval with financial assurance that the lands will be reclaimed to productive grazing lands.

**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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Environmental Setting**

The project is located within an unincorporated, rural area of Solano County. The site is located in the San Francisco Bay Area Air Basin (SFBAAB), which also comprises all of Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, and Santa Clara Counties and the southern portion

of Sonoma County. Western Solano County is currently designated as a nonattainment area for the federal and state ozone (8-hour) and PM<sub>2.5</sub> (24-hour) standards (ARB 2009, EPA 2009). In addition, western Solano County is currently designated as a nonattainment area for the state ozone (1-hour) and the state PM<sub>10</sub> (24-hour) standards. Solano County is unclassified for the federal PM<sub>10</sub> standard (ARB 2009).

Concentrations of ozone, carbon monoxide (CO), nitrogen dioxide (NO<sub>2</sub>), sulfur dioxide (SO<sub>2</sub>), respirable and fine particulate matter (PM<sub>10</sub> and PM<sub>2.5</sub>), and lead are used as indicators of ambient air quality conditions. Because these are the most prevalent air pollutants known to be deleterious to human health, and because there is extensive documentation available on health-effects criteria for these pollutants, they are commonly referred to as “criteria air pollutants.” Sensitive receptors within the vicinity of the proposed project include nearby single-family residential dwellings to the southwest, south, and east of the SVSP area.

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

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

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

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

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

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

### **Impacts Discussion**

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

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

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

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

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

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

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

*Criteria Air Pollutants and Precursor Emissions*



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

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

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

### **Avoidance, Minimization Measures and/or Mitigation Measures**

#### **Mitigation Measures**

**Mitigation Measures 2.3(a): Require Implementation of Measures to Reduce Construction-Related Exhaust Emissions.** The applicant, as a condition of project approval, shall be required to implement the following measures to further reduce exhaust emissions from construction-related equipment:

- Commercial electric power shall be provided to the project site in adequate capacity to avoid or minimize the use of portable gas-powered electric generators and equipment.
- Where feasible, equipment requiring the use of fossil fuels (e.g., diesel) shall be replaced or substituted with electrically driven equivalents (provided that they are not run via a portable generator set).
- To the extent feasible, alternative fuels and emission controls shall be used to further reduce NO<sub>x</sub> and PM<sub>10</sub> exhaust emissions.
- On-site equipment shall not be left idling when not in use.
- The hours of operation of heavy-duty equipment and/or the amount of equipment in use at any one time shall be limited.
- Construction shall be curtailed during periods of high ambient pollutant concentrations; this may involve ceasing construction activity during the peak hour of vehicular traffic on adjacent roadways or on Spare the Air Days.
- Staging areas for heavy-duty construction equipment shall be located as far as possible from sensitive receptors.

- Before construction contracts are issued, the project applicants shall perform a review of new technology, in consultation with BAAQMD, as it relates to heavy-duty equipment, to determine what (if any) advances in emissions reductions are available for use and are economically feasible. Construction contract and bid specifications shall require contractors to utilize the available and economically feasible technology on an established percentage of the equipment fleet. It is anticipated that in the near future, both NO<sub>x</sub> and PM<sub>10</sub> control equipment will be available.

**Mitigation Measures 2.3.b. Require Implementation of Measures to Reduce Fugitive PM<sub>10</sub> Dust Emissions.** The applicant, as a condition of project approval, to implement the following enhanced and additional control measures recommended by BAAQMD and YSAQMD to further reduce fugitive PM<sub>10</sub> dust emissions:

- Hydroseeding shall be used or nontoxic soil stabilizers shall be applied to inactive construction areas (previously graded areas inactive for 10 days or more).
- Exposed stockpiles (e.g., dirt, sand) shall be enclosed, covered, or watered twice daily, or nontoxic soil binders shall be applied to such stockpiles.
- Traffic speeds on unpaved roads shall be limited to 15 mph.
- Sandbags or other erosion control measures shall be installed to prevent runoff of silt to public roadways.
- Vegetation shall be replanted in disturbed areas as quickly as possible.
- Wheel washers shall be installed on all exiting trucks, or the tires or tracks of all trucks and equipment leaving the site shall be washed off.
- Windbreaks shall be installed or trees/vegetative windbreaks shall be planted at windward side(s) of construction areas.
- Excavation and grading activity shall be suspended when winds (instantaneous gusts) exceed 25 mph.
- The area subject to excavation, grading, and other construction activity at any one time shall be limited, as necessary.

## 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 conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Environmental Setting

The project site is partially developed with the Go Green facility; however the property has been utilized for cattle grazing 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. A 33 acre portion of the site has been developed with a construction debris recycling center.

The applicant has submitted the results of a Wetland Assessment (Appendix 6.3) conducted December 16, 2015 and March 2, 2017 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 per Appendix 6.3.

### **Impacts Discussion**

- a. *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*

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.**

- 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?*

No aquatic, wetland or riparian habitat or other sensitive natural community is impacted by the proposed expansion. **No Impact.**

- 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?*

There are no federally impacted wetlands located on the proposed site for the expansion. **No Impact.**

- d. *Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

The 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 grazing and flood irrigation. A majority of the property would remain undeveloped with continued grazing activities. **Less Than Significant Impact.**

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

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.**

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

See discussion under 2.4 (e) above. **No Impact.**

## 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"/>

## Environmental Setting

The site has been vacant grazing land until 2016 when the construction debris recycling facility was approved and constructed. There are no structures proposed for removal, historical or otherwise. The proposed development footprint would be located on grounds that have been historically disturbed for agricultural purposes.

## Impacts Discussion

- a. *Cause a substantial adverse change in the significance of an historical resource as defined in CEQA Guidelines §15064.5?*

There are no historical resources located on the site. **No Impact.**

- b. *Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?*

Due to the developed and disturbed nature of the site, it is not likely that any archeological resources exist on the site. 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.**

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

Due to the developed and disturbed nature of the site, it is not likely that any unique paleontological resources exist on the site. **No Impact.**

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

Due to the developed and disturbed nature of the site, it is not likely that any human remains exist on the site. 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.**

**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 checked="" type="checkbox"/>	<input type="checkbox"/>
2) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, differential settlement, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>



## **Environmental 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%).

The project involves grading to develop access, building pads, and a retention basin for on-site containment of storm water run-off. Proposed office parking, buildings and structures would require issuance of grading and building permits to ensure each is constructed according to the current Uniform Building Code requirements.

## **Impacts Discussion**

### *a. Would the project cause*

- 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.)*

The site lies within one mile of an earthquake fault zone; however outside of the Highest Potential Earthquake Damage Area depicted in the Solano County General Plan. **Less Than Significant Impact.**

- 2. Strong seismic ground shaking?*

See discussion in 2.6 (a) above. **Less Than Significant Impact.**

- 3. Seismic-related ground failure, including liquefaction?*

The site is in an area with a Very Low and Low liquefaction potential (2008 Solano General Plan). The building will be designed in conformance with the county's current building code, which will require a soils and geologic report and a foundation and structural engineering designed to minimize any impacts from liquefaction. **Less Than Significant Impact.**

- 4. Landslides?*

The site does not lie within, or in close proximity to, areas subject to potential landslides (2008 Solano County General Plan). **No Impact.**

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

The project will disturb approximately 50 acres of grasslands. A major grading and drainage permit is necessary prior to any construction, which will impose conditions of approval to prevent storm water pollution. **Less Than Significant Impact.**

- c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, differential settlement, liquefaction or collapse?*

The building will be designed in conformance with the county's current building code, which will require a soils and geologic report and foundation and structural engineering designed to prevent any impacts from on- or off-site landslide, lateral spreading, subsidence, differential settlement, liquefaction or collapse. **No Impact.**

- 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?*

The building will be designed in conformance with the county's current building code, which will require a soils and geologic report and foundation and structural engineering designed to prevent any impacts from on- or off-site landslide, lateral spreading, subsidence, differential settlement, liquefaction or collapse. **No Impact.**

- 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?*

The project will be designed in conformance with the county's current on-site sanitation requirements, which will require a soils percolation test in order to design a properly functioning system which can adequately process discharges from the project. **No Impact.**

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

### Environmental Setting

See discussion under 2.3 Air Quality.

### Impacts Discussion

- a) *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

The proposed project may generate greenhouse gas emissions in addition to other emissions during the construction phase of the project. **Less Than Significant With Mitigation. See Mitigation Measures.**

- b) *Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

The proposed project may generate greenhouse gas emissions in addition to other emissions during the construction phase of the project. **Less Than Significant With Mitigation. See Mitigation Measures.**

**Avoidance, Minimization Measures and/or Mitigation Measures**

**Mitigation Measures**

**Mitigation Measures 2.7.a. Require Tier-3 Compliant Construction Equipment.** Equipment utilized during grading and construction shall meet Tier-3 standards of emission control.

**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 checked="" type="checkbox"/>	<input type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>

## **Environmental Setting**

The project involves relocating a variety of existing businesses from the Peabody Road area in Fairfield to this location. Some quantity of hazardous materials would be transported to or from the project area. 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.

## **Impacts Discussion**

- a. *Does the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

The project will be required to operate in compliance with a Hazardous Materials Business Plan issued by Solano County. The plan provides for the proper use and storage of the materials identified above as well as emergency response procedures in the event of a release of hazardous materials. The management of these materials reduces the likelihood of an adverse impact. **Less Than Significant Impact.**

- 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?*

See discussion under (a.) above. **Less Than Significant Impact.**

- c. *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

The project is not located within one-quarter mile of a school. **No Impact.**

- 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?*

The project is not located on a hazardous materials site as defined in Government Code Section 65962.5. **No Impact.**

- 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?*

The project is located within an airport land use area of influence, but not within two miles of a public airport. The project is consistent with the Land Use compatibility Plan for Travis Air force Base. **No Impact.**

- 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?*

The project is not within the vicinity of a private airstrip. **No Impact.**

- g. *Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?*

The project will not affect any adopted emergency response plans. **No Impact.**

*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?*

The project is not located in the vicinity of any wildland/urban interface areas. **No Impact.**

## 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on-or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?

j. Be subject to inundation by seiche, tsunami, or mudflow?

### **Environmental Setting**

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. The project is not located within a 100-year flood hazard area.

A domestic drinking water well is proposed to serve the project. This level of use is consistent with agricultural development within the unincorporated area of the county and is not expected to significantly deplete groundwater supplies.

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.

### **Impacts Discussion**

a. *Violate any water quality standards or waste discharge requirements?*

The project will be subject to the waste discharge requirements of the County of Solano and the Central Valley Water Quality Control Board and will operate in accordance with their permit requirements. Adherence to those requirements protects against violations of water quality standards. **No Impact.**

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)?*

The project will be served by on-site wells for potable water and is not expected to require a substantial increase in ground water utilization. **Less Than Significant Impact.**

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?*

The development will not alter any creeks, streams or rivers. Storm water will be retained onsite and released at pre-development rates. **No Impact.**

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?*

Refer to (c) above. **Less Than Significant Impact.**

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?*



Refer to (c) above. **No Impact.**

f. *Otherwise substantially degrade water quality?*

The project will not contain other features which would substantially degrade water quality. **No Impact.**

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?*

The project site is not located within the 100 year flood zone as identified by FEMA. **No Impact.**

h. *Place within a 100-year flood hazard area structures that would impede or redirect flood flows?*

Refer to (g) above. **No Impact.**

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?*

Refer to (g) above. **No Impact.**

j. *Be subject to inundation by seiche, tsunami, or mudflow?*

The project is not in an area which would experience any inundation by seiche, tsunami, or mudflow. **No Impact.**

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

### Environmental Setting

The project encompasses approximately 83.5 acres of an existing 302 acre parcel. The parcel is partially developed with the Go Green concrete recycling business, established on 33 acres in 2015. The balance of the site is undeveloped and has primarily been utilized for grazing cattle. The project would provide for interim transitional uses under the existing Exclusive Agriculture Zoning District. The project is also located with the Travis Reserve Area designation of the County General Plan which protects land within the overlay for continued agriculture, grazing and associated habitat uses until a military airport use is proposed. The overlay prohibits permanent residential uses; however interim uses consistent with the agricultural zoning may be considered. The temporary nature of these businesses at this location would be consistent with existing zoning and General Plan designations.

### Impacts Discussion

a. *Physically divide an established community?*

The project is not located within an established community. **No Impact.**

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?*

The project lies within the unincorporated county and is subject to the 2008 Solano County General Plan and the County Code Zoning Regulations (Chapter 28). The project is designated by the General Plan as Agriculture and Travis Reserve Overlay. The project also lies within the Area of Influence of the Travis AFB Land Use Compatibility Plan. The temporary nature of the project is consistent with each of these policy documents. **Less Than Significant Impact.**

c. *Conflict with any applicable habitat conservation plan or natural community conservation plan*

The project is not a part of either a *habitat conservation plan or natural community conservation plan*. **No Impact.**

## 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"/>

### Environmental Setting

The project is in an area that is not identified on the Mineral Resources map of the General Plan (Figure RS-4).

### Impacts Discussion

- 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?*

No known mineral resources exist at the site. **No Impact.**

- 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?*

Refer to (a) above. **No Impact.**

## 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"/>

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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?

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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?

### **Environmental Setting**

The site is surrounded by agriculturally zoned properties to the north, east, and south. The land to the west within the City of Fairfield is planned for industrial uses. 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 receptor(s) are located 1 mile to the south.

### **Impacts Discussion**

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?*

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. **Less Than Significant** .

b. *Exposure of persons to or generation of, excessive ground borne vibration or ground borne noise levels?*

Refer to (a) above. **Less Than Significant**.

c. *A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?*

Refer to (a) above. **Less Than Significant**.

d. *A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?*

Refer to (a) above. **Less Than Significant**.

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?*

The project is located within the area of influence of the Travis Air Force Base Land Use Compatibility Plan. The project is consistent with the Travis Plan. **No Impact**.

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?*

The project is not located within the vicinity of a private airstrip. **No Impact.**

### 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"/>

### Environmental Setting

The project involves the relocation of existing businesses for an interim period of time. Upon its termination, it will be returned to its former agricultural use.

### Impacts Discussion

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)?*

The project does not induce population growth directly or indirectly or construct infrastructure that could induce population growth. **No Impact.**

b. *Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?*

The project does not involve the displacement of homes or people or necessitate construction of more housing elsewhere. **No Impact.**

c. *Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?*

Refer to (b) above. **No Impact.**

## 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"/>

### Environmental Setting

The project involves the relocation of existing businesses due to redevelopment activities in the Fairfield Train Station area. There is no net increase in employment and corresponding demand for services.

### Impacts Discussion

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:*

The project contains no residential component and places no additional demands on educational or recreational facilities or services. The project is being developed at a very low intensity due to the reliance on well water and septic systems and does not require additional County resources in order to provide County services. **No Impact.**

1) *Fire Protection?*

Refer to (a) above. **No Impact.**

2) *Police Protection?*

Refer to (a) above. **No Impact.**

3) *Schools?*



Refer to (a) above. **No Impact.**

4) *Parks?*

Refer to (a) above. **No Impact.**

5) *Other Public Facilities?*

Refer to (a) above. **No Impact.**

**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"/>

**Environmental Setting**

The project involves the relocation of existing businesses due to redevelopment activities in the Fairfield Train Station area. There is no net increase in employment and corresponding demand for services. There is no residential component to the project. There are no recreational facilities in the immediate vicinity of the project and the project does not relate to recreational facilities.

**Impacts Discussion**

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?*

The project does not generated demand for recreational uses. **No Impact.**

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?*

The project does not include, nor require, the construction of new recreational facilities. **No Impact.**

c. *Physically degrade existing recreational resources?*

The project does not physically degrade existing recreational facilities. **No Impact.**

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

### Environmental Setting

The project involves the relocation of existing businesses due to redevelopment activities in the Fairfield Train Station area. There is no net increase in employment and corresponding demand for services. There is no residential component to the project.

### Impacts Discussion

- a. *Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio of roads, or congestion at intersections)?*

The low intensity nature of the proposed project will not lower the Level of Service on North Gate Road. **No Impact.**

- b. *Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?*

Refer to (a) above. **No Impact.**

- 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?*

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. The project is consistent with the provisions of the Travis Plan. **No Impact.**

- d. *Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible land uses (e.g., farm equipment)?*

The proposed facility does not include any features which create dangerous conditions. **No Impact.**

- e. *Result in inadequate emergency access?*

The project does not alter the access to the site. The new building will have emergency access on all sides. **No Impact.**

- f. *Result in inadequate parking capacity?*

The project meets the county's requirements for off-street parking and loading (per Zoning Regulations). **No Impact.**

- g. *Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?*

Due to its location in an agricultural area, the project does not conflict with any alternative transportation plans or policies. **No Impact.**

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

### Environmental Setting

The project is located within the district boundaries of the Central Valley Regional Water Quality Control Board. The project does not exceed any wastewater treatment requirements as identified by the Regional Water Quality Control Board. The site would be developed with a retention basin(s) to retain storm water run-off on-site. Private septic systems and domestic drinking water wells will be utilized typical for habitable structures within the unincorporated County.

### Impacts Discussion

- a. *Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?*

The project will operate with on-site septic systems permitted by the County of Solano consistent with the regulations from the Central Valley Water Quality Control Board. **No Impact.**

- 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?*

See discussion under (a) above. **No Impact.**

- 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?*

The project will require a major grading and drainage permit from the County. A retention pond or ponds will be required to manage the storm water flows onsite. **No Impact.**

- d. *Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?*

Upon development the project may require additional drinking water entitlements, including a public water system permit from the California Department of Public Health.

The Safe Drinking Water Act requires that no person operate a public water system without first having secured a domestic water supply permit from the Department of Public Health. Operating a public water system without a proper permit may constitute a danger to consumers and the operator may be liable in the event of consumer illness. A public water system permit issued by the Department of Public Health may necessary for the existing and proposed uses at Salad Cosmo USA.

The applicant should consult with the California Department of Public Health on the requirements for operating a public water system and, if required, obtain and comply with a public water system permit. **Less Than Significant with Mitigation. See Mitigation Measures.**

- 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?*

Any required on-site disposal systems will be constructed and receive final construction inspection from the Environmental Health Services Division. **Less Than Significant Impact.**

- f. *Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?*

Solano County is served by two landfills which maintain more than a fifteen year capacity for the county's solid waste disposal needs. The solid waste generated by the current facility will increase slightly with the implementation of the proposed project. **No Impact.**

- g. *Comply with federal, state, and local statutes and regulations related to solid waste?*

The Environmental Health Division has determined that the project complies with federal, state, and local statutes and regulations related to solid waste. **No Impact.**

### **Avoidance, Minimization Measures and/or Mitigation Measures**

**Mitigation Measure 2.17(a):** Public Water System Permit Requirements. Applicant shall consult with the Solano County Department of Resource Management Environmental Health Division prior to building permit issuances to determine if the project requires a public water system permit issued by the State Department of Public Health. If it is determined that the project requires a public water system permit, applicant shall obtain and comply with a public water system permit.

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

### Environmental Setting

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.

### Impacts Discussion

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?*

See Sections 2.1 thru 2.16. **Less Than Significant Impact with Mitigation.**

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.*

See Sections 2.1 thru 2.16. **Less Than Significant Impact with Mitigation.**



- c. *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

See Sections 2.1 thru 2.16. **Less Than Significant Impact with Mitigation.**

### **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 being circulated for public comment and referred to the State Clearinghouse for coordinated review by state agencies. Additional agencies being solicited for review are referenced in Section 5.0 Distribution List.

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.

## **5.0 Distribution List**

### **Federal Agencies**

U.S. Army Corps of Engineers  
U.S. Department of Fish and Wildlife

### **State Agencies**

California Department of Conservation  
California Department of Fish and Game  
California Department of Public Health, Drinking Water Field Operations Branch  
California Department of Transportation

### **Regional Agencies**

Airport 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  
Solano County Building Division  
Solano County Environmental Health Division  
Solano County Public Works Engineering Division  
Solano County Water Agency

## **6.0 Appendices**

- 6.1 Initial Study, Part I – Policy Plan Overlay/Use Permit application**
- 6.2 Land Use and Development Standards PP-17-01**
- 6.3 Wetlands Assessment**

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**CANON PARTNERS**

707-426-0100  
jandrews@asbproperties  
.com

1107 Kentucky St  
Fairfield, CA  
94533

November 1, 2017

Eric Wilburg  
Solano County  
675 Texas Street  
Fairfield, Ca 94533

Eric,

Canon Partners is submitting its formal application to the Solano County resource management department for the Project Plan Overlay of its property on North Gate road. The project sites location and scope are included in the accompanying project description.

As discussed in our September meeting the application is a project description and project site plan provided to the resource management department by Canon Partners

Sincerely yours,

Jason Andrews

# Canon Partners North Gate Road Ag/Industrial Project

## 1. PROJECT DESCRIPTION

### Project Purpose and Objectives

Canon Partners owns approximately 300 acres on two assessor's parcels APN (166-050-10, 166-040-06) east of North Gate road. Canon Partners seeks to use approximately 84 acres of the 300 acres to locate businesses that are County approved uses for Agriculture Industrial zoned land. Working with the Solano County Resource Management department Canon Partners seeks to establish a Policy Plan Overlay (PPO) on the project site.

The PPO would run from the time of its implementation until 2 years after the completion of the business park infrastructure and the City of Fairfield's issuance of a use permit in the Fairfield Train Station Specific Plan area.

The current use of the 84 acre site is agriculture and an existing concrete recycling facility.

### Project Site

The Canon Partners North Gate project site is 84 acres consisting of portions of two assessor's parcels. APN 166-050-10 which is 154 acres (South Parcel) and 166-040-06 which is 146 acres (North Parcel). The North parcel contains 55 acres of the proposed project site and has the approved existing concrete recycling facility Go Green Recycling. The South parcel contains 28.9 acres of the proposed project site and is currently used as dry pasture. Bubbling Wells animal crematorium is proposing to relocate the site. The South parcel has no buildings, structures or trees on it. The North parcel has no trees and the only structures are Go Green Recycling's. The site is fenced with barb wire.

The Canon Partners North Gate overall project site is generally flat and bounded by North Gate road to the West, agriculture to the North, South and East. The project site was previously used for row crops, hay production and pasture. It's current use has an approved concrete



recycling facility and non irrigated pasture. The nearest residence is approximately a little over a mile away.

The site has a General Plan designation of Agriculture A-80 and is in the Travis Reserve.

### **Proposed Project**

The proposed project will designate 84 acres from parcels APN 166-050-10 and 166-040-06 as a Policy Plan Overlay area where approved uses for Agriculture Industrial zoned land can locate.

Allowed uses in Exclusive Agriculture zoned land include Per Solano County Code:

#### **AGRICULTURE USES**

##### **A. Crop Production and Grazing**

- Agriculture accessory structures
- Cultivated and irrigated farming
- Non irrigated and non cultivated farming, grazing
- Grazing or pastured livestock
- Pastured poultry

##### **B. Agriculture Processing Uses**

- Agriculture processing facility; small, medium and large. With special events.
- Aquaculture facility small, medium and large
- Nursery with public sales
- Winery with 25% or greater on site grapes; small, medium and large
- Winery with less than 25% on site grapes
- Winery with special events

##### **C. Animal Facilities and Operations**

- Confined animal facility including dairy; small, medium and large
- Fowl and poultry ranch; small and large
- Hog Ranch; small, medium and large
- Slaughterhouse; small and large

D. Other Agriculture Operations

Commercial auction and equipment sales, temporary

RESIDENTIAL USES

A. Dwellings

Primary dwelling

Secondary dwelling

Second Kitchen

B. Temporary Residential Uses

Security quarters for a construction site (commercial coach, manufactured home or recreational vehicle.

Temporary manufactured home storage

C. Agriculture and Animal Facilities Incidental to Residence

Small kennel or Cattery

Stable, private

D. Other Residential Uses

Cottage Industry; Type I and Type II

Home occupation; Type I and Type II

RECREATION, EDUCATION AND PUBLIC ASSEMBLY USES

A. Recreation uses

Hunting or Fishing club

Stable, public without horse shows

B. Education Uses

Agriculture education Minor and Major facility

C. Public Assembly Uses

Public Stable with horse shows

Special Events facility (other than Winery or Agriculture processing facility)

RETAIL AND OFFICE USES

A. Retail Uses

Farm/Ranch supply store

Roadside stand

1,000 square feet or less in size

Between 1,00 and 2,500 square feet

Greater than 2,500 square feet in size

Non-agriculture product sales, less than 10%

Non-agriculture product sales, between 10% and 25%

Non-agriculture product sales, greater than 25%

Any of the above with a Certified Farmers Market; Small and medium

B. Office Uses

Agriculture Research Facility; small, medium and large

TOURIST USES

A. Agritourism

Agriculture Homestay

B. Temporary Agritourism

Amusement and entertainment uses

Certified Farmers Market; small and medium

Seasonal sales lot

## COMMERCIAL SERVICE USES

### A. Agriculture Services

- Agriculture commercial kitchen
- Agriculture trucking services and facility; small, medium and large
- Airfield or heliport, Agricultural
- Commercial farm equipment fabrication and repair
- Custom farm services, e.g. hay baling
- Storage and sale of agriculture service products (fertilizer, fuel)

### B. Commercial Services

- Large Animal hospital or veterinary clinic
- Kennel or Cattery, Large
- Transitional Commercial

## INDUSTRIAL, MANUFACTURING, PROCESSING AND WHOLESALE

### A. Industrial, Manufacturing and Processing Uses

- Transitional Industrial

## COMMUNICATION AND INFRASTRUCTURE USES

### A. Communication Uses

- Wireless communication facilities
  - Co-locations
  - New Towers

### B. Infrastructure Uses

Commercial wind turbine generator

Injection well

Non-commercial wind turbine

100 feet or less in height

over 100 feet in height

Oil or gas well

Pipeline, transmission or distribution line, in R.O.W

Refuse, disposal, incineration, recycling or composting

Surface mining

Utility facility or infrastructure, outside of R.O.W.

C. Public Uses Facility

Public service facility

D. Temporary Construction and Infrastructure

Concrete/asphaltic concrete mixing plant

Construction storage yard

Construction office, storage, stockpiling or construction yard for public infrastructure project

Meteorological Tower, 100 feet or less

Meteorological Tower, greater than 100 feet in height

RESOURCE PROTECTION USE

A. Resource Protection Uses

Conservation and Mitigation Bank

**Infrastructure**

## **Stormwater**

Stormwater will be retained on site in a detention pond at the eastern side of the North Parcel serving the entire 84 acre site. It will be designed and built according to county guidelines.

## **Traffic and Circulation**

A paved existing access driveway on the eastern side of the three way stop intersection of North Gate and Canon roads will be used by the project. It provides access to Go Green Asphalt and the proposed Bubbling Wells site. A gravel driveway currently provides access to the rest of the project site.

## **Water Supply**

Water for the project site will be provided by a well to be built in concurrence with the Bubbling Wells construction.

## **Wastewater**

A communal septic system will be constructed to handle waste water and sewage for the project site. It will designed and constructed according to County guidelines. It will be located on the eastern edge of the project site.

## **Environmental Resources**

### **Visual**

An earthen berm and orchard trees will be located between the proposed project site and North Gate road to provide visual screening and enhance the agriculture characteristics of the area.



The Bubbling Wells steel building will be designed too compliment the agriculture character of the surrounding area.

## **Biological Resources**

A biological survey was conducted by Madrone Ecological Consulting and a report of the findings is included. Field survey's of the site were conducted on December 16, 2015, March 2, 2017 and July 18, 2017. In summary no biological constraints were found on the parcel to constrain development if the recommended avoidance and protective measures are implemented.

Figure 1: Vicinity Map

Figure 2: Accessor's Parcel Map

Figure 3: Overall Site Plan

Photos

## 1.1 ADDITIONAL DATA

### **NRCS Soil Classification**

Six varieties of soil classifications are found on the project site.

- CeA Clear Lake clay
- CeB Clear Lake clay drained
- DbC Diablo-Los Osos loam
- Mka Millsup sang loam
- MmE Millsholm loam
- SeA San Ysidro sandy loam

### **Agriculture Reserve Status**

The parcel is not in the Williamson Act nor does to have any agriculture easements.

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

	General Plan	Zoning	Land Use
Property			
North	Agriculture	A-80	Agriculture
South	Agriculture	A-20	Agriculture
East	Agriculture	A-80	Agriculture
West	Agriculture	A-20	Agriculture



DEPARTMENT OF RESOURCE MANAGEMENT  
PLANNING SERVICES APPLICATION FORM

675 Texas Street Suite 5500, Fairfield, CA 94533

RECEIVED

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

MAR 22 2017

www.solanocounty.com

COUNTY OF SOLANO

RESOURCE MANAGEMENT

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

U-15-05-MR1 FOR OFFICE USE ONLY 3/22/17 EW

Application No: \_\_\_\_\_ MR# \_\_\_\_\_ Hrg: AD ZA PC BOS \_\_\_\_\_ Date Filed: \_\_\_\_\_ Plnr: \_\_\_\_\_

Project Name: Go Green Recycling

Subject Site Information

Site Address: 5204 North Gate Road City: Fairfield State: CA Zip: 94535

Assessor's Parcel Number (s): 0166-040-060 Size (sq. ft/acre): 48 acre

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

Contact Information

Property Owner Name: Canon Partners LLC

Contact Name: Joseph Andrews Phone: 707-249-4727 Email: DeAn@SolanoConstructionCo.com

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

Architect/Engineer/Land Surveyor Company Name: none

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: DeAn@SolanoConstructionCo.com

Mailing Address: 5204 North Gate Rd City: Fairfield State: CA Zip: 94535

Other Contacts:

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

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

**1 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.

See attached.

**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

GO GREEN ASPHALT INC.

REVISED Project Narrative:

1. In order to accommodate Travis Air Force Base's projected concrete removal of approximately 200,000 to 250,000 Tons over the next 4-5 years (of which the removal will be completed and a very short time such as 40,000-50,000 Tons per project in a 3-6 week period) we would like to amend our Use Permit from CDI to Inert Type A.
2. Average 20 trips per day with occasional peaks at the demand of specific projects.
3. Extend processed stockpile time from 12 months to 18 months in order to deal with the surge of product on the market.

**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.

Use Permit U-15-05

---

Go Green Recycle, CDI, 02-04-16

---

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

wetland assessment

---

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

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

---

---

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

No

## 5 Existing Conditions

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

A. Project site:

Level farm ground

B. Surrounding properties:

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

C. Existing use of land:

Level farm land + Go Green Asphalt Inc.

D. Describe number and type of existing structures:

	Type/Number	Square Feet
Residential	0	
Agricultural	0	
Commercial	Construction trailer	720
Industrial	0	
Other	0	

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

pasture

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

irrigated pasture



G. Slope of property:

Flat or sloping (0 - 6% slope) 48 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 attached map

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.  
S/D 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:

Asphalt 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

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.

2 ea 4x8 plywood signs @ Driveway entrance.  
Go Green Asphalt Inc.  
Solano Construction Co. Inc

**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): 40 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 onsite

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 w.re fence surrounding property. Visual screening to be citrus, 300' from North Gate Rd 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 Rd.

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: 2-5 day: 250

11. Radius of service area: \_\_\_\_\_

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.

2EA 2x4 signs are installed

## 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: 03-21-17

PRINTED NAME: Joseph E Andrews

Applicant signature: [Signature] Date: 03-21-17

PRINTED NAME: Joseph E Andrews

**For Office Use Only**

Planning Permit Fee(s)		Environmental Review Fees	
<u>U 15 05-MR</u>	\$ <u>2,213</u>	Initial Study	\$ _____
_____	\$ _____	Archaeological Study (Sonoma State NWIC)	\$ _____
_____	\$ _____	Negative Declaration	\$ _____
_____	\$ _____	CA Fish and Games (ND or EIR)	\$ _____
_____	\$ _____	Initiate EIR	\$ _____
Total	\$ <u>2,213</u>	Mitigation Monitoring Plan	\$ _____
Total Fees Paid (P + E)	\$ <u>2,213</u>	Total	\$ _____
		Receipt No.: <u>1044178</u>	DATE: <u>3/22/17</u>

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

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

T:\PLANNING\Planning Templates\Front Counter Application and Instruction Forms\COUNTER FORMS - (O-R-I-G-I-N-A-L-S)\Land Use Permit\Permit Application & Instructions\Land Use Permit - Application.doc(June 23, 2011)



DEPARTMENT OF RESOURCE MANAGEMENT  
PLANNING SERVICES APPLICATION FORM

675 Texas Street Suite 5500, Fairfield, CA 94533

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

www.solanocounty.com

- Application Type:  New     Extension (maps)     Minor Revision     Map Modification
- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Administrative Permit (AD)    | <input type="checkbox"/> Minor Use Permit (MU)          | <input type="checkbox"/> Sign Permit (SGN)        |
| <input type="checkbox"/> Architectural Review (AR)     | <input type="checkbox"/> Mobilehome Storage Permit (MH) | <input type="checkbox"/> Use Permit (U)           |
| <input type="checkbox"/> General Plan Amendment (G)    | <input type="checkbox"/> Mutual Agreement (MA)          | <input type="checkbox"/> Variance (V)             |
| <input type="checkbox"/> Major Subdivision (S)         | <input type="checkbox"/> Performance Standards (PS)     | <input type="checkbox"/> Waiver (WA)              |
| <input type="checkbox"/> Marsh Development Permit (MD) | <input type="checkbox"/> Policy Plan Overlay (PP)       | <input type="checkbox"/> Zone Text Amendment (ZT) |
| <input type="checkbox"/> Minor Subdivision (MS)        | <input type="checkbox"/> Rezone (Z)                     |   |

FOR OFFICE USE ONLY

Application No: \_\_\_\_\_ MR# \_\_\_\_\_ Hrg: AD ZA PC BOS \_\_\_\_\_ Date Filed: 1/17/09 Plnr: \_\_\_\_\_

Project Name: BUBBLING WELL PET MEMORIAL PARK

Subject Site Information

Site Address: NORTH GATE RD. AT CANON RD. City: FAIRFIELD State: CA Zip: \_\_\_\_\_

Assessor's Parcel Number (s): 166-050-100 Size (sq. ft/acre): 10 AC.±

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

Contact Information

Property Owner Name: CANON PARTNERS LLC

Contact Name: DAN C. HARBERTS Phone: 707-974-5454 Email: danharberts@yahoo.com

Mailing Address: 2462 ATLAS PEAK RD. City: NAPA State: CA Zip: 94558

Architect/Engineer/Land Surveyor Company Name: ROBERT A. KARN & ASSOC. INC.

Contact Name: ROBERT KARN Phone: 707-435-9999 Email: r.karn@RAK

Mailing Address: 707 BECK AVE. City: FAIRFIELD State: CA Zip: 94533  
ENGINEERS, COI

Applicant/Company Name: BUBBLING WELL PET MEMORIAL PARK INC.

Contact Name: DAN C. HARBERTS Phone: 707-974-5454 Email: danharberts@yahoo.com

Mailing Address: 2462 ATLAS PEAK RD. City: NAPA State: CA Zip: 94558

Other Contacts:

Name: \_\_\_\_\_ Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_



## 1 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.

Currently located at 5054 Peabody Road, Bubbling Well Pet Memorial Park provides cremation services, both private and communal, for domestic pets (dogs, cats, etc.) in addition farm animals including goats, sheep and horses. We provide these cremation services for Pet Hospitals and Pet Emergency Clinics in Solano County as well as the Solano County SPCA and in some cases the Solano county Animal Control (see letters of recommendation). Additionally our services are provided to the SF Bay Area Counties Pet Hospitals and Clinics and some points beyond.

In addition to the aforementioned services we provide a medical waste (sharps containers) pick up business to these Pet Hospitals and Clinics. The "sharps" containers and medical waste is stored in refrigeration. This "transfer station" is a very small endeavor requiring a walk in cooler to temporarily house sharps containers/medical waste. This service has been ongoing for over 20 years at our current location with zero violations of any kind (we are monitored by the state health department and inspected twice per year).

There is no medical waste processing involved of any kind. The material is simply stored for pick up by a medical waste processing company.

The project will construct a moveable steel structure for incinerators for occasional witness cremation as well as non-witnessed cremation (building approximately 60 x 125). The site is located on a 10 acre parcel, the disturbed area consists of approximately 1.6 acres. 7500 \$

For the most part, there will be three employees working at the proposed facility with an extra employee on occasion. Operations would be 6 days per week with an occasional 7<sup>th</sup> day when needed. Traffic would be minimal with our company trucks arriving there three times per week (two bobtail trucks), Tuesday, Wednesday and Thursday.

## 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: NONE Current Sewage Disposal: NONE

Proposed Water Provider: WELL Proposed Sewage Disposal: SEPTIC SYSTEM

### 3 Williamson Act Contract

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- 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, WELL

- 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.)

MADBONE ECOLOGICAL CONSULTING LETTER DATED DECEMBER 17, 2015

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

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

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

No

## 5 Existing Conditions

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

A. Project site:

LEVEL FARM GROUND

B. Surrounding properties:

TO THE EAST IS LEVEL FARM GROUND, TO THE SOUTH IS NORTH BAY AQUADUCT WATER TANK, TO THE WEST CITY OF FAIRFIELD INDUSTRIAL GROUND TO THE NORTH GO GREEN ASPHALT RECYCLING.

C. Existing use of land:

LEVEL FARM GROUND.

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

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

WHEAT, SUGAR BEETS, IRRIGATED PASTURE, ALMOND TREES

G. Slope of property:

Flat or sloping (0 - 6% slope) 10 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.

EXISTING SITE DRAINAGE SHEET FLOWS TO THE EAST AND ULTIMATELY REACES A DRAINAGE DITCH RUNNING NORTH TO SOUTH.

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.

NORTH BAY AQUADUCT

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 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:

EXISTING DRIVEWAY OFF OF NORTH GATE RD. AT INTERSECTION OF NORTH GATE RD. AND CANON RD.

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).

NONE

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: 0 %.

ii. Project area (area to be graded or otherwise disturbed): 1.6 ± 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        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):

WIRE FENCE SURROUNDING PROPERTY. VISUAL SCREENING TO BE ALMOND ORCHARD.

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

EXISTING DRIVEWAY OFF OF NORTH GATE RD. AT INTERSECTION OF NORTH GATE RD. & CANYON

F. Proposed source and method of water supply:

WELL

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):

TRANSFER STATION (BIO HAZARD) REQUIRES 10' X 12' WALK-IN COOLER FOR VETERINARY SHARPS STORAGE.

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

BIO HAZARD/SHARPS STORAGE TRANSFER STATION.  
NOTHING PROCESSED ON SITE.

J. Duration of construction and/or anticipated phasing:

12 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: 7,500 (sq.ft) Surfaced area: 16,300 (sq.ft)

Landscaped or open space: 5 AC. ± (sq.ft)

2. Total floor area: 7,500 (sq.ft)

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

4. Proposed hours of operation:

Days: MONDAY - SATURDAY EVERY WEEK, OCCASIONALLY SUNDAY

From: 5:00 a.m./p.m to 5:00 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:

No

7. Maximum number of people using facilities:

At any one time: 5-8 Throughout day: 5-8

8. Total number of employees: 4-5

Expected maximum number of employees on site: 5

During a shift: 5 During day: 5

9. Number of parking spaces proposed: 17

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

At any one time: 10 day: 12

11. Radius of service area: SERVICING S.F. BAY AREA

12. Type of loading/unloading facilities:

2 BOBTAIL "CABOVER" TRUCKS, 2 FORD RANGERS,  
FORKLIFT. NOTHING SPECIAL FOR FACILITY ITSELF.

13. Type of exterior lighting proposed:

BUILDING SECURITY LIGHTS

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

INCINERATORS MAKE MINIMAL NOISE, ONLY HEARD  
INSIDE BUILDING.

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.

4' X 6' MONUMENT SIGN.



## 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"/>
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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"/>
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J. Storage, use or disposal of materials potentially hazardous to man or wildlife, including gasoline and diesel fuel. (See Environmental Health Division for assistance or information).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
K. Increase in demand for public services (police, fire, water, sewer, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
L. Increase in fossil fuel consumption (electricity, natural gas, oil, etc.).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
M. Change in use of or access to an existing recreational area or navigable stream.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
N. Change in traffic or vehicular noise on road system in immediate vicinity.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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.

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

Owner signature: \_\_\_\_\_ Date: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

Applicant signature: \_\_\_\_\_ Date: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

**For Office Use Only**

Planning Permit Fee(s)	Environmental Review Fees
U 17-08 \$6080	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) \$ 6080	Total \$ _____
	Receipt No.: 1044167 DATE: _____

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

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

T:\PLANNING\Planning Templates\Front Counter Application and Instruction Forms\COUNTER FORMS - (O-R-I-G-I-N-A-L-S)Land Use Permit\Permit Application & Instructions\Land Use Permit - Application.doc(June 23, 2011)

**Canon Partners LLC Policy Plan Overlay District  
PP-17-01  
Land Use and Development Standards**

**Statement of Purpose**

The purpose and intent of this Policy Plan Overlay District (PP-17-01) is to provide for the establishment of general and specific site development standards for the limited term use of the project site during the construction of the Fairfield Train Station Specific Plan improvements. Under this policy plan overlay, development of the property shown on the Site Development Plan is consistent with the General Plan and the underlying Exclusive Agriculture Zoning District.

**Limited Term**

A use permit shall be required whenever development is proposed within the Policy Plan Overlay area. The use permit shall be for a limited term, not to exceed ten (10) years. One 5 year extension may be granted if, at the time of the extension request, the City of Fairfield has approved the extension of sanitary sewer and municipal water services to the designated Fairfield Train Station Specific Plan relocation area just west of the project site within the City of Fairfield.

**Allowed Uses and Permit Requirements**

Table 28.68.17-01 identifies the land uses allowed within the policy plan overlay and the land use permit required to establish each use. In addition to the land use permit required by Table 28.68.17-01, special requirements may also apply to certain uses.

**Land Use Regulations**

Where the last column in Table 28.68.17-01 (Land Use Regulations) includes a section number, e.g. 28.71.20(A), the zoning regulations in the referenced section apply to the use. Where the last column includes a chapter number, e.g. Chapter 13.6, the regulations in the referenced Solano County Code apply to the use. Provisions in other sections of this Zoning Ordinance may also apply.

**Prohibited Uses**

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

**Site Development and Other Standards**

All uses shall comply with the provisions of Article IV, Section 28-90 Site Development and Other Standards which includes standards for parking, signs and other project elements.

**Architectural Review**

Architectural Approval may be required for certain uses in compliance with Section 28.102 (Architectural Approval).

## **Performance Standards**

**Limitations** - The construction, occupancy, and use of proposed buildings and surrounding lease areas shall be in accord with the plans and information submitted with Policy Plan Overlay application PP-17-01 and as approved by the Solano County Board of Supervisors.

**Prevention of Nuisances** - The permittee shall take such measures as may be necessary or as may be required by the County to prevent offensive noise, lighting, dust, or other impacts which constitute a hazard or nuisance to surrounding property.

**Lighting and Glare** - All lighting shall be shielded to prevent any light spillover onto surrounding properties. A lighting plan providing the location, light intensity and direction, construction and materials shall be submitted by the permittee prior to building permit issuances.

**Fencing** - All fencing shall be maintained plumb, level, and in a structurally sound condition.

**Potable Water Requirements** - Per Health and Safety Code section 116275, a Public Water System permit from the state shall be obtained and maintained valid and all operating, monitoring, reporting and notification requirements for a Public Water System shall be met.

The initial phase of the project which includes the Bubbling Well facility will derive its water supply from on-site water well and is not considered a state regulated Public Water System. Therefore at a minimum, the onsite water supply shall meet the same requirements as those for a State Small Water System HSC § 116275 (n), regardless of the number of connections. This includes obtaining an annual County State Small Water System permit (CCR Title 22 §64211), and monitoring the water supply per CCR Title 22 § 64212 and 64213) for constituents and reporting test results to the Solano County Environmental Health Division at the frequency required for a State Small Water System. If there are less than 5 service connections, then coliform testing only needs to be performed annually unless the Environmental Health Division requires more frequent testing. The application and all required monitoring and testing shall be conducted prior to final inspection from the Building Division.

The permittee shall certify the number of employees, customers, and visitors using the water supply and the number of connections attached to the water supply to the Environmental Health Division on an annual basis.

The permittee shall provide sample results for other constituents as required by the Environmental Health Services Division within 30 days of a written directive to provide such results.

Any cost incurred by the Environmental Health Division above that recovered through any annual permit fee for work performed associated with the water supply shall be paid at the current hourly rate for Environmental Health Division within 30 days of invoice.

**Septic System Requirements** - The design and specification of the septic system shall include plans that show the proposed system detail and the placement of the leachfield in the area tested and identified for leachfield construction. The site testing and an on-site sewage disposal system design shall be prepared by a Professional Civil Engineer, Certified Engineering Geologist, or a Registered Environmental Health Specialist. The designer shall certify and stamp the design prior to approval of the on-site sewage disposal system permit. The onsite

sewage disposal system shall not serve more than one parcel. Solano County Code Chapter 6.4 does not apply to a Community Sewage Disposal System. A Community Sewage Disposal System is defined in Chapter 6.4 as a system that accepts sewage from two or more separate lots.

**Fire Protection Requirements** - An onsite fire protection system for the proposed buildings shall be designed, installed, and maintained by the permittee, including provision for the adequate storage of water for fire suppression purposes. The permittee shall hire a qualified fire prevention engineer to prepare a fire protection plan for the property which shall be approved by the Fire Protection District and the County of Solano prior to building permit issuances.

**Dust Control** - The permittee shall implement a plan for dust control which shall include, at a minimum, the following items:

- a. All material stockpiled on site shall be sufficiently watered to prevent fugitive dust from leaving property boundaries and causing a public nuisance. Watering shall occur at least once a day with complete site coverage, preferably in the mid-morning hours.
- b. All on site areas with vehicle traffic shall be watered periodically or have dust palliatives applied for stabilization of dust emissions.
- c. All trucks hauling dirt, sand, aggregates or other loose materials shall be covered or shall maintain at least two feet of freeboard (i.e. minimum vertical distance between top of load and trailer).

**Site Appearance** - The permittee shall maintain the project site in a neat and orderly manner and kept free of accumulated debris or junk.

**Drainage Improvements** - The permittee shall furnish a hydrologic study prepared by a licensed civil engineer to demonstrate that permanent storm drain facilities can be designed and constructed within the Policy Plan Overlay to satisfy County Code section 31-26 and Section 31-30 "General Design Principles and Standards" showing no increased rate of run off. All current County and State stormwater requirements must be met. The applicant will need to indicate the general location of significant storm drainage improvements on the grading permit site plan. The site plan will need to show that surface water runoff created by any impervious surface on site is retarded by appropriate structural and vegetative measures so that flow rates at the discharge point don't exceed flows prior to any historical development on site. Such improvements need to be contained within the property boundary.

**Development Site Plan** - Attachment A

**TABLE A 28.68.17-01 of ALLOWED USES**

A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt, --- = *Prohibited*

ALLOWED USES* *See Definitions Section 28-01	Permit Requirements	Land Use Regulations** **See Section 28-70.10
	PP-17-01	
<b>AGRICULTURAL USES</b>		
<b>A. CROP PRODUCTION AND GRAZING</b>		
Agricultural accessory structures	A	28.71.10(B)(1)
Cultivated and irrigated farming	A	28.71.10
Non-irrigated and non-cultivated farming, Grazing	A	28.71.10
Grazing or pastured livestock	A	28.71.10
Pastured Poultry		
<i>Not adjacent to a R District</i>	A	
<i>Adjacent to a R District</i>	MUP	28.71.30(A) & (B)(4)
<i>With an agricultural commercial kitchen</i>	MUP	
<i>With sales</i>	MUP	
<i>With more than 4 crowing fowl</i>	UP	28.71.30(A) & (B)(4)
<b>B. AGRICULTURAL PROCESSING USES</b>		
Agricultural processing facility	UP	28.71.20(A) & (B)(1)
Aquaculture	UP	
Nursery with public sales	A	28.71.20(A) & (B)(2)
<b>C. ANIMAL FACILITIES AND OPERATIONS</b>		
Confined animal facility, including dairy		
<i>Small</i>	MUP	28.71.30(A) & (B)(1)
Fowl and Poultry Ranch		
<i>Small (100 - 1,000 birds)</i>	MUP	
<i>Large (1,001 birds or more)</i>	UP	28.71.30(A) & (B)(2)
Hog Ranch		
<i>Small (20 - 100 hogs)</i>	AP	
<i>Medium (101 - 750 hogs)</i>	MUP	28.71.30(A) & (B)(3)
<i>Large (751 hogs or more)</i>	UP	
Slaughterhouse		
<i>Small Slaughterhouse (1,000 head per year or less)</i>	MUP	28.71.30(A) & (B)(5)
<i>Large Slaughterhouse (More than 1,000 head per year)</i>	UP	28.71.30(A) & (B)(5)
<b>D. OTHER AGRICULTURAL OPERATIONS</b>		
Agricultural employee housing	AP	28.71.40(A) & (B)(1)
HCD Agricultural employee housing	A	28.71.40(A) & (B)(3)
Labor Camp	MUP	28.71.40(A) & (B)(4)

Temporary Commercial Coach	AP	28.71.40(A) & (B)(5)
A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt, - - - = Prohibited		
<b>ALLOWED USES*</b> *See Definitions Section 28-01	<b>Permit Requirements</b>	<b>Land Use Regulations**</b> **See Section 28-70.10
	PP-17-01	
<b>RESIDENTIAL USES</b>		
<b>A. TEMPORARY RESIDENTIAL USES</b>		
Security quarters for a construction site (commercial coach, manufactured home or recreational vehicle)	UP	28.72.20(A) & (B)(1)
Temporary Manufactured Home Storage	UP	28.72.20(A) & (B)(4)
Temporary single family home	UP	28.72.20(A) & (B)(6)
<b>B. AGRICULTURAL AND ANIMAL FACILITIES INCIDENTAL TO A RESIDENCE</b>		
Small Kennel or Cattery	MUP	28.72.30(A) & (B)(3)
Stable, private	MUP	28.72.30(A) & (B)(5)
<b>C. OTHER RESIDENTIAL USES</b>		
Cottage Industry		
<i>Type I</i>	UP	28.72.40(A) & (B)(1)
<i>Type II</i>	UP	
Home occupation		
<i>Type I</i>	MUP	28.72.40(A) & (B)(2)
<i>Type II</i>	MUP	



A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt, - - - = Prohibited		
ALLOWED USES*	Permit Requirements	Land Use Regulations**
* See Definitions Section 28-01		** See Section 28-70.10
<b>PP-17-01</b>		
<b>RECREATION, EDUCATION AND PUBLIC ASSEMBLY USES</b>		
<b>RETAIL AND OFFICE USES</b>		
<b>A. RETAIL USES</b>		
Farm/Ranch Supply Store	MUP	28.74.10(A) & (B)(5)
Roadside Stand		
<i>1,000 square feet or less in size</i>	A	28.74.10(A) & (B)(8)
<i>Between 1,000 and 2,500 square feet</i>	AP	
<i>Greater than 2,500 square feet in size</i>	MUP	
<i>Non-agricultural product sales, less than 10%.</i>	A	
<i>Non-agricultural product sales, between 10% and 25%</i>	MUP	
<i>Non-agricultural product sales, greater than 25%</i>	UP	
<i>Any of the above with a Certified Farmers Market</i>		
<i>Small Certified Farmers Market</i>	AP	28.74.10(A) & (B)(8); 28.75.20(A) & (B)(2)
<i>Medium Certified Farmers Market</i>	MUP	
<b>B. OFFICE USES</b>		
Agricultural Research Facility		
<i>Small (less than 20,000 sq. ft.)</i>	AP	28.74.20(A) & (B)(1)
<i>Medium (between 20,000 and 40,000 sq. ft.)</i>	MUP	
<i>Large (more than 40,000 sq. ft.)</i>	UP	
<b>COMMERCIAL SERVICE USES</b>		
<b>A. COMMERCIAL SERVICES</b>		
Large Animal Hospital or Veterinary Clinic	MUP	28.76.20(A) & (B)(1)
Kennel or Cattery, Large	MUP	28.76.20(A) & (B)(2)
Transitional Commercial	UP	28.76.20(A) & (B)(3)

A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt, - - - = Prohibited		
<b>ALLOWED USES*</b> *See Definitions Section 28-01	<b>Permit Requirements</b>	<b>Land Use Regulations**</b> **See Section 28-70.10
	<b>PP-17-01</b>	
<b>INDUSTRIAL, MANUFACTURING, PROCESSING AND WHOLESALE USES</b>		
<b>A. Industrial, Manufacturing and Processing Uses</b>		
Transitional Industrial	UP	28.77.10(A) & (B) (4)
<b>COMMUNICATION AND INFRASTRUCTURE USES</b>		
<b>A. COMMUNICATION USES</b>		
<b>Wireless communication facilities</b>		
Co-locations	MUP	28.78.10(A) & 28.81
New towers	UP	
<b>B. INFRASTRUCTURE USES</b>		
Non-commercial wind turbine <i>100 feet or less in height</i>	MUP	28.80
<i>Over 100 feet in height</i>	UP	
Pipeline, transmission or distribution line, in R.O.W.	A	28.78.20(A) & (B)(8)

**General site and building standards**

Subdivisions, new land uses, main buildings including temporary residential uses, and alterations to existing land uses and buildings, shall be designed, constructed, and/or established in compliance with the applicable development standards delineated or referenced in Table B 28.68.17-01.

**TABLE B 28.68.17-01 of DEVELOPMENT STANDARDS**

<i>Development Standards for Main Building &amp; Temporary Residential Uses</i>	
	<b>PP-17-01</b>
<b>MAIN BUILDING</b>	
Setbacks to Property Lines <sup>(1)</sup>	
Front	<i>30 feet, but at least 50 feet from the street centerline and unless otherwise indicated by building lines on the Zoning Maps.</i>
Sides (each)	<i>20 feet</i>
Rear	<i>25 feet</i>
Between structures <sup>(2)</sup>	<i>10 feet</i>
Height limit	<i>35 feet, and as allowed by 28-93 Special regulations</i>
Height limit for agricultural processing uses	<i>50 feet, and as allowed by 28-93 Special regulations</i>

**Notes:**

- (1) Other setbacks may be required for specific uses listed in Table 28.68.17-01, as provided elsewhere in this Chapter.
- (2) Other separation between structures may be required by County Building Code.

**Accessory Buildings and Structures**

New accessory buildings and other structures, including alterations to existing accessory buildings and other structures, shall be designed, constructed, and/or established in compliance with the applicable development standards in Section 28.71.10(B)(1) and in the table below.

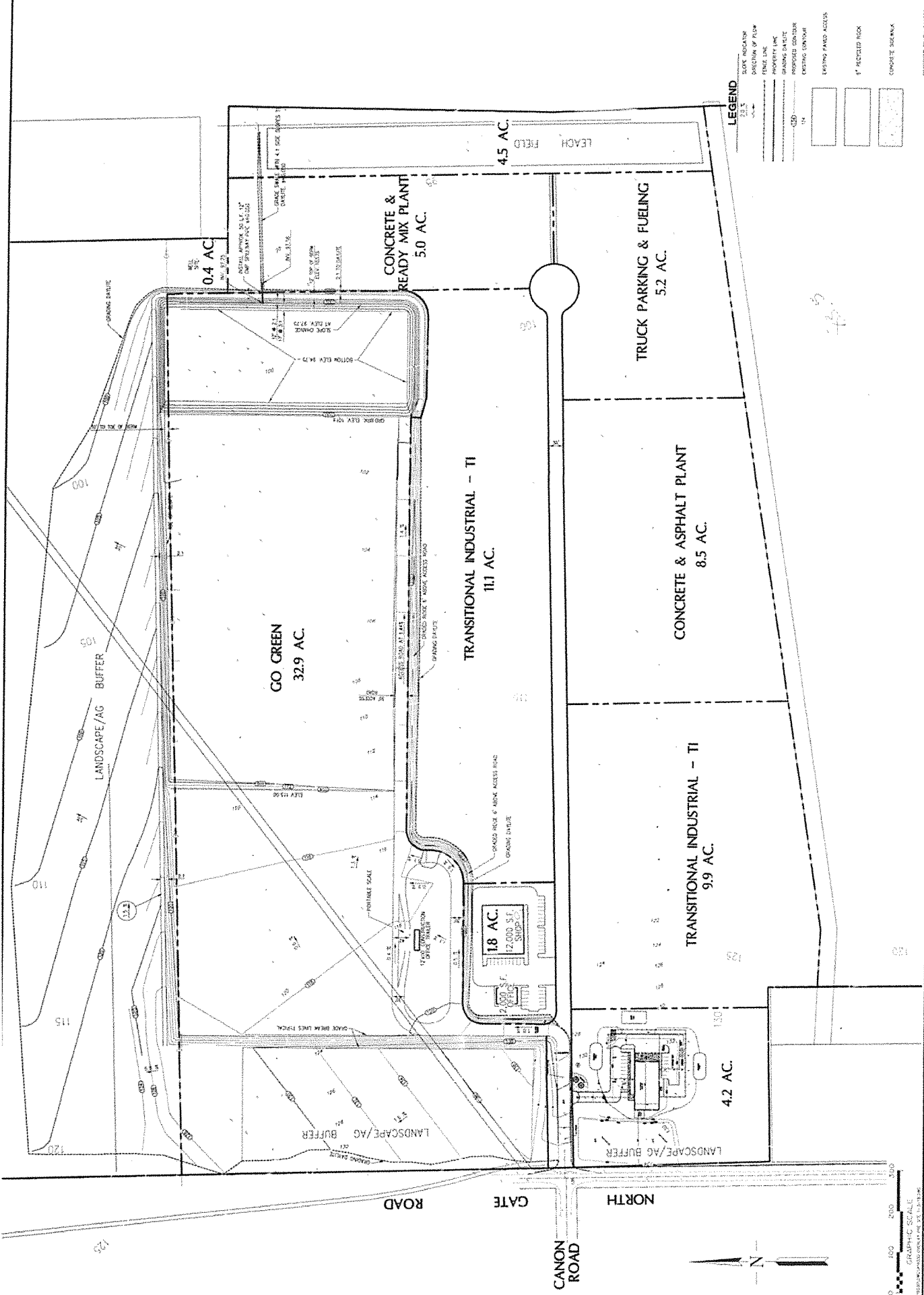
**TABLE C 28.68.17-01 of DEVELOPMENT STANDARDS, ACCESSORY BUILDINGS**

<i>DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS</i>	
<b>PP-17-01</b>	
<b>AGRICULTURAL ACCESSORY BUILDINGS <sup>(1)</sup></b>	
Setbacks <sup>(2)</sup>	
Attached	<i>An accessory building attached to the main building shall comply with the setback requirements for the main building</i>
Detached	
Front	<i>60 feet or on the rear 50% of the lot</i>
Sides (each)	<i>20 feet</i>
Rear	<i>20 feet</i>
Between structures	<i>10 feet from any dwelling or other main building on the same lot Stables: 20 feet from any dwelling or other main building on the same lot</i>
Height limit	<i>35 feet, and as allowed by 28-93 General Building regulations</i>
Height limit for agricultural processing uses	<i>50 feet, and as allowed by 28-93 Special regulations</i>
Parking	<i>As required by 28-94, Parking Requirements</i>
Signs	<i>See Section 28.96 Signs</i>
<b>RESIDENTIAL ACCESSORY BUILDINGS <sup>(1)</sup></b>	
<b>PP-17-01</b>	
Setbacks <sup>(2)</sup>	
Attached	<i>An accessory building attached to the main building shall comply with the setback requirements for the main building</i>
Detached	
Front	<i>60 feet or on the rear 50% of the lot</i>
Sides (each)	<i>20 feet</i>
Rear	<i>20 feet</i>
Between structures	<i>10 feet from any dwelling or other main building on the same lot Stables: 20 feet from any dwelling or other main building on the same lot</i>
Height limit	<i>35 feet, and as allowed by 28-93 Special regulations</i>
Parking	<i>As required by 28-94, Parking Requirements</i>
Signs	<i>See Section 28.96 Signs</i>

**Notes**

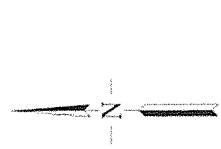
- (1) Does not include a secondary dwelling as defined in Section 28-01.
- (2) Other separation between structures may be required by County Building Code.

DATE	BY	REVISION
11-17-11	AK	1.0
11-17-11	AK	1.1
11-17-11	AK	1.2
11-17-11	AK	1.3
11-17-11	AK	1.4
11-17-11	AK	1.5
11-17-11	AK	1.6
11-17-11	AK	1.7
11-17-11	AK	1.8
11-17-11	AK	1.9
11-17-11	AK	2.0



**LEGEND**

- SUBMIT INDICATION
- PROPOSED PAVED ACCESS
- PROPOSED CONTOUR
- EXISTING CONTOUR
- EXISTING PAVED ACCESS
- 1" RECYCLED PAVEN
- CONCRETE SIDEWALK





2617 K Street, Suite 175  
Sacramento, CA 95816

www.madroneeco.com  
(916) 822-3230

March 13, 2017

Mr. Jason Andrews  
Canon Partners  
1107 Kentucky Street  
Fairfield, California 94533

**Subject: Preliminary Wetland Assessment, Canon Road Property, Solano County, California**

Dear Mr. Andrews:

This letter summarizes our March 2, 2017, field survey conducted on the Canon Road property. The approximately 28.9-acre Study Area is located directly southeast 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; 593,612 meters Easting/ 4,239,749 meters Northing (NAD83, Zone 10 North). **Figure 1** is a vicinity map.

The Study Area is situated south of Vacaville and east of Fairfield on moderately hilly terrain at a median elevation of approximately 100 feet. The site is undeveloped and has primarily been utilized as cattle pasturage in the recent past. The northern portion of the parcel appears to have been historically graded to facilitate flood irrigation while the southern part was disked last year and possibly planted in pasture mix. No habitable structures are present and the site is encircled by undeveloped agricultural lands and ranchettes.

A field survey of the entire Study Area was conducted on March 2, 2017, approximately six days after a series of storm events passed through Solano County. Meandering transects were performed on foot with particular attention paid to areas presenting potential wetland signatures on aerial photography. The northern portion of the Study Area was also surveyed for wetlands by Madrone Ecological in December of 2015. **Figure 2** is a map of the Study Area overlain upon aerial photography flown June 6, 2014.

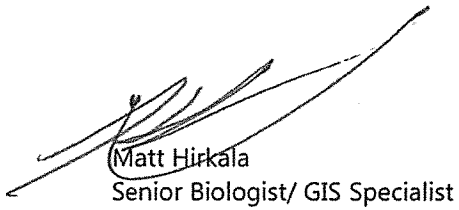
The Study Area supports non-native annual grasslands comprised of soft chess (*Bromus hordeaceus*), rip-gut brome (*Bromus diandrus*), rattail sixweeks grass (*Festuca myuros*), wild oats (*Avena fatua*), medusa head (*Elymus caput-medusae*), filaree (*Erodium botrys*), salt-grass (*Distichlis spicata*), and cut-leaf geranium (*Geranium dissectum*). The Study Area contains no trees, shrubs, or other woody vegetation.

The Study Area 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. No surface ponding was observed anywhere within the Study Area; however, the parcel directly to the south appears to

support seasonal wetland features. A large ponded area was present east of the foundation pad of the water tank along North Gate Road.

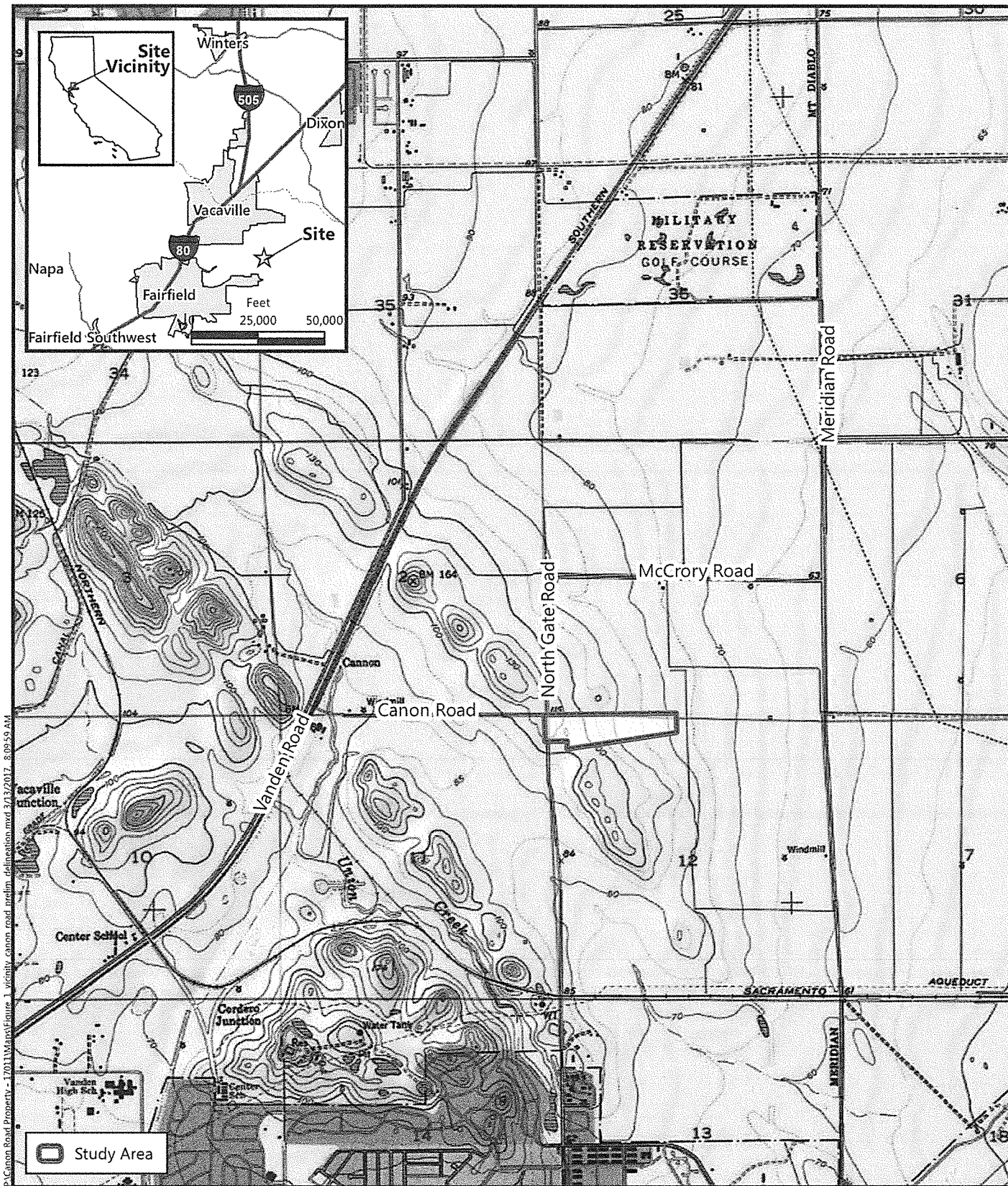
If you have any questions or require additional information, please contact me at (916) 822-3230 or [mhirkala@madroneeco.com](mailto:mhirkala@madroneeco.com) .

Sincerely,

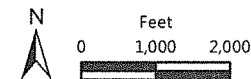


Matt Hirkala  
Senior Biologist/ GIS Specialist





Canon Road Property - 170111Map\Figure 1 vicinity canon road prelim delineation.mxd 3/13/2017 8:09:59 AM

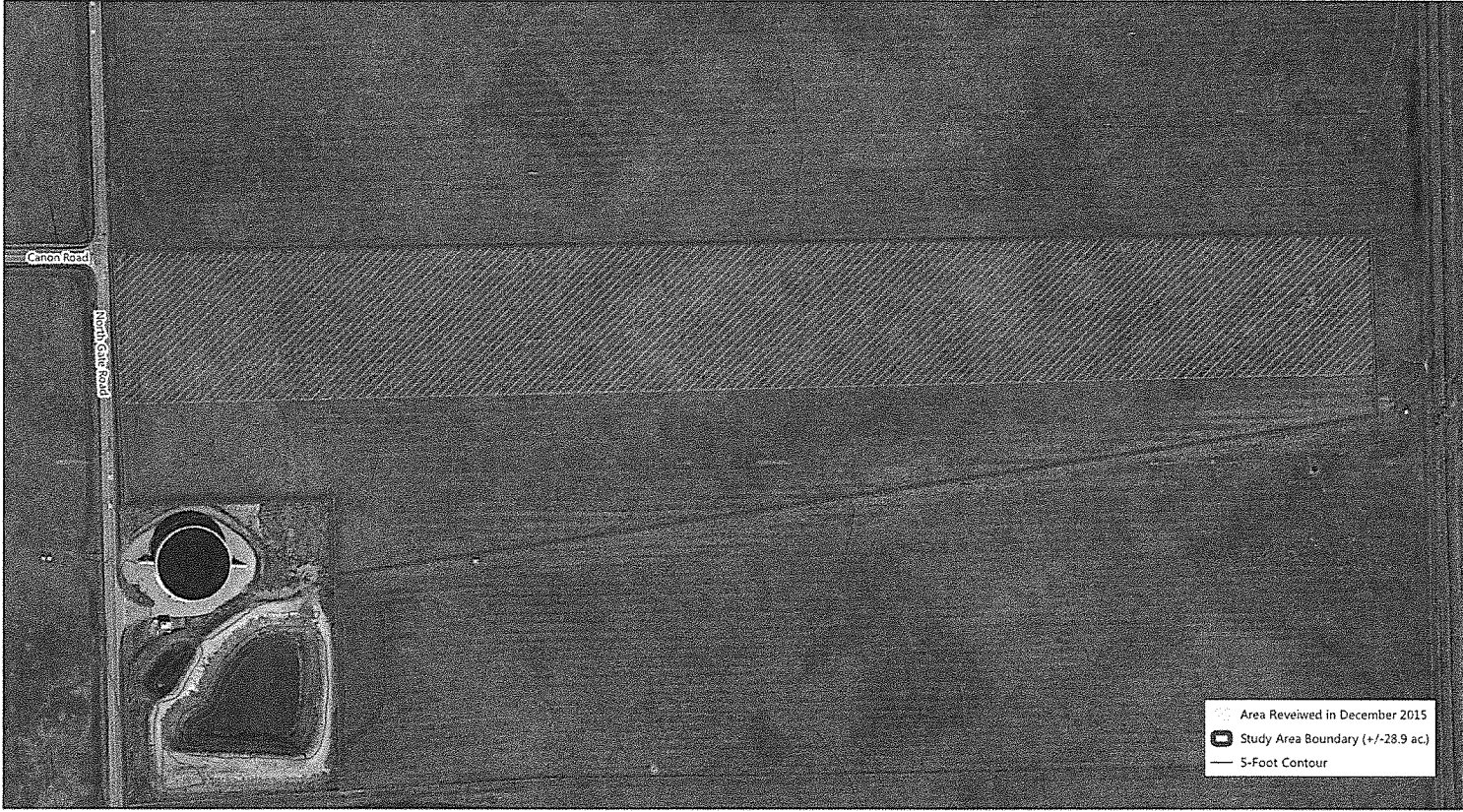





Source: United States Geologic Survey, 1987.  
 "Elmira, California" 7.5-Minute Topographic Quadrangle  
 Sections 1 and 12, Township 5 North, Range 1 West, MDBM

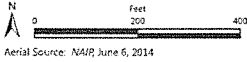
**Figure 1**  
**Vicinity Map**  
 Preliminary Wetland Assessment

Canon Road Property  
 Solano County, California





-  Area Revealed in December 2015
-  Study Area Boundary (+/-28.9 ac.)
-  5-Foot Contour



Aerial Source: NAIR, June 6, 2014

**Figure 2**  
**Study Area**  
 Preliminary Wetland Assessment  
 Canon Road Property  
 Solano County, California





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Sacramento, CA 95816  
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(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.

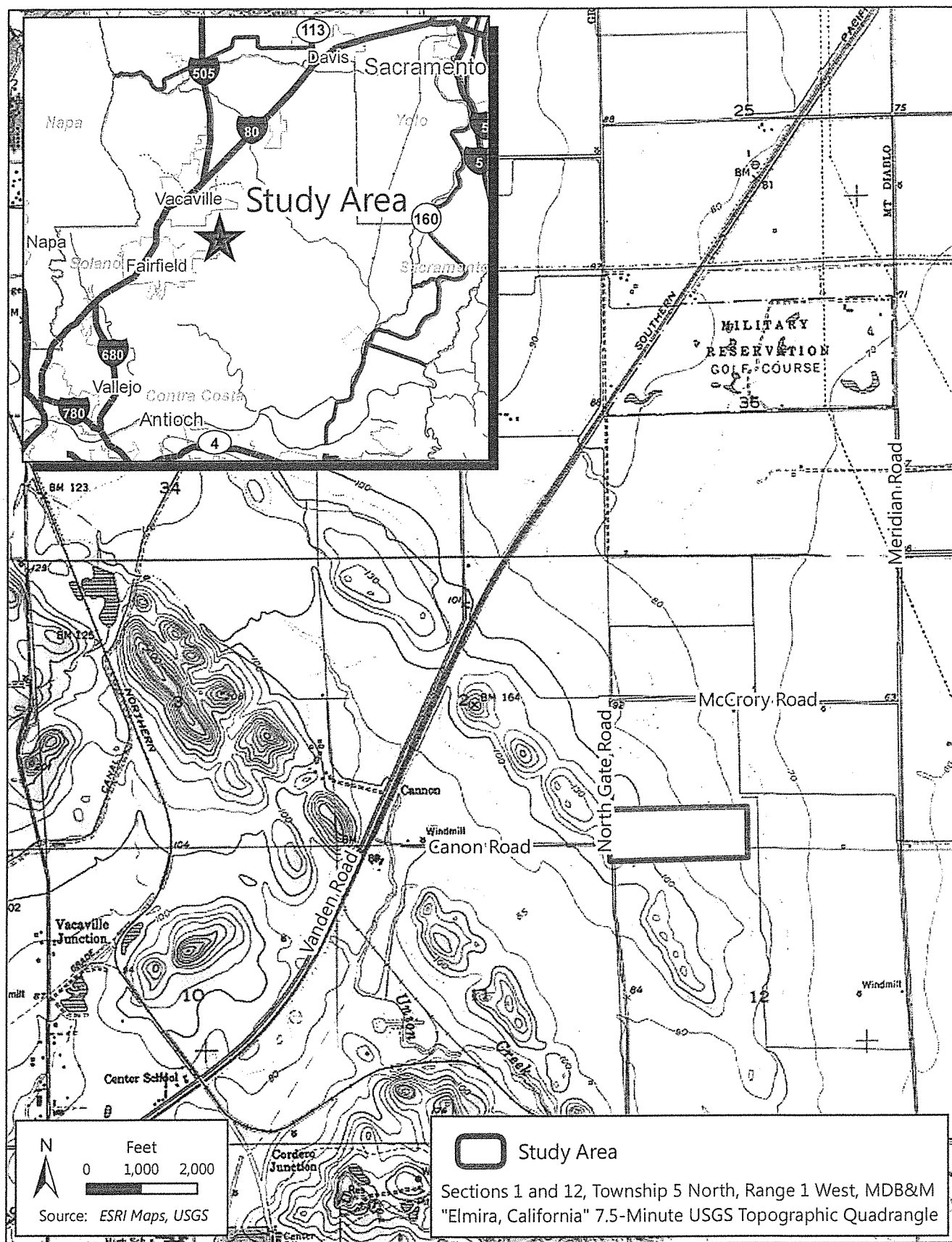
The study area primarily supports non-native annual grasslands comprised of soft chess (*Bromus hordeaceus*), rip-gut brome (*Bromus diandrus*), purple star-thistle (*Centaurea calcitrapa*), wild oats (*Avena fatua*), medusa head (*Elymus caput-medusae*), filaree (*Erodium botrys*), salt-grass (*Distichlis 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.

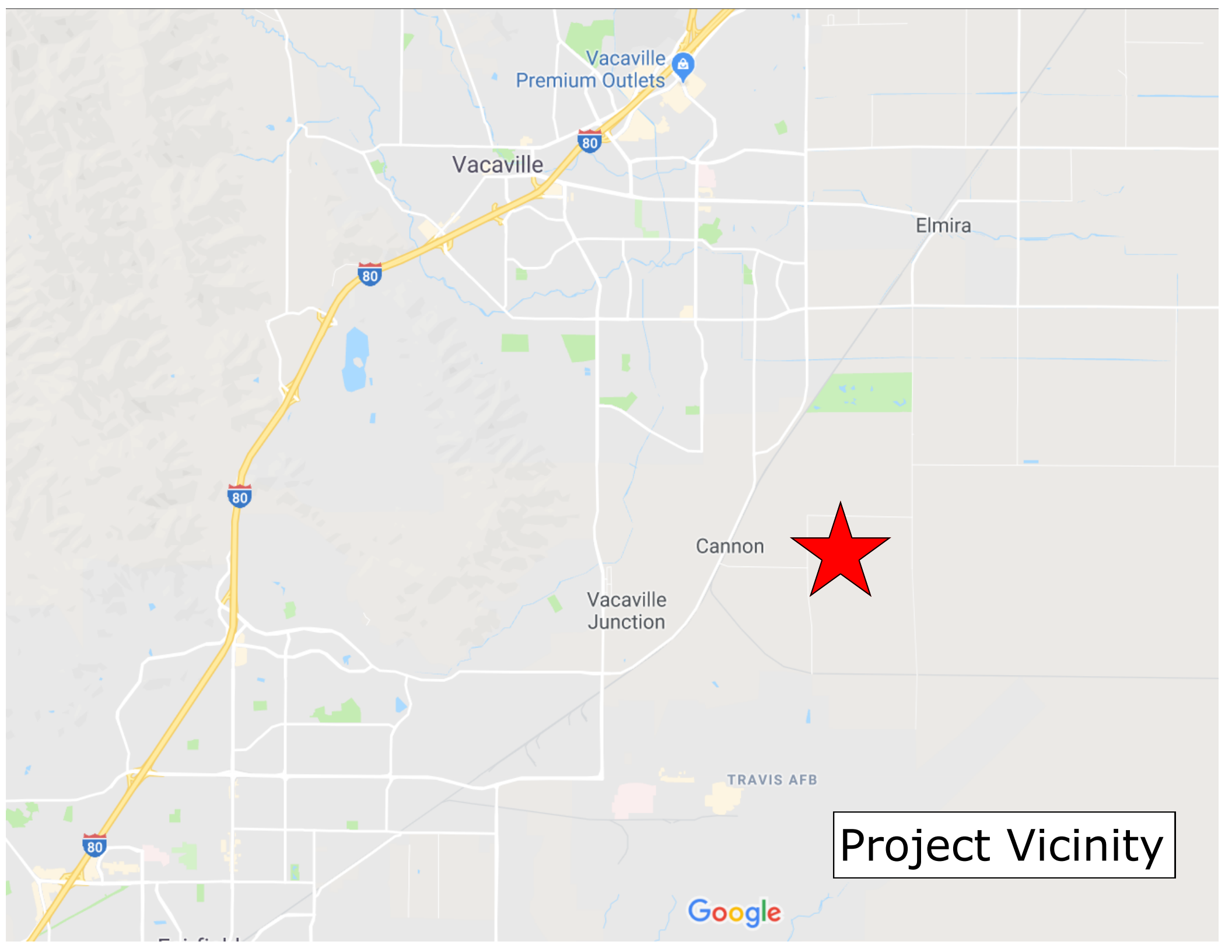
If you have any questions or require additional information, please contact me at (916) 822-3230 or [mhirkala@madroneco.com](mailto:mhirkala@madroneco.com).

Sincerely,



Matt Hirkala  
Senior Biologist/ GIS Specialist





Vacaville Premium Outlets

Vacaville

Elmira

Cannon

Vacaville Junction

TRAVIS AFB

Project Vicinity

Google



8/2018

Hay Rd

Vanden Rd

Canon Rd

N Gate Rd

McCrary Rd

Gate Rd

Meridian Rd

Image © 2018 DigitalGlobe

Google Earth

1993

Imagery Date: 7/10/2018 38°18'07.40" N 121°55'46.44" W elev 0 ft eye alt 12564 ft









**ENVIRONMENTAL ANALYSIS:**

The Department of Resource Management has prepared a Draft Initial Study and Mitigated Negative Declaration "IS/MND" pursuant to the California Environmental Quality Act for this project. The environmental documents have been circulated and made available for public review and comment from May 29, 2018 through June 27, 2018. The Draft MND identified certain potentially significant impacts together with proposed mitigations to reduce the impacts to less than significant along with other impacts determined to be less than significant.

*Reference Attachment B, Initial Study and Mitigated Negative Declaration*

**BACKGROUND:**

**A. Prior approvals:** Use Permit No. U-15-05

**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:** CDI facility, 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: Industrial (City of Fairfield), Grazing

**ANALYSIS:**

**A. Environmental Setting:**

The subject site is located within unincorporated Solano County adjacent to the City of Fairfield; 1.5 miles southeast of the City of Vacaville; 2 miles northeast of existing commercial and residential development within the City of Fairfield; and 1 mile north of residential development at Travis Air Force Base. The site is situated east of the intersection between Canon Road and North Gate Road. Fairfield city limit boundaries have recently been expanded as part of the Fairfield Train Station Specific Plan and bound the site to the west.

*Reference Attachment C, Location Map.*

The subject property is relatively flat, exhibiting slopes of less than six percent. The site generally slopes downward to the east with elevations of 130 feet above sea level along the western property line, then dropping to 95 feet ASL along the eastern lot line. The property contains mainly grasslands for an existing cattle grazing operation. There are no trees or creeks located on the parcel. As part of the Mitigated Negative Declaration prepared for the project, a wetlands assessment concluded that the parcels have been historically

graded to facilitate flood irrigation and that 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, the California Department of Fish and Wildlife, or the California Water Quality Control Board.

The subject property is comprised of two Assessor's Parcels; APN's 0116-040-060 and 0166-050-100. The Go Green concrete recycling business encompasses approximately 33 acres of the 302 acre property. In addition to the unenclosed area devoted to processed and unprocessed material storage, the operation utilizes a 600 square foot office trailer and portable truck scale. The balance of the 302 acre property is undeveloped and has primarily been utilized for grazing cattle

Access to the site is provided via private driveway off North Gate Road at the intersection of Canon Road.

Surrounding properties exhibit characteristics similar to those of the subject site. The parcels 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. Properties to the west of the subject site are located within Fairfield city limits. 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 land uses and plans to extend municipal services including water and sewer to that location.

## **B. Project Description:**

### **Existing Use**

On February 4, 2016 the Planning Commission granted Go Green Asphalt, Inc. Use Permit U-15-05 to construct and operate a construction debris recycling yard which accepts, processes, and stores concrete, asphalt, and soil. Asphalt and concrete are accepted from slabs, roof tiles, sidewalks, driveways, curbs, pipe, roadways, parking lots, etc. Materials are sourced from various construction sites and crushed on-site in the unenclosed material storage and processing area. These materials are imported, processed, and sold as needed for re-use as base rock and sold wholesale to contractors and municipalities. The facility processes an average incoming daily tonnage between 0 - 1,000 tons of material(s) dependent on the economy and construction activities. The recycling yard operates between the hours of 7 a.m. to 4:30 p.m. Mondays through Saturdays year round. The operation generates 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 utilized. The project may have up to 5 employees on-site per day.

### **Proposed Change**

Processing of materials on-site occurs seasonally and is hindered during heavy rainfall, generally during the winter months. Processing delays due to weather conditions have generated some non-compliance since initial permitting which has caused material storage times to exceed the thresholds allowed for a Construction, Demolitions, and Inert Debris (CDI) facility. Default storage time limits applicable to a CDI facility are: 1) no more than 30 days for material that **has not** been processed or sorted for resale or reuse, and 2) no more than 90 days for material that **has** been processed or sorted for resale or reuse.

As a result, the permittee is pursuing a minor revision to reclassify their facility as a Type A Inert Debris Recycling Center. In order to qualify as a Type A Inert Debris Recycling Center as provided in 14 CCR section 1738.1, the facility is required to:

- a) Receive only Type A inert debris. Type A inert debris includes but is not limited to concrete

(including fiberglass or steel reinforcing bar embedded in the concrete), fully cured asphalt, glass, fiberglass, asphalt or fiberglass roofing shingles, brick, slag, ceramics, plaster, clay and clay products.

- b) The Type A inert debris shall be source separated or separated for reuse.
- c) The 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) The amount of putrescible wastes in the inert debris received at the site 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).

In addition, there are standardized “default” time limits for material stored on-site. The storage time shall be limited to six (6) months 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 10th of each month. The total inert debris, residual and putrescible waste weights shall also be submitted monthly to the Solano County LEA by the 10th of each month.

**D. General Plan Consistency:**

The project is located within an area designated Agriculture by the Solano County General Plan Land Use Diagram. 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. The general plan designates the Travis Reserve for the “ongoing agricultural and open space uses” with the reserve area. The Department is recommending that short-term temporary nonresidential uses may also be considered, subject to a discretionary permit approval.

The recycling facility would operate for fixed term of ten (10) years. Additional permitting would be necessary should the use continue beyond the ten year fixed term.

The site 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.

**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.

In addition, the project site is located within an area being considered for a policy plan overlay district. The existing facility and proposed revision are a conditionally permitted land use within Policy Plan Overlay No. PP-17-01. The granting of this revision will be contingent on approval of the policy plan overlay and it becoming effective.

*Reference Attachment D, Development Plan PP-17-01*

**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 may have jurisdiction over the project:

*Local Agencies*

City of Fairfield  
Solano County Department of Resource Management  
Solano Irrigation District  
Vaca-Elmira Fire District

*Regional and State Agencies*

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

**FINDINGS and CONDITIONS OF APPROVAL:**

Staff recommends that the Planning Commission make the findings contained in the attached resolution in support of approving Use Permit application No. U-17-03 and subject to the recommended conditions of approval.

*Reference Attachment A, Draft Resolution*

**ATTACHMENTS:**

A - Draft Resolution  
B - Initial Study and Negative Declaration  
C - Vicinity Map  
D - Development Plan PP-17-01

# SOLANO COUNTY PLANNING COMMISSION

## RESOLUTION NO. XX

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**WHEREAS**, the Solano County Planning Commission has considered Minor Revision No. 1 of Use Permit Application No. U-15-05 of **Go Green Asphalt, Inc.** to convert the existing Construction, Demolition, and Inert Debris Facility into an Inert Debris (Type A) Recycling Center which accepts, processes, and stores construction debris including concrete, asphalt, and soil. The project is located within unincorporated Solano County, adjacent to the City of Fairfield within 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 September 6, 2018, and;

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

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

The temporary use of the property for land uses permitted within the Exclusive Agricultural District, with a provision for site restoration to grazing lands, are consistent with the goals, objectives and policies of the Solano County General Plan.

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

Vehicular access to the site is developed off North Gate Road, a City of Fairfield local street. Internal circulation will be provided off of the private driveway. On-site utilities including septic system and domestic water well shall be developed in compliance with policy plan overlay PP-17-01. An approximate 3 acre retention pond is developed at the eastern extent of the project site 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.**

As part of the Department of Resource Management's project review process, the application materials, Initial Study, and Negative Declaration have been reviewed by various County Departments, as well as Local, Regional, and State agencies which may have jurisdiction of the project. Any recommended conditions of approval have been incorporated into the use permit resolution. The project, as conditioned, along with mitigations measures implemented through the Negative Declaration ensure any potential nuisances or impacts resulting from the project to be less than significant.

4. **The Department of Resource Management has prepared a Draft Initial Study and Mitigated Negative Declaration "IS/MND" pursuant to the California Environmental Quality Act for this project. The environmental documents have been circulated and made available for public review and comment from May 29, 2018 through June 27,**

**2018. The Draft MND identified certain potentially significant impacts together with proposed mitigations to reduce the impacts to less than significant along with other impacts determined to be less than significant**

**BE IT, THEREFORE, RESOLVED**, that the Planning Commission of the County of Solano does hereby approve Minor Revision No. 1 of Use Permit Application No. U-15-05 subject to the following recommended conditions of approval:

**General and Permit Term**

1. The establishment and operation of the Inert Debris (Type A) Recycling Center is a conditionally permitted land use within Policy Plan Overlay District PP-17-01 of Canon Partners, LLC. The permitted use shall maintain compliance with all aspects of PP-17-01 including but not limited to the intent, term, and development standards established therein.
2. Issuance of Use Permit U-15-05-MR1 shall be dependent on the approval of Policy Plan Overlay PP-17-01 and not become valid unless and until the zoning overlay district becomes effective.
3. The Inert Debris (Type A) Recycling Center shall be established in accord with the application materials and development plans for Use Permit U-15-05-MR1, filed March 22, 2017, by Go Green Asphalt Inc., and as approved by the Solano County Planning Commission.
4. Conditions of Approval established through the issuance of this minor revision shall supersede any and all prior conditions established under the original use permit (U-15-05).
5. The permit shall be granted for a fixed term, not to exceed ten (10) years, commencing on the effective date of PP-17-01. One ten year extension may be granted if, at the time of the extension request, the City of Fairfield has approved the extension of municipal services to the designated Fairfield Train Station Specific Plan area just west of the project site within the City of Fairfield. The use permit shall become null and void after ten years with no further action by the County of Solano unless it is otherwise extended pursuant to the conditions incorporated in this use permit.

**Limitations of the Permit**

6. Minor Revisions. No additional uses shall be established beyond those identified on the final development plan without prior approval of a revision or amendment to the use permit. No new or expanded buildings shall be constructed without prior approval of a minor revision to this use permit or approval of a new use permit.
7. Indemnification. By acceptance of this permit, the permittee and its successors in interest agree that the County of Solano, its officers and employees shall not be responsible for injuries to property or person arising from the issuance or exercise of this permit. The permittee shall defend, indemnify and hold harmless the County of Solano, its officers and employees from all claims, liabilities, losses, or legal actions arising from any such injuries. The permittee shall reimburse the County for all legal costs and attorney's fees related to litigation based on the issuance of and/or interpretation of this permit. This agreement is a covenant that runs with the land and shall be binding on all successors in interest of the permittee.

8. Exercise of Permit. The use permit shall expire and thereafter be null and void, without further action by the County, if it is not exercised within one (1) year of the effective date of the Policy Plan Overlay (PP-17-01). The use permit shall not be considered exercised until all building, public works and environmental health permits required for the use have been issued.
9. Initial Inspection Prior to Commencement of Activities. Prior to the commencement of activities under this use permit or the admission of the public to the site, the permittee shall be present on site for an inspection of the premises by the Department of Resource Management and other agencies with jurisdiction, in order to determine if all prerequisite conditions and requirements have been met. Commencement of activities authorized under this permit shall not begin until the Director of Resource Management determines that the permittee is in compliance with the necessary prerequisite conditions of approval.
10. Subsequent Inspections. If additional inspections are required before the Director determines the permittee is in compliance with the use permit, the permittee shall be charged inspection fees based on the adopted rate established by the Board for hourly work by the Department.
11. Failure to Comply. Failure to comply with any of the conditions of approval or limitation set forth in this permit shall be cause for the revocation of the use permit and cessation of the permitted uses at the Permittee's expense.

#### **Operational and Performance Standards**

12. 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.
13. 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.
14. 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.
15. 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.
16. A surety bond or other guarantee acceptable to the County in favor of the County of Solano in the amount of \$100,000 to ensure immediate availability of funds for emergency remedial action at the Go Green Recycling project site, or for correcting any conditions on adjacent properties caused by site operations that are determined by the Department of Resource Management to be harmful to public health, safety or welfare or detrimental to agricultural



- operations. In the case of a bond, the permittee shall post the bond through a surety bond company that is rate "A" by the A.M. Best Company Guide. The bond or other guarantee shall remain in effect and be in the possession of the Department of Resource Management until after all phases of site restoration is performed and complete by Go Green Recycling.
17. The permittee shall file with the Department of Resource Management the name and phone number of the site manager and alternate. The site manager or alternate shall be available to county officials at all times (24 hours) and shall be responsible for the control of operations and for keeping specific records of operations to be made available upon request of, and in conformance with the requirements of the Department of Resource Management. The site manager or alternate shall be present at the site at all times when loads are accepted for disposal and during construction activities.
  18. The permittee shall maintain a comprehensive General Liability and Workers' Compensation insurance policy in the minimum amount of \$1,000,000 during the term of the permit. Evidence of such coverage shall be filed with the Director of Resource Management and shall comply with the requirements of the County Risk Manager.
  19. By signature of this permit, the permittee and its successors in interest agree that the County of Solano, its officers and employees shall not be responsible for injuries to property or person arising from exercise of this permit. The permittee shall defend, indemnify and hold harmless the County of Solano, its officers, agents and employees from all claims, liabilities, losses, or legal actions arising from any such injuries, and from all approvals and conditions associated with issuance of this permit. The permittee shall reimburse the County for all legal costs and attorney's fees related to litigation based on the issuance of and/or interpretation of this permit, and all associated approvals and conditions. This agreement is a covenant that runs with the land and shall be binding on all successors in interest of the permittee.
  20. The permittee shall be responsible for remediating any off-site contamination, damage, or injury to surrounding properties, including ground and surface water contamination, litter or safety hazards, or pollution of the air above any properties which may result from issuance of the permit; and during exercise of the use permit shall take adequate measures to prevent litter, dust, standing water, generated traffic, unsafe conditions, trespass to adjacent properties, or other activity in excess of, or inconsistent with conditions of the permit from creating a hazard or nuisance.
  21. Subsections (j) and (m) of Section 28-53 of the Solano County Code concerning revocation of a use permit for non-compliance with conditions of a use permit and minor revisions to a use permit are expressly made applicable to this permit. Upon any revocation, permittee shall restore the site in accordance with conditions of the permit. If necessary, the County may resort to any security to accomplish such restoration. In addition, any term or condition of this use permit and any violation of this permit may be enforced by injunction issued out of the Superior Court upon suit by the County. In the event of permit revocation, the permittee shall submit within 90 days a report to the Department of Resource Management fully describing their restoration of the site for agricultural purposes. The permittee shall make periodic reports, as required by the Department of Resource Management, on the progress and conclusion of site restoration procedures.
  22. The permittee shall provide for the employees both a water supply and sewage disposal system which have been approved by the Division of Environmental Health Services and shall comply with hazardous materials and hazardous waste management laws and regulations including when applicable preparing, revising, and updating a Hazardous

Materials Business Plan that has been reviewed and accepted by the Division of Environmental Health Services.

23. The permittee shall prevent a reduction of land available for grazing by continuing to permit and encourage grazing on areas not used for the Go Green Recycling facilities.
24. The project shall be consistent with the Travis Air Force Base Airport Land Use Compatibility Plan. The following measures shall be taken so that the facility is operated in a manner consistent with this plan:
  - a. Existing and proposed sheds and structures with reflective exteriors, including roofs, shall be painted or coated so that they are rendered nonreflective.
  - b. If night and/or security lights are to be used on the subject site, they shall be downcast and shielded so that off-site glare is prevented and lighting is confined to the work area.

### **CEQA Negative Declaration Mitigation Measures**

#### *Agricultural Resources - **Mitigation Measure - 2.2(c):***

25. The permittee shall file a Reclamation Plan as a part of use permit development approval with financial assurance that the lands will be reclaimed to productive grazing lands.

#### *Air Quality - **Mitigation Measure - 2.3(a):***

26. The permittee shall implement the following measures to further reduce exhaust emissions from construction-related equipment:
  - Commercial electric power shall be provided to the project site in adequate capacity to avoid or minimize the use of portable gas-powered electric generators and equipment.
  - Where feasible, equipment requiring the use of fossil fuels (e.g., diesel) shall be replaced or substituted with electrically driven equivalents (provided that they are not run via a portable generator set).
  - To the extent feasible, alternative fuels and emission controls shall be used to further reduce NO<sub>x</sub> and PM<sub>10</sub> exhaust emissions.
  - On-site equipment shall not be left idling when not in use.
  - The hours of operation of heavy-duty equipment and/or the amount of equipment in use at any one time shall be limited.
  - Construction shall be curtailed during periods of high ambient pollutant concentrations; this may involve ceasing construction activity during the peak hour of vehicular traffic on adjacent roadways or on Spare the Air Days.
  - Staging areas for heavy-duty construction equipment shall be located as far as possible from sensitive receptors.

- Before construction contracts are issued, the project applicants shall perform a review of new technology, in consultation with BAAQMD, as it relates to heavy-duty equipment, to determine what (if any) advances in emissions reductions are available for use and are economically feasible. Construction contract and bid specifications shall require contractors to utilize the available and economically feasible technology on an established percentage of the equipment fleet. It is anticipated that in the near future, both NO<sub>x</sub> and PM<sub>10</sub> control equipment will be available.

*Air Quality - Mitigation Measure - 2.3(b):*

**27.** The permittee shall implement the following enhanced and additional control measures recommended by BAAQMD and YSAQMD to further reduce fugitive PM<sub>10</sub> dust emissions:

- Hydroseeding shall be used or nontoxic soil stabilizers shall be applied to inactive construction areas (previously graded areas inactive for 10 days or more).
- Exposed stockpiles (e.g., dirt, sand) shall be enclosed, covered, or watered twice daily, or nontoxic soil binders shall be applied to such stockpiles.
- Traffic speeds on unpaved roads shall be limited to 15 mph.
- Sandbags or other erosion control measures shall be installed to prevent runoff of silt to public roadways.
- Vegetation shall be replanted in disturbed areas as quickly as possible.
- Wheel washers shall be installed on all exiting trucks, or the tires or tracks of all trucks and equipment leaving the site shall be washed off.
- Windbreaks shall be installed or trees/vegetative windbreaks shall be planted at windward side(s) of construction areas.
- Excavation and grading activity shall be suspended when winds (instantaneous gusts) exceed 25 mph.
- The area subject to excavation, grading, and other construction activity at any one time shall be limited, as necessary.

*Greenhouse Gas Emissions - Mitigation Measure - 2.7(a):*

**28.** Require Tier-3 Compliant Construction Equipment. Equipment utilized during grading and construction shall meet Tier-3 standards of emission control.

*Utilities and Service Systems - Mitigation Measure - 2.17(d):*

**29.** The permittee shall consult with the Solano County Department of Resource Management Environmental Health Division prior to building permit issuances to determine if the project requires a public water system permit issued by the State Department of Public Health. If it is determined that the project requires a public water system permit, applicant shall obtain and comply with a public water system permit.

## Building and Safety Division

30. The Building and any site improvements shall be designed using the 2010 California Building Standards Codes including the mandatory measures found in the new 2010 California Green Building Code, Chapter(s) 1, 2, 3, 5, 6, 7, 8, and A5 for Voluntary Measures. The building shall meet all of the requirements for commissioning a Green Building due to the size exceeding 10,000 square feet. The commissioning information is found in Section 5.410.2 of the 2010 California Green Building Code. (CalGreen) The building shall be designed by a licensed and/or registered architect/engineer who is knowledgeable in Green Building Codes.
31. Prior to any construction or improvements taking place, a Building Permit Application shall first be submitted as per Section 105 of the 2010 California Building Code. **“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.”** Contact the Building and Safety Division at (707) 784-6765 to discuss the permit process.
32. Certificate of Occupancy “111.1 Use and Occupancy. No building shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the building official has issued a certificate of occupancy therefore as provided herein.”
33. A separate permit will be required for any grading.
34. A geotechnical/Soils Report will be required for any expansions to existing buildings or for the construction of new buildings.
35. The building permit plans shall include a code analysis as listed below and the design shall be under the 2010 California Codes and all current rules, regulations, laws and ordinances of the local, state and federal requirements. Upon building permit submittal, the licensed architect shall provide a code analysis for each building or structure such as:
  - A) Occupancy Classification
  - B) Type of Construction
  - C) Seismic Zone
  - D) Location on Property
  - E) Height of all buildings and structures
  - F) Square footage
  - G) Occupant Load
  - H) Allowable Floor Area
  - I) Height and Number of Stories
36. Plans and Specifications shall meet the requirements as per Section 107 of the 2010 California Building Code. **“Construction documents, statement of special inspections and other data shall be submitted in one or more sets with each permit application. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design**

**professional.” Also Section 106.1.1; “Construction documents shall be dimensioned and drawn upon substantial material. Electronic media documents are permitted when approved by the building official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the building official.”**

37. The site and all facilities shall meet all of the accessibility requirements found in Chapter 11B of the 2010 California Building. The designer is required to design for the most restrictive requirements between ADA Federal Law and the 2010 California Building Code. The Solano County Building Division will be reviewing the plans for the most restrictive requirements of the two. There shall be a complete site plan, drawn to scale, and designed by a licensed architect reflecting all site accessibility.
38. All accessible paths of travel and parking areas shall be a hardscaped surface and shall meet all of the worst case requirements between Chapter 11B of the 2010 California Building Code and the ADA Federal Law.
39. The fire district will reassess the site for fire life and safety requirements.

### **Business Licensing**

40. 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.

### **Environmental Health Division**

41. **Potable Water Requirements.** Per Health and Safety Code section 116275, a Public Water System permit from the State of California Water Board, Division of Drinking Water shall be obtained and maintained valid, including all operating, monitoring, reporting and notification requirements for a Public Water System shall be met. The responsibility for providing potable water to the property, which includes obtaining and maintaining compliance with the permit conditions, lies with the property owner.

The initial phase of the project includes the Bubbling Well facility, which, will derive its water supply from an on-site water well and is not considered a state regulated Public Water System. Therefore, at a minimum, the onsite water supply shall meet the same requirements as those for a State Small Water System HSC § 116275 (n), regardless of the number of connections.

This requires obtaining an annual County State Small Water System permit (CCR Title 22 §64211), and monitoring the water supply per CCR Title 22 § 64212 and 64213) for constituents and reporting test results to the Solano County Environmental Health Division at the frequency required for a State Small Water System. If there are less than 5 service connections, then coliform testing only needs to be performed annually. In the event samples do not meet drinking water standards, Environmental Health Division requires disinfection procedures and more frequent sample testing.

Environmental Health shall only permit one State Small Water System on the legal lot. Environmental Health will require a water infrastructure design plan upon initial application for the State Small Water System permit that shows how all of the business lots will be connected to the water system. Multiple State Small Water System permits can be issued, if

at such a time subdivision of the property occurs, creating separate legal lots.

As this is considered a temporary Policy Plan Overlay, Environmental Health shall require a post closure plan upon initial application for the State Small Water System permit. The post closure plan shall include a description of how the water infrastructure will be installed, maintained, and tracked to ensure that upon expiration of the Policy Plan Overlay all remnants of the water system infrastructure can be removed from the ground to allow for the return of the parcel to agricultural land.

Once the service population exceeds the threshold of serving 25 or more people for 60 or more days of the year, or the number of water service connections exceeds 14, the property shall obtain and maintain a Public Water System permit from the Division of Drinking Water.

The application shall be submitted and approved and all required monitoring and testing shall be conducted prior to final inspection from the Building Division.

The permittee shall certify the number of employees and customers/visitors using the water supply and the number of connections attached to the water supply to the Environmental Health Division on an annual basis.

The owner of the water supply system shall provide sample results for other constituents as required by the Environmental Health Services Division within 30 days of a written directive to provide such results.

Any cost incurred by the Environmental Health Division above that recovered through any annual permit fee for work performed associated with the water supply shall be paid at the current hourly rate for Environmental Health Division within 30 days of invoice.

- 42. Septic System Requirements.** The design and specification of the septic system shall include plans that show the proposed system detail and the placement of the leachfield in the area tested and identified for leachfield construction.

The site testing and an on-site sewage disposal system design shall be prepared by a Professional Civil Engineer, Certified Engineering Geologist, or a Registered Environmental Health Specialist. The designer shall certify and stamp the design prior to approval of the on-site sewage disposal system permit.

The onsite sewage disposal system shall not serve more than one parcel. Solano County Code Chapter 6.4 does not apply to a Community Sewage Disposal System. A Community Sewage Disposal System is defined in Chapter 6.4 as a system that accepts sewage from two or more separate lots.

Septic system design for capacity greater than 10,000 gallons per day shall require permitting through the State Water Board.

- 43.** In order to qualify as an Inert (Type A) Debris Recycling Center as provided in 14 CCR section 1738.1, the facility is required to:

- a) Receive only Type A inert debris. Type A inert debris includes but is not limited to concrete (including fiberglass or steel reinforcing bar embedded in the concrete), fully cured asphalt, glass, fiberglass, asphalt or fiberglass roofing shingles, brick, slag, ceramics, plaster, clay and clay products.

- b) The Type A inert debris shall be source separated or separated for reuse.
  - c) The 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) The amount of putrescible wastes in the inert debris received at the site 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).
44. The total inert debris, residual and putrescible waste weights shall be submitted monthly to the Solano County LEA by the 10<sup>th</sup> of each month.
45. There are standardized “default” time limits for material stored on-site. The storage time shall be limited to six (6) months 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.

### **Public Works – Engineering**

46. The applicant shall apply for, secure and abide by the conditions of a grading permit prior to any onsite grading. The applicant shall submit improvement plans to Public Works Engineering for review and approval by the appropriate official. The review of plans and inspection of the construction is subject to fees to cover the cost to Public Works Engineering. Contact the Public Works – Engineering Division at (707) 784-6765 to discuss the permit process.

### **Local, Regional, and State Agencies**

#### **Central Valley Regional Water Quality Control Board**

47. 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.

48. A Storm Water Pollution Prevention Plan (SWPPP) shall be prepared and implemented to reduce potential impacts to surface water quality through the construction of the project. The SWPPP must be prepared in accordance with RWQCB Phase II storm water regulations shall include the following components:
- a. BMPs to address construction-related pollutants shall include practices to minimize the contact of construction materials, equipment, and maintenance supplies (e.g., fuels, lubricants, paints, solvents, adhesives) with storm water. The SWPPP shall



specify properly designed centralized storage areas that keep these materials out of the rain. Designated fueling areas with containment systems for runoff would be created.

- b. An erosion control plan that may include, but not be limited to, a combination of temporary sediment basins, hydroseeding of unprotected erodible soils, temporary water bars and berms across roads and level building pad areas, silt fences, straw wattles, jute netting, and erosion control mats. Side casting of soil would be prohibited. Slash and other sources of organic material would be collected and directed into the existing composting facility.
- c. To educate on-site personnel and maintain awareness of the importance of storm water quality protection, site supervisors shall conduct regular tailgate meetings to discuss pollution prevention. The frequency of the meetings and required personnel attendance list shall be specified in the SWPPP.
- d. The SWPPP shall specify a monitoring program to be implemented by the construction site supervisor, and must include both dry and wet weather inspections. In addition, monitoring would be required during the construction period for pollutants that may be present in the runoff that are not visually detectable in runoff.

**City of Fairfield – Public Works**

- 49. 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. Permit requirements may include widening of North Gate Road and the construction of a center turn lane.

**Solano Irrigation District (S.I.D)**

- 50. 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**

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

**Vaca-Elmira Fire Protection District**

- 52. The site, including structures, equipment and vehicles, shall be inspected by the Vaca-Elmira Fire Protection District as deemed necessary by the District and kept in compliance with the Fire District regulations. The landfill permittee shall provide the County LEA proof of compliance with the Vaca-Elmira Fire Protection District in the annual report.

\*\*\*\*\*

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Planning Commission on September 6, 2018 by the following vote:

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

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

# **Canon Partners LLC**

**Policy Plan Overlay PP-17-01**

**Initial Study and  
Mitigated Negative Declaration**

**May 2018**

**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 California Environmental Quality Act (CEQA) Guidelines, Section 15063.

Project Title:	Canon Partners LLC
Application Number:	Policy Plan Overlay No. PP-17-01
Project Location:	5204 North Gate Road Fairfield, CA 94535
Assessor Parcel No.(s):	0166-040-060 and 0166-050-100
Project Sponsor's Name and Address:	Canon Partners LLC 1107 Kentucky Street Fairfield, CA 94533

**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 Solano County Department of Resource Management Planning Services Division at 675 Texas Street, 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  
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: June 29, 2018

## **Next Steps**

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



## ENVIRONMENTAL DETERMINATION

### On the basis of this initial study:

- 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.

5-25-18

Date

  
Eric Wilberg, Planner Associate

## INCORPORATION OF MITIGATION MEASURES INTO THE PROPOSED PROJECT

By signature of this document, the project proponent amends the project description to include the mitigation measures as set forth in Section 2.

5-4-18

Date

  
Canon Partners, LLC

## **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. The site is situated east of the intersection between Canon Road and North Gate Road. 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 subject site is one legal lot comprised of two Assessor's Parcels; APN's 0116-040-060 and 0166-050-100. The project encompasses approximately 83.5 acres of the existing 302 acre property. Access to the site is provided via private 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 downward to the east with elevations of 130 feet above sea level along the western property line, then dropping to 95 feet ASL along the eastern lot line. The 83.5 acre project site is partially developed with the Go Green concrete recycling business, established on 33 acres via Use Permit No. U-15-05 in 2015. In addition to materials and equipment, the Go Green operation utilizes a 600 square foot office trailer and portable truck scale. The balance of the project area is undeveloped and has primarily been utilized for grazing cattle.

#### *Environmental Resources*

The property contains mainly grasslands for an existing cattle grazing operation (See Figure 4 – Site Photos). There are no trees or creeks located on the parcel. A Wetlands Assessment (Appendix 6.3) concludes that the parcel has been historically graded to facilitate flood irrigation and that 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, the California Department of Fish and Wildlife, or the California Water Quality Control Board.

#### *Other Characteristics*

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. Properties to the west of the subject site are within the City of Fairfield. 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 land uses and plans to extend municipal services including water and sewer to that location.

## 1.2 PROJECT DESCRIPTION:

### Project Purpose and Objectives

The project consists of designating an 83.5 acre portion of the 302 acre property as a Policy Plan Overlay (PPO) to the existing, underlying Exclusive Agriculture Zoning District. The objective of the project is to add an additional 50 acres for the relocation of existing businesses from the Fairfield Train Station development area to this site, on a temporary basis, until they transition to a permanent location within the City of Fairfield on the adjacent parcels to the west. The temporary term is limited to ten years, or until the extension of municipal services to the adjacent City industrial parcels, whichever is less. The temporary businesses would be industrial uses consistent with the Transitional Industrial Uses listed in the Solano County Exclusive Agricultural zoning district.

### Project Data

The project consists of the following proposed transitional land uses, as shown in Table 1 and on Figure 3:

<b>APN Number</b>	<b>Acres</b>	<b>Existing Land Uses</b>	<b>Specific Use</b>
0166-040-060 & 0166-050-100	219	Grazing	Cattle Grazing
0166-040-060	32.9	Transitional Industrial	Construction Debris Recycling
		<b>Proposed Land Use</b>	
0166-040-060	11.10	Transitional Industrial	To Be Determined
0166-040-060	5.00	Transitional Industrial	Concrete & Ready Mix Plant
0166-050-100	4.20	Transitional Industrial	Pet Crematorium
0166-050-100	9.90	Transitional Industrial	To Be Determined
0166-050-100	8.50	Transitional Industrial	Concrete and Asphalt Plant
0166-050-100	5.20	Transitional Industrial	Truck Parking and Fueling
0166-040-060 & 0166-050-100	4.50	Transitional Industrial	Leach Field
0166-040-060	1.8	Transitional Industrial	To Be Determined
0166-040-060	0.4	Transitional Industrial	Well Site
<b>Total</b>	<b>302.43</b>		

### Project Description

The PPO anticipates establishing another six transitional industrial land uses in addition to the Go Green facility. Table 1 provides a summary of the anticipated types of land uses on lease areas ranging in size from 5 to 11 acres.

#### *Go Green Recycling*

One such business, Go Green Asphalt, Inc., has already relocated to this site under Use Permit U-15-05 granted by the County of Solano in 2015. The Go Green facility operates as a construction debris recycling yard which accepts, processes, and stores concrete, asphalt, and soil. Asphalt and

concrete are accepted from slabs, roof tiles, sidewalks, driveways, curbs, pipe, roadways, parking lots, etc. Materials are sourced from various construction sites and crushed on-site in the unenclosed material storage and processing area. These materials are then imported, processed, and sold as needed for re-use as base rock and sold wholesale to contractors and municipalities. The project is authorized for incoming daily tonnage ranging between 0 – 1,000 tons of material(s) dependent on the economy and construction activities. The recycling yard operates between the hours of 7 a.m. to 4:30 p.m. Mondays through Saturdays year round. The operation generates 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 utilized. The project may have up to 5 employees on-site per day. Go Green occupies 32.9 acres of the 83.5 acre area proposed for transitional industrial land uses.

Processing of materials on-site occurs seasonally and is hindered during heavy rainfall, generally during the winter months. Processing delays due to weather conditions have generated some non-compliance concerns since initial permitting. Go Green is currently pursuing a minor revision to their use permit to become reclassified as an Inert (Type A) Debris Recycling Center which would allow for an increase in storage time limitations of 6 months for unprocessed material and 18 months for processed material. Action on the use permit revision is contingent on approval of the Policy Plan Overlay.

## **Infrastructure**

### *Potable Water*

The project site does not have an established source of potable water and no water wells have been constructed on-site. The initial lessee requiring potable water, Bubbling Well, will construct and utilize its own domestic water well. The project involves establishing, operating, and maintaining a Public Water System pursuant to Health and Safety Code § 116275 upon further development of the various land uses on-site.

### *Septic*

The project site is not developed with a private septic system and sanitary sewer is not available to the site. The initial lessee requiring on-site septic, Bubbling Well, will construct and utilize its own septic system. Upon further development, the project involves the construction of a community septic system. The leach fields serving that system are proposed near the eastern extent of the project site.

### *Irrigation Water*

The project site is located within the boundaries of the Solano Irrigation District. The property has an existing service located at the northwest corner. The service provides raw, untreated, agricultural irrigation water. No changes are proposed for the existing S.I.D service.

### *Fire Protection*

Upon development, each structure and permitted land use will be evaluated for fire protection by the Vaca-Elmira Fire Protection District and the County Department of Resource Management through the building permit process. An on-site fire protection system shall be designed, installed, and maintained by the permittee, including provision for the adequate storage of water for fire suppression purposes.

### *Access*

The project site has frontage along, and an encroachment to North Gate Road which is within the jurisdiction of the City of Fairfield. The site is currently served by a 350 linear foot private road that extends east from the intersection of Canon Road and North Gate Road. The project would extend existing access eastward to accommodate future businesses on-site for a total road length of 2,250 feet. The proposed roadway width is 36 feet with a cul-de-sac at its easterly terminus.

### *Drainage*

The project involves the construction of a central storm water retention/detention pond near the northeast corner of the project site. The initial lessee requiring on-site drainage improvements, Bubbling Well, will develop its own detention pond(s) through the Department's grading permit process.

### **Bubbling Well Pet Memorial Park Inc.**

The applicant has identified Bubbling Well Pet Memorial Park Inc. as a lessee to locate on 4.5 acres at the southwest corner of the project site. Bubbling Well, formerly located at 5054 Peabody Road within the Fairfield Train Station Plan area, provides cremation services, both private and communal, for domestic pets (dogs, cats, etc.) in addition to farm animals including goats, sheep, and horses. Cremation services are also provided to Pet Hospitals and Pet Emergency Clinics in Solano County as well as the Solano County SPCA and in some cases to Solano County Animal Control.

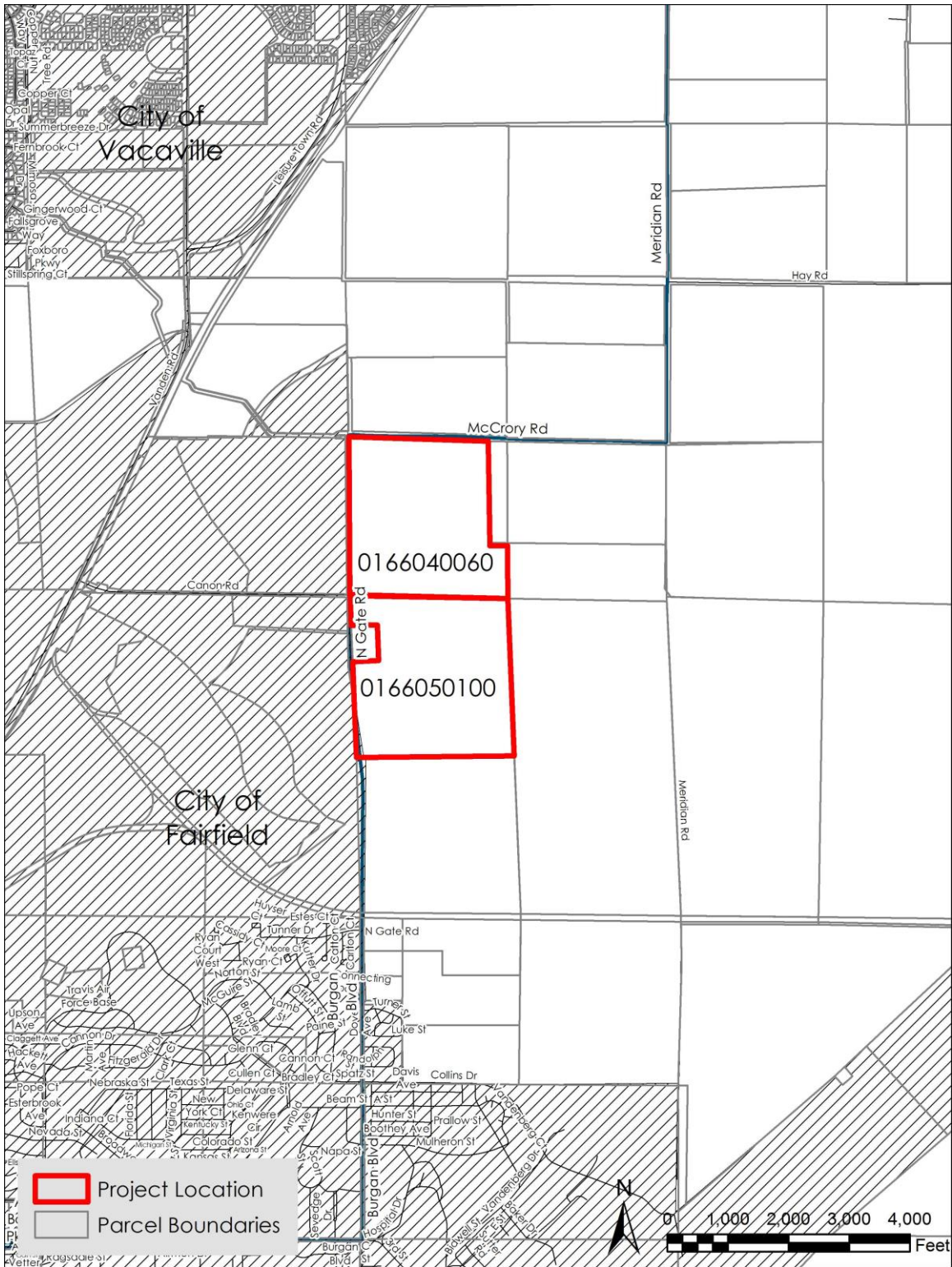
The Bubbling Well operation would consist primarily of a 7,140 square foot structure comprised of a 5,508 sq. ft. crematorium and 1,632 sq. ft. of administrative office space. The facility would also include an outdoor courtyard and covered canopy area. No medical waste processing is performed on-site. All material is picked up by a medical waste processing company as needed.

Generally, there will be three employees working at the facility with an extra employee on occasion. Operations would normally occur six days per week with a seventh day as needed. The company utilizes two trucks for the delivery of supplies three times per week (Tuesday through Thursday).

Bubbling Well is currently pursuing use permit application No. U-17-03 to establish and operate at the project site. Action on the use permit is contingent upon approval of the Policy Plan Overlay zoning.



Figure 1: Vicinity Map





**Figure 2: Aerial Photo**

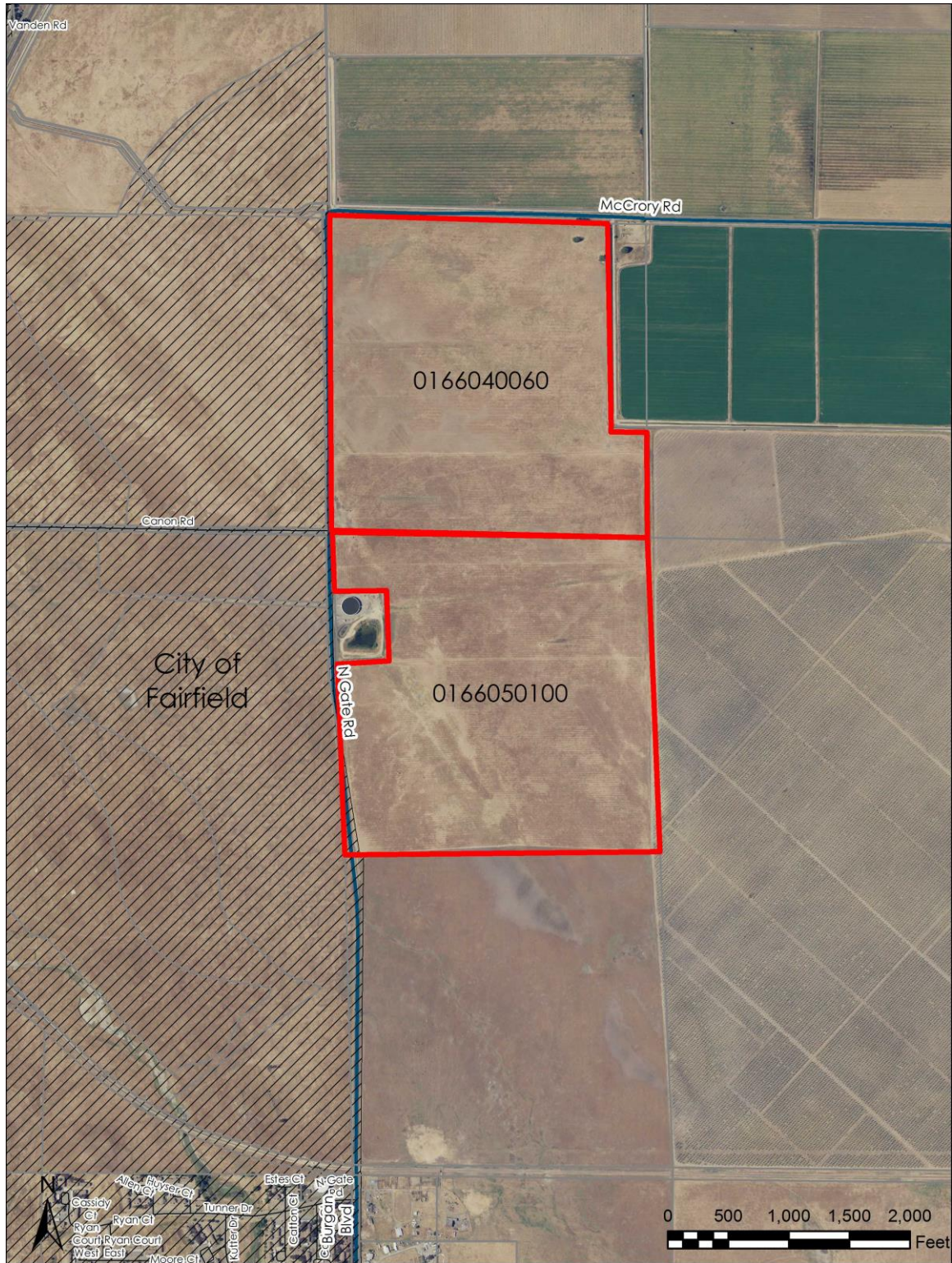
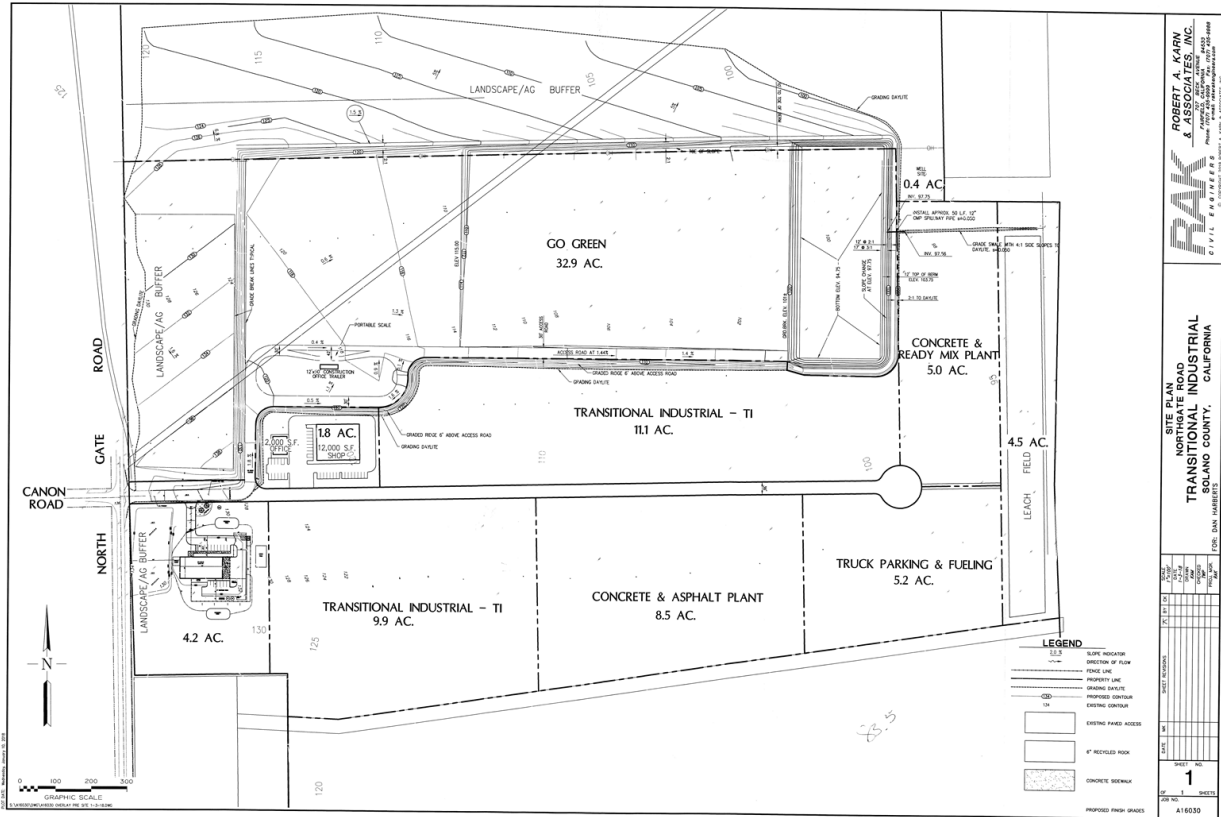




Figure 3: Overall Site Plan



**Figure 4: Site Photos**

**Photo 1 - View looking east southeast at entry from North Gate Rd**



**Photo 2 - View looking easterly across Go Green portion of the site**



**Figure 4: Site Photos**

**Photo 3 - View looking north at new access connection to North Gate Rd.**



**Photo 4 - View of existing grazing lands**



**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	Infrastructure/Ag
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. 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, subject to discretionary use permit approval.

The site 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.

**1.3.2 Zoning**

The project site is located within the Exclusive Agriculture Zoning District. Section 28.21 of the County Zoning Regulations conditionally permits certain infrastructure uses within this district as well as transitional commercial and transitional industrial uses.

**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
- c. Solano County Environmental Health Division
- d. Solano County Board of Supervisors
- e. Solano County Planning Commission

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

- a. Central Valley Regional Water Quality Control Board
- b. Bay Area Air Quality Management District
- f. Vaca-Elmira Fire Protection District
- g. Solano Irrigation District
- h. City of Fairfield
- i. City of Vacaville
- j. California Department of Conservation
- k. California Department of Public Health, Drinking Water Field Operations Branch
- l. California Department of Transportation
- m. California Department of Fish & Wildlife
- n. Fairfield Unified School District
- o. U.S. Army Corps. of Engineers District: Sacramento District
- p. U.S. Fish & Wildlife Service
- q. Airport Land Use Commission - Solano County

## **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:

- |   |   |
|---|---|
| <input type="checkbox"/> Agricultural Resources   | <input type="checkbox"/> Utilities & Service Systems        |
| <input type="checkbox"/> Air Quality              | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions |   |

### **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"/> Hydrology and Water |
| <input type="checkbox"/> Biological Resources          | <input type="checkbox"/> Land Use Planning   |
| <input type="checkbox"/> Geology and Soils             | <input type="checkbox"/> Noise               |
| <input type="checkbox"/> Hazards & Hazardous Materials |  |

### **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"/> Cultural Resources   | <input type="checkbox"/> Public Services          |
| <input type="checkbox"/> Mineral Resources    | <input type="checkbox"/> Recreation               |
| <input type="checkbox"/> Population & Housing | <input type="checkbox"/> Transportation & Traffic |

## 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"/>

### Environmental 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 distance 2.5 miles to the west.

### Impacts Discussion

a. *Have a substantial adverse effect on a scenic vista?*

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.**

b. *Substantially damage scenic resources, including, but not limited to, trees, rock out-croppings, and historic buildings within a state scenic highway?*

There are no scenic resources within the development footprint of the project. **No Impact.**

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

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 be screened from views along North Gate Road by approximately 6.5 acres of landscape plantings. **Less Than Significant Impact.**

- d. *Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?*

The facility would operate during typical daylight hours and implement equipment safety lighting as needed. **Less Than Significant Impact.**

- e. *Increase the amount of shading on public open space (e.g. parks, plazas, and/or school yards)?*

There are public open spaces within the vicinity of the project. **No Impact.**

## 2.2 Agricultural Resources

Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Environmental Setting

The property is located on Grazing Land as identified by the Farmland Mapping and Monitoring Program. A majority of the property is grasslands used for livestock grazing. A 33 acre portion of the site is developed with a 10 year temporary-term construction debris recycling center. The property is not subject to a Williamson Act contract. The development would develop an additional 50 acres of the subject property with interim transitional uses.

### Impacts Discussion

- 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?*

The property does not contain any lands shown as is shown as *Prime Farmland, Unique Farmland, or Farmland of Statewide Importance* pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. **No Impact.**

- b. *Conflict with existing zoning for agricultural use, or a Williamson Act contract?*

The development is permitted under the Exclusive Agriculture Zoning District. The property is not subject to a Williamson Act contract. **No Impact.**

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?*

The proposed development is interim in nature. The limited term is 10 years, or until municipal services are extended to the parcels to the immediate west of the subject property, whichever is less. If the facilities remain in place after the term has expired there would be a significant impact resulting in a permanent loss of grazing lands. **Less Than Significant With Mitigation. See Mitigation Measures.**

**Avoidance, Minimization Measures and/or Mitigation Measures**

The General Plan EIR includes mitigation measures for discretionary permit review, including those for Agricultural resources:

**Mitigation Measure 2.2(c):** The permittee shall file a Reclamation Plan as a part of use permit development approval with financial assurance that the lands will be reclaimed to productive grazing lands.

**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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Environmental Setting**

The project is located within an unincorporated, rural area of Solano County. The site is located in the San Francisco Bay Area Air Basin (SFBAAB), which also comprises all of Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, and Santa Clara Counties and the southern portion

of Sonoma County. Western Solano County is currently designated as a nonattainment area for the federal and state ozone (8-hour) and PM<sub>2.5</sub> (24-hour) standards (ARB 2009, EPA 2009). In addition, western Solano County is currently designated as a nonattainment area for the state ozone (1-hour) and the state PM<sub>10</sub> (24-hour) standards. Solano County is unclassified for the federal PM<sub>10</sub> standard (ARB 2009).

Concentrations of ozone, carbon monoxide (CO), nitrogen dioxide (NO<sub>2</sub>), sulfur dioxide (SO<sub>2</sub>), respirable and fine particulate matter (PM<sub>10</sub> and PM<sub>2.5</sub>), and lead are used as indicators of ambient air quality conditions. Because these are the most prevalent air pollutants known to be deleterious to human health, and because there is extensive documentation available on health-effects criteria for these pollutants, they are commonly referred to as “criteria air pollutants.” Sensitive receptors within the vicinity of the proposed project include nearby single-family residential dwellings to the southwest, south, and east of the SVSP area.

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

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

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

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

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

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

### **Impacts Discussion**

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

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

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

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

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

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

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

*Criteria Air Pollutants and Precursor Emissions*

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

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

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

### **Avoidance, Minimization Measures and/or Mitigation Measures**

#### **Mitigation Measures**

**Mitigation Measures 2.3(a): Require Implementation of Measures to Reduce Construction-Related Exhaust Emissions.** The applicant, as a condition of project approval, shall be required to implement the following measures to further reduce exhaust emissions from construction-related equipment:

- Commercial electric power shall be provided to the project site in adequate capacity to avoid or minimize the use of portable gas-powered electric generators and equipment.
- Where feasible, equipment requiring the use of fossil fuels (e.g., diesel) shall be replaced or substituted with electrically driven equivalents (provided that they are not run via a portable generator set).
- To the extent feasible, alternative fuels and emission controls shall be used to further reduce NO<sub>x</sub> and PM<sub>10</sub> exhaust emissions.
- On-site equipment shall not be left idling when not in use.
- The hours of operation of heavy-duty equipment and/or the amount of equipment in use at any one time shall be limited.
- Construction shall be curtailed during periods of high ambient pollutant concentrations; this may involve ceasing construction activity during the peak hour of vehicular traffic on adjacent roadways or on Spare the Air Days.
- Staging areas for heavy-duty construction equipment shall be located as far as possible from sensitive receptors.

- Before construction contracts are issued, the project applicants shall perform a review of new technology, in consultation with BAAQMD, as it relates to heavy-duty equipment, to determine what (if any) advances in emissions reductions are available for use and are economically feasible. Construction contract and bid specifications shall require contractors to utilize the available and economically feasible technology on an established percentage of the equipment fleet. It is anticipated that in the near future, both NO<sub>x</sub> and PM<sub>10</sub> control equipment will be available.

**Mitigation Measures 2.3.b. Require Implementation of Measures to Reduce Fugitive PM<sub>10</sub> Dust Emissions.** The applicant, as a condition of project approval, to implement the following enhanced and additional control measures recommended by BAAQMD and YSAQMD to further reduce fugitive PM<sub>10</sub> dust emissions:

- Hydroseeding shall be used or nontoxic soil stabilizers shall be applied to inactive construction areas (previously graded areas inactive for 10 days or more).
- Exposed stockpiles (e.g., dirt, sand) shall be enclosed, covered, or watered twice daily, or nontoxic soil binders shall be applied to such stockpiles.
- Traffic speeds on unpaved roads shall be limited to 15 mph.
- Sandbags or other erosion control measures shall be installed to prevent runoff of silt to public roadways.
- Vegetation shall be replanted in disturbed areas as quickly as possible.
- Wheel washers shall be installed on all exiting trucks, or the tires or tracks of all trucks and equipment leaving the site shall be washed off.
- Windbreaks shall be installed or trees/vegetative windbreaks shall be planted at windward side(s) of construction areas.
- Excavation and grading activity shall be suspended when winds (instantaneous gusts) exceed 25 mph.
- The area subject to excavation, grading, and other construction activity at any one time shall be limited, as necessary.

## 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 conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Environmental Setting

The project site is partially developed with the Go Green facility; however the property has been utilized for cattle grazing 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. A 33 acre portion of the site has been developed with a construction debris recycling center.

The applicant has submitted the results of a Wetland Assessment (Appendix 6.3) conducted December 16, 2015 and March 2, 2017 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 per Appendix 6.3.

### **Impacts Discussion**

- a. *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*

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.**

- 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?*

No aquatic, wetland or riparian habitat or other sensitive natural community is impacted by the proposed expansion. **No Impact.**

- 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?*

There are no federally impacted wetlands located on the proposed site for the expansion. **No Impact.**

- d. *Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

The 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 grazing and flood irrigation. A majority of the property would remain undeveloped with continued grazing activities. **Less Than Significant Impact.**

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

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.**

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

See discussion under 2.4 (e) above. **No Impact.**

## 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"/>

## Environmental Setting

The site has been vacant grazing land until 2016 when the construction debris recycling facility was approved and constructed. There are no structures proposed for removal, historical or otherwise. The proposed development footprint would be located on grounds that have been historically disturbed for agricultural purposes.

## Impacts Discussion

- a. *Cause a substantial adverse change in the significance of an historical resource as defined in CEQA Guidelines §15064.5?*

There are no historical resources located on the site. **No Impact.**

- b. *Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?*

Due to the developed and disturbed nature of the site, it is not likely that any archeological resources exist on the site. 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.**

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

Due to the developed and disturbed nature of the site, it is not likely that any unique paleontological resources exist on the site. **No Impact.**

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

Due to the developed and disturbed nature of the site, it is not likely that any human remains exist on the site. 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.**

**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 checked="" type="checkbox"/>	<input type="checkbox"/>
2) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, differential settlement, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

## **Environmental 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%).

The project involves grading to develop access, building pads, and a retention basin for on-site containment of storm water run-off. Proposed office parking, buildings and structures would require issuance of grading and building permits to ensure each is constructed according to the current Uniform Building Code requirements.

## **Impacts Discussion**

### *a. Would the project cause*

- 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.)*

The site lies within one mile of an earthquake fault zone; however outside of the Highest Potential Earthquake Damage Area depicted in the Solano County General Plan. **Less Than Significant Impact.**

- 2. Strong seismic ground shaking?*

See discussion in 2.6 (a) above. **Less Than Significant Impact.**

- 3. Seismic-related ground failure, including liquefaction?*

The site is in an area with a Very Low and Low liquefaction potential (2008 Solano General Plan). The building will be designed in conformance with the county's current building code, which will require a soils and geologic report and a foundation and structural engineering designed to minimize any impacts from liquefaction. **Less Than Significant Impact.**

- 4. Landslides?*

The site does not lie within, or in close proximity to, areas subject to potential landslides (2008 Solano County General Plan). **No Impact.**

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

The project will disturb approximately 50 acres of grasslands. A major grading and drainage permit is necessary prior to any construction, which will impose conditions of approval to prevent storm water pollution. **Less Than Significant Impact.**

- c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, differential settlement, liquefaction or collapse?*

The building will be designed in conformance with the county's current building code, which will require a soils and geologic report and foundation and structural engineering designed to prevent any impacts from on- or off-site landslide, lateral spreading, subsidence, differential settlement, liquefaction or collapse. **No Impact.**

- 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?*

The building will be designed in conformance with the county's current building code, which will require a soils and geologic report and foundation and structural engineering designed to prevent any impacts from on- or off-site landslide, lateral spreading, subsidence, differential settlement, liquefaction or collapse. **No Impact.**

- 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?*

The project will be designed in conformance with the county's current on-site sanitation requirements, which will require a soils percolation test in order to design a properly functioning system which can adequately process discharges from the project. **No Impact.**

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

### Environmental Setting

See discussion under 2.3 Air Quality.

### Impacts Discussion

- a) *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

The proposed project may generate greenhouse gas emissions in addition to other emissions during the construction phase of the project. **Less Than Significant With Mitigation. See Mitigation Measures.**

- b) *Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

The proposed project may generate greenhouse gas emissions in addition to other emissions during the construction phase of the project. **Less Than Significant With Mitigation. See Mitigation Measures.**

**Avoidance, Minimization Measures and/or Mitigation Measures**

**Mitigation Measures**

**Mitigation Measures 2.7.a. Require Tier-3 Compliant Construction Equipment.** Equipment utilized during grading and construction shall meet Tier-3 standards of emission control.

**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 checked="" type="checkbox"/>	<input type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>

## **Environmental Setting**

The project involves relocating a variety of existing businesses from the Peabody Road area in Fairfield to this location. Some quantity of hazardous materials would be transported to or from the project area. 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.

## **Impacts Discussion**

- a. *Does the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

The project will be required to operate in compliance with a Hazardous Materials Business Plan issued by Solano County. The plan provides for the proper use and storage of the materials identified above as well as emergency response procedures in the event of a release of hazardous materials. The management of these materials reduces the likelihood of an adverse impact. **Less Than Significant Impact.**

- 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?*

See discussion under (a.) above. **Less Than Significant Impact.**

- c. *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

The project is not located within one-quarter mile of a school. **No Impact.**

- 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?*

The project is not located on a hazardous materials site as defined in Government Code Section 65962.5. **No Impact.**

- 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?*

The project is located within an airport land use area of influence, but not within two miles of a public airport. The project is consistent with the Land Use compatibility Plan for Travis Air force Base. **No Impact.**

- 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?*

The project is not within the vicinity of a private airstrip. **No Impact.**

- g. *Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?*



The project will not affect any adopted emergency response plans. **No Impact.**

*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?*

The project is not located in the vicinity of any wildland/urban interface areas. **No Impact.**

## 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on-or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?

j. Be subject to inundation by seiche, tsunami, or mudflow?

### **Environmental Setting**

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. The project is not located within a 100-year flood hazard area.

A domestic drinking water well is proposed to serve the project. This level of use is consistent with agricultural development within the unincorporated area of the county and is not expected to significantly deplete groundwater supplies.

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.

### **Impacts Discussion**

a. *Violate any water quality standards or waste discharge requirements?*

The project will be subject to the waste discharge requirements of the County of Solano and the Central Valley Water Quality Control Board and will operate in accordance with their permit requirements. Adherence to those requirements protects against violations of water quality standards. **No Impact.**

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)?*

The project will be served by on-site wells for potable water and is not expected to require a substantial increase in ground water utilization. **Less Than Significant Impact.**

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?*

The development will not alter any creeks, streams or rivers. Storm water will be retained onsite and released at pre-development rates. **No Impact.**

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?*

Refer to (c) above. **Less Than Significant Impact.**

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?*

Refer to (c) above. **No Impact.**

f. *Otherwise substantially degrade water quality?*

The project will not contain other features which would substantially degrade water quality. **No Impact.**

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?*

The project site is not located within the 100 year flood zone as identified by FEMA. **No Impact.**

h. *Place within a 100-year flood hazard area structures that would impede or redirect flood flows?*

Refer to (g) above. **No Impact.**

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?*

Refer to (g) above. **No Impact.**

j. *Be subject to inundation by seiche, tsunami, or mudflow?*

The project is not in an area which would experience any inundation by seiche, tsunami, or mudflow. **No Impact.**

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

### Environmental Setting

The project encompasses approximately 83.5 acres of an existing 302 acre parcel. The parcel is partially developed with the Go Green concrete recycling business, established on 33 acres in 2015. The balance of the site is undeveloped and has primarily been utilized for grazing cattle. The project would provide for interim transitional uses under the existing Exclusive Agriculture Zoning District. The project is also located with the Travis Reserve Area designation of the County General Plan which protects land within the overlay for continued agriculture, grazing and associated habitat uses until a military airport use is proposed. The overlay prohibits permanent residential uses; however interim uses consistent with the agricultural zoning may be considered. The temporary nature of these businesses at this location would be consistent with existing zoning and General Plan designations.

### Impacts Discussion

a. *Physically divide an established community?*

The project is not located within an established community. **No Impact.**

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?*

The project lies within the unincorporated county and is subject to the 2008 Solano County General Plan and the County Code Zoning Regulations (Chapter 28). The project is designated by the General Plan as Agriculture and Travis Reserve Overlay. The project also lies within the Area of Influence of the Travis AFB Land Use Compatibility Plan. The temporary nature of the project is consistent with each of these policy documents. **Less Than Significant Impact.**

c. *Conflict with any applicable habitat conservation plan or natural community conservation plan*

The project is not a part of either a *habitat conservation plan or natural community conservation plan.* **No Impact.**

## 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"/>

## Environmental Setting

The project is in an area that is not identified on the Mineral Resources map of the General Plan (Figure RS-4).

## Impacts Discussion

- 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?*

No known mineral resources exist at the site. **No Impact.**

- 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?*

Refer to (a) above. **No Impact.**

## 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"/>

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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?

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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?

### **Environmental Setting**

The site is surrounded by agriculturally zoned properties to the north, east, and south. The land to the west within the City of Fairfield is planned for industrial uses. 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 receptor(s) are located 1 mile to the south.

### **Impacts Discussion**

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?*

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. **Less Than Significant** .

b. *Exposure of persons to or generation of, excessive ground borne vibration or ground borne noise levels?*

Refer to (a) above. **Less Than Significant**.

c. *A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?*

Refer to (a) above. **Less Than Significant**.

d. *A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?*

Refer to (a) above. **Less Than Significant**.

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?*

The project is located within the area of influence of the Travis Air Force Base Land Use Compatibility Plan. The project is consistent with the Travis Plan. **No Impact**.

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?*

The project is not located within the vicinity of a private airstrip. **No Impact.**

### 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"/>

### Environmental Setting

The project involves the relocation of existing businesses for an interim period of time. Upon its termination, it will be returned to its former agricultural use.

### Impacts Discussion

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)?*

The project does not induce population growth directly or indirectly or construct infrastructure that could induce population growth. **No Impact.**

b. *Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?*

The project does not involve the displacement of homes or people or necessitate construction of more housing elsewhere. **No Impact.**

c. *Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?*

Refer to (b) above. **No Impact.**



## 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"/>

### Environmental Setting

The project involves the relocation of existing businesses due to redevelopment activities in the Fairfield Train Station area. There is no net increase in employment and corresponding demand for services.

### Impacts Discussion

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:*

The project contains no residential component and places no additional demands on educational or recreational facilities or services. The project is being developed at a very low intensity due to the reliance on well water and septic systems and does not require additional County resources in order to provide County services. **No Impact.**

1) *Fire Protection?*

Refer to (a) above. **No Impact.**

2) *Police Protection?*

Refer to (a) above. **No Impact.**

3) *Schools?*

Refer to (a) above. **No Impact.**

4) *Parks?*

Refer to (a) above. **No Impact.**

5) *Other Public Facilities?*

Refer to (a) above. **No Impact.**

**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"/>

**Environmental Setting**

The project involves the relocation of existing businesses due to redevelopment activities in the Fairfield Train Station area. There is no net increase in employment and corresponding demand for services. There is no residential component to the project. There are no recreational facilities in the immediate vicinity of the project and the project does not relate to recreational facilities.

**Impacts Discussion**

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?*

The project does not generated demand for recreational uses. **No Impact.**

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?*

The project does not include, nor require, the construction of new recreational facilities. **No Impact.**

c. *Physically degrade existing recreational resources?*

The project does not physically degrade existing recreational facilities. **No Impact.**

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

### Environmental Setting

The project involves the relocation of existing businesses due to redevelopment activities in the Fairfield Train Station area. There is no net increase in employment and corresponding demand for services. There is no residential component to the project.

### Impacts Discussion

- a. *Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio of roads, or congestion at intersections)?*

The low intensity nature of the proposed project will not lower the Level of Service on North Gate Road. **No Impact.**

- b. *Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?*

Refer to (a) above. **No Impact.**

- 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?*

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. The project is consistent with the provisions of the Travis Plan. **No Impact.**

- d. *Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible land uses (e.g., farm equipment)?*

The proposed facility does not include any features which create dangerous conditions. **No Impact.**

- e. *Result in inadequate emergency access?*

The project does not alter the access to the site. The new building will have emergency access on all sides. **No Impact.**

- f. *Result in inadequate parking capacity?*

The project meets the county's requirements for off-street parking and loading (per Zoning Regulations). **No Impact.**

- g. *Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?*

Due to its location in an agricultural area, the project does not conflict with any alternative transportation plans or policies. **No Impact.**

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

### Environmental Setting

The project is located within the district boundaries of the Central Valley Regional Water Quality Control Board. The project does not exceed any wastewater treatment requirements as identified by the Regional Water Quality Control Board. The site would be developed with a retention basin(s) to retain storm water run-off on-site. Private septic systems and domestic drinking water wells will be utilized typical for habitable structures within the unincorporated County.

### Impacts Discussion

- a. *Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?*

The project will operate with on-site septic systems permitted by the County of Solano consistent with the regulations from the Central Valley Water Quality Control Board. **No Impact.**

- 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?*

See discussion under (a) above. **No Impact.**

- 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?*

The project will require a major grading and drainage permit from the County. A retention pond or ponds will be required to manage the storm water flows onsite. **No Impact.**

- d. *Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?*

Upon development the project may require additional drinking water entitlements, including a public water system permit from the California Department of Public Health.

The Safe Drinking Water Act requires that no person operate a public water system without first having secured a domestic water supply permit from the Department of Public Health. Operating a public water system without a proper permit may constitute a danger to consumers and the operator may be liable in the event of consumer illness. A public water system permit issued by the Department of Public Health may necessary for the existing and proposed uses at Salad Cosmo USA.

The applicant should consult with the California Department of Public Health on the requirements for operating a public water system and, if required, obtain and comply with a public water system permit. **Less Than Significant with Mitigation. See Mitigation Measures.**

- 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?*

Any required on-site disposal systems will be constructed and receive final construction inspection from the Environmental Health Services Division. **Less Than Significant Impact.**

- f. *Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?*

Solano County is served by two landfills which maintain more than a fifteen year capacity for the county's solid waste disposal needs. The solid waste generated by the current facility will increase slightly with the implementation of the proposed project. **No Impact.**

- g. *Comply with federal, state, and local statutes and regulations related to solid waste?*

The Environmental Health Division has determined that the project complies with federal, state, and local statutes and regulations related to solid waste. **No Impact.**

### **Avoidance, Minimization Measures and/or Mitigation Measures**

**Mitigation Measure 2.17(a):** Public Water System Permit Requirements. Applicant shall consult with the Solano County Department of Resource Management Environmental Health Division prior to building permit issuances to determine if the project requires a public water system permit issued by the State Department of Public Health. If it is determined that the project requires a public water system permit, applicant shall obtain and comply with a public water system permit.

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

### Environmental Setting

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.

### Impacts Discussion

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?*

See Sections 2.1 thru 2.16. **Less Than Significant Impact with Mitigation.**

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.*

See Sections 2.1 thru 2.16. **Less Than Significant Impact with Mitigation.**



- c. *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

See Sections 2.1 thru 2.16. **Less Than Significant Impact with Mitigation.**

### **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 being circulated for public comment and referred to the State Clearinghouse for coordinated review by state agencies. Additional agencies being solicited for review are referenced in Section 5.0 Distribution List.

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:

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Planner Associate

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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.

## **5.0 Distribution List**

### **Federal Agencies**

U.S. Army Corps of Engineers  
U.S. Department of Fish and Wildlife

### **State Agencies**

California Department of Conservation  
California Department of Fish and Game  
California Department of Public Health, Drinking Water Field Operations Branch  
California Department of Transportation

### **Regional Agencies**

Airport 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  
Solano County Building Division  
Solano County Environmental Health Division  
Solano County Public Works Engineering Division  
Solano County Water Agency

## **6.0 Appendices**

- 6.1 Initial Study, Part I – Policy Plan Overlay/Use Permit application**
- 6.2 Land Use and Development Standards PP-17-01**
- 6.3 Wetlands Assessment**

---

**CANON PARTNERS**

707-426-0100  
jandrews@asbproperties  
.com

1107 Kentucky St  
Fairfield, CA  
94533

November 1, 2017

Eric Wilburg  
Solano County  
675 Texas Street  
Fairfield, Ca 94533

Eric,

Canon Partners is submitting its formal application to the Solano County resource management department for the Project Plan Overlay of its property on North Gate road. The project sites location and scope are included in the accompanying project description.

As discussed in our September meeting the application is a project description and project site plan provided to the resource management department by Canon Partners

Sincerely yours,

Jason Andrews

# Canon Partners North Gate Road Ag/Industrial Project

## 1. PROJECT DESCRIPTION

### Project Purpose and Objectives

Canon Partners owns approximately 300 acres on two assessor's parcels APN (166-050-10, 166-040-06) east of North Gate road. Canon Partners seeks to use approximately 84 acres of the 300 acres to locate businesses that are County approved uses for Agriculture Industrial zoned land. Working with the Solano County Resource Management department Canon Partners seeks to establish a Policy Plan Overlay (PPO) on the project site.

The PPO would run from the time of its implementation until 2 years after the completion of the business park infrastructure and the City of Fairfield's issuance of a use permit in the Fairfield Train Station Specific Plan area.

The current use of the 84 acre site is agriculture and an existing concrete recycling facility.

### Project Site

The Canon Partners North Gate project site is 84 acres consisting of portions of two assessor's parcels. APN 166-050-10 which is 154 acres (South Parcel) and 166-040-06 which is 146 acres (North Parcel). The North parcel contains 55 acres of the proposed project site and has the approved existing concrete recycling facility Go Green Recycling. The South parcel contains 28.9 acres of the proposed project site and is currently used as dry pasture. Bubbling Wells animal crematorium is proposing to relocate the site. The South parcel has no buildings, structures or trees on it. The North parcel has no trees and the only structures are Go Green Recycling's. The site is fenced with barb wire.

The Canon Partners North Gate overall project site is generally flat and bounded by North Gate road to the West, agriculture to the North, South and East. The project site was previously used for row crops, hay production and pasture. It's current use has an approved concrete

recycling facility and non irrigated pasture. The nearest residence is approximately a little over a mile away.

The site has a General Plan designation of Agriculture A-80 and is in the Travis Reserve.

### **Proposed Project**

The proposed project will designate 84 acres from parcels APN 166-050-10 and 166-040-06 as a Policy Plan Overlay area where approved uses for Agriculture Industrial zoned land can locate.

Allowed uses in Exclusive Agriculture zoned land include Per Solano County Code:

#### AGRICULTURE USES

##### A. Crop Production and Grazing

- Agriculture accessory structures
- Cultivated and irrigated farming
- Non irrigated and non cultivated farming, grazing
- Grazing or pastured livestock
- Pastured poultry

##### B. Agriculture Processing Uses

- Agriculture processing facility; small, medium and large. With special events.
- Aquaculture facility small, medium and large
- Nursery with public sales
- Winery with 25% or greater on site grapes; small, medium and large
- Winery with less than 25% on site grapes
- Winery with special events

##### C. Animal Facilities and Operations

- Confined animal facility including dairy; small, medium and large
- Fowl and poultry ranch; small and large
- Hog Ranch; small, medium and large
- Slaughterhouse; small and large



D. Other Agriculture Operations

Commercial auction and equipment sales, temporary

RESIDENTIAL USES

A. Dwellings

Primary dwelling

Secondary dwelling

Second Kitchen

B. Temporary Residential Uses

Security quarters for a construction site (commercial coach, manufactured home or recreational vehicle.

Temporary manufactured home storage

C. Agriculture and Animal Facilities Incidental to Residence

Small kennel or Cattery

Stable, private

D. Other Residential Uses

Cottage Industry; Type I and Type II

Home occupation; Type I and Type II

RECREATION, EDUCATION AND PUBLIC ASSEMBLY USES

A. Recreation uses

Hunting or Fishing club

Stable, public without horse shows

B. Education Uses

Agriculture education Minor and Major facility

C. Public Assembly Uses

Public Stable with horse shows

Special Events facility (other than Winery or Agriculture processing facility)

RETAIL AND OFFICE USES

A. Retail Uses

Farm/Ranch supply store

Roadside stand

1,000 square feet or less in size

Between 1,00 and 2,500 square feet

Greater than 2,500 square feet in size

Non-agriculture product sales, less than 10%

Non-agriculture product sales, between 10% and 25%

Non-agriculture product sales, greater than 25%

Any of the above with a Certified Farmers Market; Small and medium

B. Office Uses

Agriculture Research Facility; small, medium and large

TOURIST USES

A. Agritourism

Agriculture Homestay

B. Temporary Agritourism

Amusement and entertainment uses

Certified Farmers Market; small and medium

Seasonal sales lot

## COMMERCIAL SERVICE USES

### A. Agriculture Services

- Agriculture commercial kitchen
- Agriculture trucking services and facility; small, medium and large
- Airfield or heliport, Agricultural
- Commercial farm equipment fabrication and repair
- Custom farm services, e.g. hay baling
- Storage and sale of agriculture service products (fertilizer, fuel)

### B. Commercial Services

- Large Animal hospital or veterinary clinic
- Kennel or Cattery, Large
- Transitional Commercial

## INDUSTRIAL, MANUFACTURING, PROCESSING AND WHOLESALE

### A. Industrial, Manufacturing and Processing Uses

- Transitional Industrial

## COMMUNICATION AND INFRASTRUCTURE USES

### A. Communication Uses

- Wireless communication facilities
  - Co-locations
  - New Towers

### B. Infrastructure Uses

Commercial wind turbine generator

Injection well

Non-commercial wind turbine

100 feet or less in height

over 100 feet in height

Oil or gas well

Pipeline, transmission or distribution line, in R.O.W

Refuse, disposal, incineration, recycling or composting

Surface mining

Utility facility or infrastructure, outside of R.O.W.

C. Public Uses Facility

Public service facility

D. Temporary Construction and Infrastructure

Concrete/asphaltic concrete mixing plant

Construction storage yard

Construction office, storage, stockpiling or construction yard for public infrastructure project

Meteorological Tower, 100 feet or less

Meteorological Tower, greater than 100 feet in height

RESOURCE PROTECTION USE

A. Resource Protection Uses

Conservation and Mitigation Bank

**Infrastructure**

## **Stormwater**

Stormwater will be retained on site in a detention pond at the eastern side of the North Parcel serving the entire 84 acre site. It will be designed and built according to county guidelines.

## **Traffic and Circulation**

A paved existing access driveway on the eastern side of the three way stop intersection of North Gate and Canon roads will be used by the project. It provides access to Go Green Asphalt and the proposed Bubbling Wells site. A gravel driveway currently provides access to the rest of the project site.

## **Water Supply**

Water for the project site will be provided by a well to be built in concurrence with the Bubbling Wells construction.

## **Wastewater**

A communal septic system will be constructed to handle waste water and sewage for the project site. It will designed and constructed according to County guidelines. It will be located on the eastern edge of the project site.

## **Environmental Resources**

### **Visual**

An earthen berm and orchard trees will be located between the proposed project site and North Gate road to provide visual screening and enhance the agriculture characteristics of the area.

The Bubbling Wells steel building will be designed too compliment the agriculture character of the surrounding area.

## **Biological Resources**

A biological survey was conducted by Madrone Ecological Consulting and a report of the findings is included. Field survey's of the site were conducted on December 16, 2015, March 2, 2017 and July 18, 2017. In summary no biological constraints were found on the parcel to constrain development if the recommended avoidance and protective measures are implemented.

Figure 1: Vicinity Map

Figure 2: Accessor's Parcel Map

Figure 3: Overall Site Plan

Photos

## 1.1 ADDITIONAL DATA

### **NRCS Soil Classification**

Six varieties of soil classifications are found on the project site.

- CeA Clear Lake clay
- CeB Clear Lake clay drained
- DbC Diablo-Los Osos loam
- Mka Millsup sang loam
- MmE Millsholm loam
- SeA San Ysidro sandy loam

### **Agriculture Reserve Status**

The parcel is not in the Williamson Act nor does to have any agriculture easements.

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

	General Plan	Zoning	Land Use
Property			
North	Agriculture	A-80	Agriculture
South	Agriculture	A-20	Agriculture
East	Agriculture	A-80	Agriculture
West	Agriculture	A-20	Agriculture



DEPARTMENT OF RESOURCE MANAGEMENT  
PLANNING SERVICES APPLICATION FORM

675 Texas Street Suite 5500, Fairfield, CA 94533

RECEIVED

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

MAR 22 2017

www.solanocounty.com

COUNTY OF SOLANO

RESOURCE MANAGEMENT

- Application Type:  New  Extension (maps)  Minor Revision  Map Modification
- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Administrative Permit (AD)    | <input type="checkbox"/> Minor Use Permit (MU)          | <input type="checkbox"/> Sign Permit (SGN)         |
| <input type="checkbox"/> Architectural Review (AR)     | <input type="checkbox"/> Mobilehome Storage Permit (MH) | <input checked="" type="checkbox"/> Use Permit (U) |
| <input type="checkbox"/> General Plan Amendment (G)    | <input type="checkbox"/> Mutual Agreement (MA)          | <input type="checkbox"/> Variance (V)              |
| <input type="checkbox"/> Major Subdivision (S)         | <input type="checkbox"/> Performance Standards (PS)     | <input type="checkbox"/> Waiver (WA)               |
| <input type="checkbox"/> Marsh Development Permit (MD) | <input type="checkbox"/> Policy Plan Overlay (PP)       | <input type="checkbox"/> Zone Text Amendment (ZT)  |
| <input type="checkbox"/> Minor Subdivision (MS)        | <input type="checkbox"/> Rezone (Z)                     |  |

U-15-05-MR1 FOR OFFICE USE ONLY 3/22/17 EW

Application No: \_\_\_\_\_ MR# \_\_\_\_\_ Hrg: AD ZA PC BOS \_\_\_\_\_ Date Filed: \_\_\_\_\_ Plnr: \_\_\_\_\_

Project Name: Go Green Recycling

Subject Site Information

Site Address: 5204 North Gate Road City: Fairfield State: CA Zip: 94535

Assessor's Parcel Number (s): 0166-040-060 Size (sq. ft/acre): 48 acre

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

Contact Information

Property Owner Name: Canon Partners LLC

Contact Name: Joseph Andrews Phone: 707-249-4727 Email: DeAno@SolanoConstructionCo.com

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

Architect/Engineer/Land Surveyor Company Name: none

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: DeAno@SolanoConstructionCo.com

Mailing Address: 5204 North Gate Rd City: Fairfield State: CA Zip: 94535

Other Contacts:

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

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



**1 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.

See attached.

**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

GO GREEN ASPHALT INC.

REVISED Project Narrative:

1. In order to accommodate Travis Air Force Base's projected concrete removal of approximately 200,000 to 250,000 Tons over the next 4-5 years (of which the removal will be completed and a very short time such as 40,000-50,000 Tons per project in a 3-6 week period) we would like to amend our Use Permit from CDI to Inert Type A.
2. Average 20 trips per day with occasional peaks at the demand of specific projects.
3. Extend processed stockpile time from 12 months to 18 months in order to deal with the surge of product on the market.

**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.

Use Permit U-15-05

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Go Green Recycle, CDI, 02-04-16

---

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

wetland assessment

---

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

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

---

---

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

No

## 5 Existing Conditions

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

A. Project site:

Level farm ground

B. Surrounding properties:

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

C. Existing use of land:

Level farm land + Go Green Asphalt Inc.

D. Describe number and type of existing structures:

	Type/Number	Square Feet
Residential	0	
Agricultural	0	
Commercial	Construction trailer	720
Industrial	0	
Other	0	

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

pasture

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

irrigated pasture

G. Slope of property:

Flat or sloping (0 - 6% slope) 48 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 attached map

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.  
S/D 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:

Asphalt 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

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.

2 ea 4x8 plywood signs @ Driveway entrance.  
Go Green Asphalt Inc.  
Solano Construction Co. Inc

**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): 40 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 onsite

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 w.re fence surrounding property. Visual screening to be citrus, 300' from North Gate Rd 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 Rd.

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: 2-5 day: 250

11. Radius of service area: \_\_\_\_\_

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.

2EA 2x4 signs are installed



## 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: 03-21-17

PRINTED NAME: Joseph E Andrews

Applicant signature: [Signature] Date: 03-21-17

PRINTED NAME: Joseph E Andrews

**For Office Use Only**

Planning Permit Fee(s)		Environmental Review Fees	
<u>U 15 05-MR</u>	\$ <u>2,213</u>	Initial Study	\$ _____
_____	\$ _____	Archaeological Study (Sonoma State NWIC)	\$ _____
_____	\$ _____	Negative Declaration	\$ _____
_____	\$ _____	CA Fish and Games (ND or EIR)	\$ _____
_____	\$ _____	Initiate EIR	\$ _____
Total	\$ <u>2,213</u>	Mitigation Monitoring Plan	\$ _____
Total Fees Paid (P + E)	\$ <u>2,213</u>	Total	\$ _____
		Receipt No.: <u>1044178</u>	DATE: <u>3/22/17</u>

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

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

T:\PLANNING\Planning Templates\Front Counter Application and Instruction Forms\COUNTER FORMS - (O-R-I-G-I-N-A-L-S)\Land Use Permit\Permit Application & Instructions\Land Use Permit - Application.doc(June 23, 2011)



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

675 Texas Street Suite 5500, Fairfield, CA 94533

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

www.solanocounty.com

- Application Type:  New       Extension (maps)       Minor Revision       Map Modification
- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Administrative Permit (AD)    | <input type="checkbox"/> Minor Use Permit (MU)          | <input type="checkbox"/> Sign Permit (SGN)        |
| <input type="checkbox"/> Architectural Review (AR)     | <input type="checkbox"/> Mobilehome Storage Permit (MH) | <input type="checkbox"/> Use Permit (U)           |
| <input type="checkbox"/> General Plan Amendment (G)    | <input type="checkbox"/> Mutual Agreement (MA)          | <input type="checkbox"/> Variance (V)             |
| <input type="checkbox"/> Major Subdivision (S)         | <input type="checkbox"/> Performance Standards (PS)     | <input type="checkbox"/> Waiver (WA)              |
| <input type="checkbox"/> Marsh Development Permit (MD) | <input type="checkbox"/> Policy Plan Overlay (PP)       | <input type="checkbox"/> Zone Text Amendment (ZT) |
| <input type="checkbox"/> Minor Subdivision (MS)        | <input type="checkbox"/> Rezone (Z)                     |   |

**FOR OFFICE USE ONLY**

Application No: \_\_\_\_\_ MR# \_\_\_\_\_ Hrg: AD ZA PC BOS \_\_\_\_\_ Date Filed: 1/17/09 Plnr: \_\_\_\_\_

**Project Name:** BUBBLING WELL PET MEMORIAL PARK

**Subject Site Information**

Site Address: NORTH GATE RD. AT CANON RD. City: FAIRFIELD State: CA Zip: \_\_\_\_\_

Assessor's Parcel Number (s): 166-050-100 Size (sq. ft/acre): 10 AC.±

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

**Contact Information**

**Property Owner Name:** CANON PARTNERS LLC

Contact Name: DAN C. HARBERTS Phone: 707-974-5454 Email: danharberts@yahoo.com

Mailing Address: 2462 ATLAS PEAK RD. City: NAPA State: CA Zip: 94558

**Architect/Engineer/Land Surveyor Company Name:** ROBERT A. KARN & ASSOC. INC.

Contact Name: ROBERT KARN Phone: 707-435-9999 Email: r.karn@RAK

Mailing Address: 707 BECK AVE. City: FAIRFIELD State: CA Zip: 94533  
ENGINEERS, COI

**Applicant/Company Name:** BUBBLING WELL PET MEMORIAL PARK INC.

Contact Name: DAN C. HARBERTS Phone: 707-974-5454 Email: danharberts@yahoo.com

Mailing Address: 2462 ATLAS PEAK RD. City: NAPA State: CA Zip: 94558

**Other Contacts:**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

## **1 Project Narrative**

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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.

Currently located at 5054 Peabody Road, Bubbling Well Pet Memorial Park provides cremation services, both private and communal, for domestic pets (dogs, cats, etc.) in addition farm animals including goats, sheep and horses. We provide these cremation services for Pet Hospitals and Pet Emergency Clinics in Solano County as well as the Solano County SPCA and in some cases the Solano county Animal Control (see letters of recommendation). Additionally our services are provided to the SF Bay Area Counties Pet Hospitals and Clinics and some points beyond.

In addition to the aforementioned services we provide a medical waste (sharps containers) pick up business to these Pet Hospitals and Clinics. The "sharps" containers and medical waste is stored in refrigeration. This "transfer station" is a very small endeavor requiring a walk in cooler to temporarily house sharps containers/medical waste. This service has been ongoing for over 20 years at our current location with zero violations of any kind (we are monitored by the state health department and inspected twice per year).

There is no medical waste processing involved of any kind. The material is simply stored for pick up by a medical waste processing company.

The project will construct a moveable steel structure for incinerators for occasional witness cremation as well as non-witnessed cremation (building approximately 60 x 125). The site is located on a 10 acre parcel, the disturbed area consists of approximately 1.6 acres. 7500 \$

For the most part, there will be three employees working at the proposed facility with an extra employee on occasion. Operations would be 6 days per week with an occasional 7<sup>th</sup> day when needed. Traffic would be minimal with our company trucks arriving there three times per week (two bobtail trucks), Tuesday, Wednesday and Thursday.

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

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**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: NONE Current Sewage Disposal: NONE

Proposed Water Provider: WELL Proposed Sewage Disposal: SEPTIC SYSTEM

### 3 Williamson Act Contract

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- 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

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- 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, WELL

- 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.)

MADBONE ECOLOGICAL CONSULTING LETTER DATED DECEMBER 17, 2015

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

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

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

No

### 5 Existing Conditions

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

A. Project site:

LEVEL FARM GROUND

B. Surrounding properties:

TO THE EAST IS LEVEL FARM GROUND, TO THE SOUTH IS NORTH BAY AQUADUCT WATER TANK, TO THE WEST CITY OF FAIRFIELD INDUSTRIAL GROUND TO THE NORTH GO GREEN ASPHALT RECYCLING.

C. Existing use of land:

LEVEL FARM GROUND.

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

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

WHEAT, SUGAR BEETS, IRRIGATED PASTURE, ALMOND TREES

G. Slope of property:

Flat or sloping (0 - 6% slope) 10 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.

EXISTING SITE DRAINAGE SHEET FLOWS TO THE EAST AND ULTIMATELY REACES A DRAINAGE DITCH RUNNING NORTH TO SOUTH.

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.

NORTH BAY AQUADUCT

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 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:

EXISTING DRIVEWAY OFF OF NORTH GATE RD. AT INTERSECTION OF NORTH GATE RD. AND CANON RD.

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).

NONE

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: 0 %.

ii. Project area (area to be graded or otherwise disturbed): 1.6 ± 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        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):

WIRE FENCE SURROUNDING PROPERTY. VISUAL SCREENING TO BE ALMOND ORCHARD.

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

EXISTING DRIVEWAY OFF OF NORTH GATE RD. AT INTERSECTION OF NORTH GATE RD. & CANYON

F. Proposed source and method of water supply:

WELL

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):  
TRANSFER STATION (BIO HAZARD) REQUIRES 10' X 12' WALK-IN COOLER FOR VETERINARY SHARPS STORAGE.
- I. List hazardous materials or wastes handled on-site:  
BIO HAZARD/SHARPS STORAGE TRANSFER STATION.  
NOTHING PROCESSED ON SITE.
- J. Duration of construction and/or anticipated phasing:  
12 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: 7,500 (sq.ft) Surfaced area: 16,300 (sq.ft)

Landscaped or open space: 5 AC. ± (sq.ft)

2. Total floor area: 7,500 (sq.ft)

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

4. Proposed hours of operation:

Days: MONDAY - SATURDAY EVERY WEEK, OCCASIONALLY SUNDAY

From: 5:00 (a.m./p.m) to 5:00 (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:

No

7. Maximum number of people using facilities:

At any one time: 5-8 Throughout day: 5-8

8. Total number of employees: 4-5

Expected maximum number of employees on site: 5

During a shift: 5 During day: 5

9. Number of parking spaces proposed: 17

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

At any one time: 10 day: 12

11. Radius of service area: SERVICING S.F. BAY AREA

12. Type of loading/unloading facilities:

2 BOBTAIL "CABOVER" TRUCKS, 2 FORD RANGERS,  
FORKLIFT. NOTHING SPECIAL FOR FACILITY ITSELF.

13. Type of exterior lighting proposed:

BUILDING SECURITY LIGHTS

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

INCINERATORS MAKE MINIMAL NOISE, ONLY HEARD  
INSIDE BUILDING.

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.

4' X 6' MONUMENT SIGN.

## 8 Environmental Checklist

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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 type="checkbox"/>	<input checked="" type="checkbox"/>
E. Dust, ash, smoke, fumes or odors on site or in vicinity.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F. Change in ground water quality or quantity.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
G. Alteration of existing drainage patterns, or change in surface water quantity or quality.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
H. Change in existing noise or vibration levels.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I. Construction on filled land or construction or grading on slopes of 25% or more.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
J. Storage, use or disposal of materials potentially hazardous to man or wildlife, including gasoline and diesel fuel. (See Environmental Health Division for assistance or information).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
K. Increase in demand for public services (police, fire, water, sewer, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
L. Increase in fossil fuel consumption (electricity, natural gas, oil, etc.).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
M. Change in use of or access to an existing recreational area or navigable stream.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
N. Change in traffic or vehicular noise on road system in immediate vicinity.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: \_\_\_\_\_ Date: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

Applicant signature: \_\_\_\_\_ Date: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

**For Office Use Only**

Planning Permit Fee(s)	Environmental Review Fees
U 17-08 \$6080	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) \$ 6080	Total \$ _____
	Receipt No.: 1044167 DATE: _____

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

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

T:\PLANNING\Planning Templates\Front Counter Application and Instruction Forms\COUNTER FORMS - (O-R-I-G-I-N-A-L-S)Land Use Permit\Permit Application & Instructions\Land Use Permit - Application.doc(June 23, 2011)

**Canon Partners LLC Policy Plan Overlay District  
PP-17-01  
Land Use and Development Standards**

**Statement of Purpose**

The purpose and intent of this Policy Plan Overlay District (PP-17-01) is to provide for the establishment of general and specific site development standards for the limited term use of the project site during the construction of the Fairfield Train Station Specific Plan improvements. Under this policy plan overlay, development of the property shown on the Site Development Plan is consistent with the General Plan and the underlying Exclusive Agriculture Zoning District.

**Limited Term**

A use permit shall be required whenever development is proposed within the Policy Plan Overlay area. The use permit shall be for a limited term, not to exceed ten (10) years. One 5 year extension may be granted if, at the time of the extension request, the City of Fairfield has approved the extension of sanitary sewer and municipal water services to the designated Fairfield Train Station Specific Plan relocation area just west of the project site within the City of Fairfield.

**Allowed Uses and Permit Requirements**

Table 28.68.17-01 identifies the land uses allowed within the policy plan overlay and the land use permit required to establish each use. In addition to the land use permit required by Table 28.68.17-01, special requirements may also apply to certain uses.

**Land Use Regulations**

Where the last column in Table 28.68.17-01 (Land Use Regulations) includes a section number, e.g. 28.71.20(A), the zoning regulations in the referenced section apply to the use. Where the last column includes a chapter number, e.g. Chapter 13.6, the regulations in the referenced Solano County Code apply to the use. Provisions in other sections of this Zoning Ordinance may also apply.

**Prohibited Uses**

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

**Site Development and Other Standards**

All uses shall comply with the provisions of Article IV, Section 28-90 Site Development and Other Standards which includes standards for parking, signs and other project elements.

**Architectural Review**

Architectural Approval may be required for certain uses in compliance with Section 28.102 (Architectural Approval).

## **Performance Standards**

**Limitations** - The construction, occupancy, and use of proposed buildings and surrounding lease areas shall be in accord with the plans and information submitted with Policy Plan Overlay application PP-17-01 and as approved by the Solano County Board of Supervisors.

**Prevention of Nuisances** - The permittee shall take such measures as may be necessary or as may be required by the County to prevent offensive noise, lighting, dust, or other impacts which constitute a hazard or nuisance to surrounding property.

**Lighting and Glare** - All lighting shall be shielded to prevent any light spillover onto surrounding properties. A lighting plan providing the location, light intensity and direction, construction and materials shall be submitted by the permittee prior to building permit issuances.

**Fencing** - All fencing shall be maintained plumb, level, and in a structurally sound condition.

**Potable Water Requirements** - Per Health and Safety Code section 116275, a Public Water System permit from the state shall be obtained and maintained valid and all operating, monitoring, reporting and notification requirements for a Public Water System shall be met.

The initial phase of the project which includes the Bubbling Well facility will derive its water supply from on-site water well and is not considered a state regulated Public Water System. Therefore at a minimum, the onsite water supply shall meet the same requirements as those for a State Small Water System HSC § 116275 (n), regardless of the number of connections. This includes obtaining an annual County State Small Water System permit (CCR Title 22 §64211), and monitoring the water supply per CCR Title 22 § 64212 and 64213) for constituents and reporting test results to the Solano County Environmental Health Division at the frequency required for a State Small Water System. If there are less than 5 service connections, then coliform testing only needs to be performed annually unless the Environmental Health Division requires more frequent testing. The application and all required monitoring and testing shall be conducted prior to final inspection from the Building Division.

The permittee shall certify the number of employees, customers, and visitors using the water supply and the number of connections attached to the water supply to the Environmental Health Division on an annual basis.

The permittee shall provide sample results for other constituents as required by the Environmental Health Services Division within 30 days of a written directive to provide such results.

Any cost incurred by the Environmental Health Division above that recovered through any annual permit fee for work performed associated with the water supply shall be paid at the current hourly rate for Environmental Health Division within 30 days of invoice.

**Septic System Requirements** - The design and specification of the septic system shall include plans that show the proposed system detail and the placement of the leachfield in the area tested and identified for leachfield construction. The site testing and an on-site sewage disposal system design shall be prepared by a Professional Civil Engineer, Certified Engineering Geologist, or a Registered Environmental Health Specialist. The designer shall certify and stamp the design prior to approval of the on-site sewage disposal system permit. The onsite

sewage disposal system shall not serve more than one parcel. Solano County Code Chapter 6.4 does not apply to a Community Sewage Disposal System. A Community Sewage Disposal System is defined in Chapter 6.4 as a system that accepts sewage from two or more separate lots.

**Fire Protection Requirements** - An onsite fire protection system for the proposed buildings shall be designed, installed, and maintained by the permittee, including provision for the adequate storage of water for fire suppression purposes. The permittee shall hire a qualified fire prevention engineer to prepare a fire protection plan for the property which shall be approved by the Fire Protection District and the County of Solano prior to building permit issuances.

**Dust Control** - The permittee shall implement a plan for dust control which shall include, at a minimum, the following items:

- a. All material stockpiled on site shall be sufficiently watered to prevent fugitive dust from leaving property boundaries and causing a public nuisance. Watering shall occur at least once a day with complete site coverage, preferably in the mid-morning hours.
- b. All on site areas with vehicle traffic shall be watered periodically or have dust palliatives applied for stabilization of dust emissions.
- c. All trucks hauling dirt, sand, aggregates or other loose materials shall be covered or shall maintain at least two feet of freeboard (i.e. minimum vertical distance between top of load and trailer).

**Site Appearance** - The permittee shall maintain the project site in a neat and orderly manner and kept free of accumulated debris or junk.

**Drainage Improvements** - The permittee shall furnish a hydrologic study prepared by a licensed civil engineer to demonstrate that permanent storm drain facilities can be designed and constructed within the Policy Plan Overlay to satisfy County Code section 31-26 and Section 31-30 "General Design Principles and Standards" showing no increased rate of run off. All current County and State stormwater requirements must be met. The applicant will need to indicate the general location of significant storm drainage improvements on the grading permit site plan. The site plan will need to show that surface water runoff created by any impervious surface on site is retarded by appropriate structural and vegetative measures so that flow rates at the discharge point don't exceed flows prior to any historical development on site. Such improvements need to be contained within the property boundary.

**Development Site Plan** - Attachment A

**TABLE A 28.68.17-01 of ALLOWED USES**

A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt, --- = *Prohibited*

<b>ALLOWED USES*</b> *See Definitions Section 28-01	<b>Permit Requirements</b>	<b>Land Use Regulations**</b> **See Section 28-70.10
	<b>PP-17-01</b>	
<b>AGRICULTURAL USES</b>		
<b>A. CROP PRODUCTION AND GRAZING</b>		
Agricultural accessory structures	A	28.71.10(B)(1)
Cultivated and irrigated farming	A	28.71.10
Non-irrigated and non-cultivated farming, Grazing	A	28.71.10
Grazing or pastured livestock	A	28.71.10
Pastured Poultry		
<i>Not adjacent to a R District</i>	A	
<i>Adjacent to a R District</i>	MUP	28.71.30(A) & (B)(4)
<i>With an agricultural commercial kitchen</i>	MUP	
<i>With sales</i>	MUP	
<i>With more than 4 crowing fowl</i>	UP	28.71.30(A) & (B)(4)
<b>B. AGRICULTURAL PROCESSING USES</b>		
Agricultural processing facility	UP	28.71.20(A) & (B)(1)
Aquaculture	UP	
Nursery with public sales	A	28.71.20(A) & (B)(2)
<b>C. ANIMAL FACILITIES AND OPERATIONS</b>		
Confined animal facility, including dairy		
<i>Small</i>	MUP	28.71.30(A) & (B)(1)
Fowl and Poultry Ranch		
<i>Small (100 - 1,000 birds)</i>	MUP	28.71.30(A) & (B)(2)
<i>Large (1,001 birds or more)</i>	UP	
Hog Ranch		
<i>Small (20 - 100 hogs)</i>	AP	
<i>Medium (101 - 750 hogs)</i>	MUP	28.71.30(A) & (B)(3)
<i>Large (751 hogs or more)</i>	UP	
Slaughterhouse		
<i>Small Slaughterhouse (1,000 head per year or less)</i>	MUP	28.71.30(A) & (B)(5)
<i>Large Slaughterhouse (More than 1,000 head per year)</i>	UP	28.71.30(A) & (B)(5)
<b>D. OTHER AGRICULTURAL OPERATIONS</b>		
Agricultural employee housing	AP	28.71.40(A) & (B)(1)
HCD Agricultural employee housing	A	28.71.40(A) & (B)(3)
Labor Camp	MUP	28.71.40(A) & (B)(4)



Temporary Commercial Coach	AP	28.71.40(A) & (B)(5)
A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt, - - - = Prohibited		
<b>ALLOWED USES*</b> *See Definitions Section 28-01	<b>Permit Requirements</b>	<b>Land Use Regulations**</b> **See Section 28-70.10
	PP-17-01	
<b>RESIDENTIAL USES</b>		
<b>A. TEMPORARY RESIDENTIAL USES</b>		
Security quarters for a construction site (commercial coach, manufactured home or recreational vehicle)	UP	28.72.20(A) & (B)(1)
Temporary Manufactured Home Storage	UP	28.72.20(A) & (B)(4)
Temporary single family home	UP	28.72.20(A) & (B)(6)
<b>B. AGRICULTURAL AND ANIMAL FACILITIES INCIDENTAL TO A RESIDENCE</b>		
Small Kennel or Cattery	MUP	28.72.30(A) & (B)(3)
Stable, private	MUP	28.72.30(A) & (B)(5)
<b>C. OTHER RESIDENTIAL USES</b>		
Cottage Industry		
Type I	UP	28.72.40(A) & (B)(1)
Type II	UP	
Home occupation		
Type I	MUP	28.72.40(A) & (B)(2)
Type II	MUP	

A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt, - - - = Prohibited		
ALLOWED USES*	Permit Requirements	Land Use Regulations**
* See Definitions Section 28-01		** See Section 28-70.10
<b>PP-17-01</b>		
<b>RECREATION, EDUCATION AND PUBLIC ASSEMBLY USES</b>		
<b>RETAIL AND OFFICE USES</b>		
<b>A. RETAIL USES</b>		
Farm/Ranch Supply Store	MUP	28.74.10(A) & (B)(5)
Roadside Stand		
<i>1,000 square feet or less in size</i>	A	28.74.10(A) & (B)(8)
<i>Between 1,000 and 2,500 square feet</i>	AP	
<i>Greater than 2,500 square feet in size</i>	MUP	
<i>Non-agricultural product sales, less than 10%.</i>	A	
<i>Non-agricultural product sales, between 10% and 25%</i>	MUP	
<i>Non-agricultural product sales, greater than 25%</i>	UP	
<i>Any of the above with a Certified Farmers Market</i>		
<i>Small Certified Farmers Market</i>	AP	28.74.10(A) & (B)(8); 28.75.20(A) & (B)(2)
<i>Medium Certified Farmers Market</i>	MUP	
<b>B. OFFICE USES</b>		
Agricultural Research Facility		
<i>Small (less than 20,000 sq. ft.)</i>	AP	28.74.20(A) & (B)(1)
<i>Medium (between 20,000 and 40,000 sq. ft.)</i>	MUP	
<i>Large (more than 40,000 sq. ft.)</i>	UP	
<b>COMMERCIAL SERVICE USES</b>		
<b>A. COMMERCIAL SERVICES</b>		
Large Animal Hospital or Veterinary Clinic	MUP	28.76.20(A) & (B)(1)
Kennel or Cattery, Large	MUP	28.76.20(A) & (B)(2)
Transitional Commercial	UP	28.76.20(A) & (B)(3)

A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt, - - - = Prohibited		
<b>ALLOWED USES<sup>+</sup></b> *See Definitions Section 28-01	<b>Permit Requirements</b>	<b>Land Use Regulations**</b> **See Section 28-70.10
	<b>PP-17-01</b>	
<b>INDUSTRIAL, MANUFACTURING, PROCESSING AND WHOLESALE USES</b>		
<b>A. Industrial, Manufacturing and Processing Uses</b>		
Transitional Industrial	UP	28.77.10(A) & (B) (4)
<b>COMMUNICATION AND INFRASTRUCTURE USES</b>		
<b>A. COMMUNICATION USES</b>		
<b>Wireless communication facilities</b>		
Co-locations	MUP	28.78.10(A) & 28.81
New towers	UP	
<b>B. INFRASTRUCTURE USES</b>		
Non-commercial wind turbine		
<i>100 feet or less in height</i>	MUP	28.80
<i>Over 100 feet in height</i>	UP	
Pipeline, transmission or distribution line, in R.O.W.	A	28.78.20(A) & (B)(8)

**General site and building standards**

Subdivisions, new land uses, main buildings including temporary residential uses, and alterations to existing land uses and buildings, shall be designed, constructed, and/or established in compliance with the applicable development standards delineated or referenced in Table B 28.68.17-01.

**TABLE B 28.68.17-01 of DEVELOPMENT STANDARDS**

<i>Development Standards for Main Building &amp; Temporary Residential Uses</i>	
<b>PP-17-01</b>	
<b>MAIN BUILDING</b>	
Setbacks to Property Lines <sup>(1)</sup>	
Front	<i>30 feet, but at least 50 feet from the street centerline and unless otherwise indicated by building lines on the Zoning Maps.</i>
Sides (each)	<i>20 feet</i>
Rear	<i>25 feet</i>
Between structures <sup>(2)</sup>	<i>10 feet</i>
Height limit	<i>35 feet, and as allowed by 28-93 Special regulations</i>
Height limit for agricultural processing uses	<i>50 feet, and as allowed by 28-93 Special regulations</i>

**Notes:**

- (1) Other setbacks may be required for specific uses listed in Table 28.68.17-01, as provided elsewhere in this Chapter.
- (2) Other separation between structures may be required by County Building Code.

**Accessory Buildings and Structures**

New accessory buildings and other structures, including alterations to existing accessory buildings and other structures, shall be designed, constructed, and/or established in compliance with the applicable development standards in Section 28.71.10(B)(1) and in the table below.

**TABLE C 28.68.17-01 of DEVELOPMENT STANDARDS, ACCESSORY BUILDINGS**

<i>DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS</i>	
<b>PP-17-01</b>	
<b>AGRICULTURAL ACCESSORY BUILDINGS <sup>(1)</sup></b>	
Setbacks <sup>(2)</sup>	
Attached	<i>An accessory building attached to the main building shall comply with the setback requirements for the main building</i>
Detached	
Front	<i>60 feet or on the rear 50% of the lot</i>
Sides (each)	<i>20 feet</i>
Rear	<i>20 feet</i>
Between structures	<i>10 feet from any dwelling or other main building on the same lot Stables: 20 feet from any dwelling or other main building on the same lot</i>
Height limit	<i>35 feet, and as allowed by 28-93 General Building regulations</i>
Height limit for agricultural processing uses	<i>50 feet, and as allowed by 28-93 Special regulations</i>
Parking	<i>As required by 28-94, Parking Requirements</i>
Signs	<i>See Section 28.96 Signs</i>
<b>RESIDENTIAL ACCESSORY BUILDINGS <sup>(1)</sup></b>	
<b>PP-17-01</b>	
Setbacks <sup>(2)</sup>	
Attached	<i>An accessory building attached to the main building shall comply with the setback requirements for the main building</i>
Detached	
Front	<i>60 feet or on the rear 50% of the lot</i>
Sides (each)	<i>20 feet</i>
Rear	<i>20 feet</i>
Between structures	<i>10 feet from any dwelling or other main building on the same lot Stables: 20 feet from any dwelling or other main building on the same lot</i>
Height limit	<i>35 feet, and as allowed by 28-93 Special regulations</i>
Parking	<i>As required by 28-94, Parking Requirements</i>
Signs	<i>See Section 28.96 Signs</i>

**Notes**

- (1) Does not include a secondary dwelling as defined in Section 28-01.
- (2) Other separation between structures may be required by County Building Code.





2617 K Street, Suite 175  
Sacramento, CA 95816

www.madroneeco.com  
(916) 822-3230

March 13, 2017

Mr. Jason Andrews  
Canon Partners  
1107 Kentucky Street  
Fairfield, California 94533

**Subject: Preliminary Wetland Assessment, Canon Road Property, Solano County, California**

Dear Mr. Andrews:

This letter summarizes our March 2, 2017, field survey conducted on the Canon Road property. The approximately 28.9-acre Study Area is located directly southeast 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; 593,612 meters Easting/ 4,239,749 meters Northing (NAD83, Zone 10 North). **Figure 1** is a vicinity map.

The Study Area is situated south of Vacaville and east of Fairfield on moderately hilly terrain at a median elevation of approximately 100 feet. The site is undeveloped and has primarily been utilized as cattle pasturage in the recent past. The northern portion of the parcel appears to have been historically graded to facilitate flood irrigation while the southern part was disked last year and possibly planted in pasture mix. No habitable structures are present and the site is encircled by undeveloped agricultural lands and ranchettes.

A field survey of the entire Study Area was conducted on March 2, 2017, approximately six days after a series of storm events passed through Solano County. Meandering transects were performed on foot with particular attention paid to areas presenting potential wetland signatures on aerial photography. The northern portion of the Study Area was also surveyed for wetlands by Madrone Ecological in December of 2015. **Figure 2** is a map of the Study Area overlain upon aerial photography flown June 6, 2014.

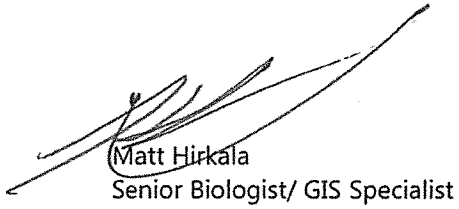
The Study Area supports non-native annual grasslands comprised of soft chess (*Bromus hordeaceus*), rip-gut brome (*Bromus diandrus*), rattail sixweeks grass (*Festuca myuros*), wild oats (*Avena fatua*), medusa head (*Elymus caput-medusae*), filaree (*Erodium botrys*), salt-grass (*Distichlis spicata*), and cut-leaf geranium (*Geranium dissectum*). The Study Area contains no trees, shrubs, or other woody vegetation.

The Study Area 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. No surface ponding was observed anywhere within the Study Area; however, the parcel directly to the south appears to

support seasonal wetland features. A large ponded area was present east of the foundation pad of the water tank along North Gate Road.

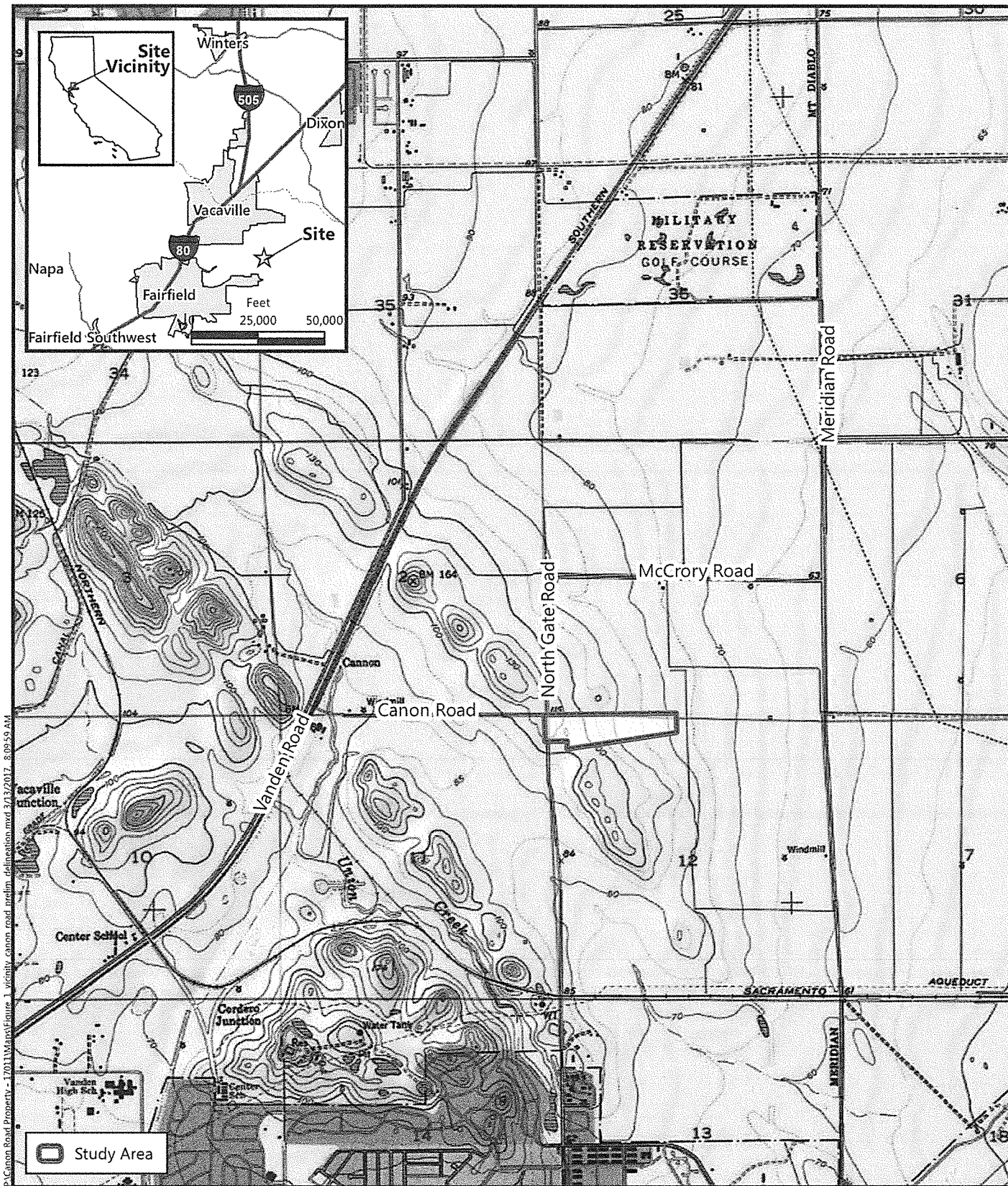
If you have any questions or require additional information, please contact me at (916) 822-3230 or [mhirkala@madroneeco.com](mailto:mhirkala@madroneeco.com) .

Sincerely,

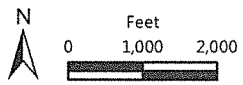


Matt Hirkala  
Senior Biologist/ GIS Specialist





Canon Road Property - 170111Map\Figure 1 vicinity canon road prelim delineation.mxd 3/13/2017 8:09:59 AM

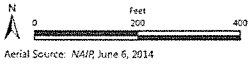
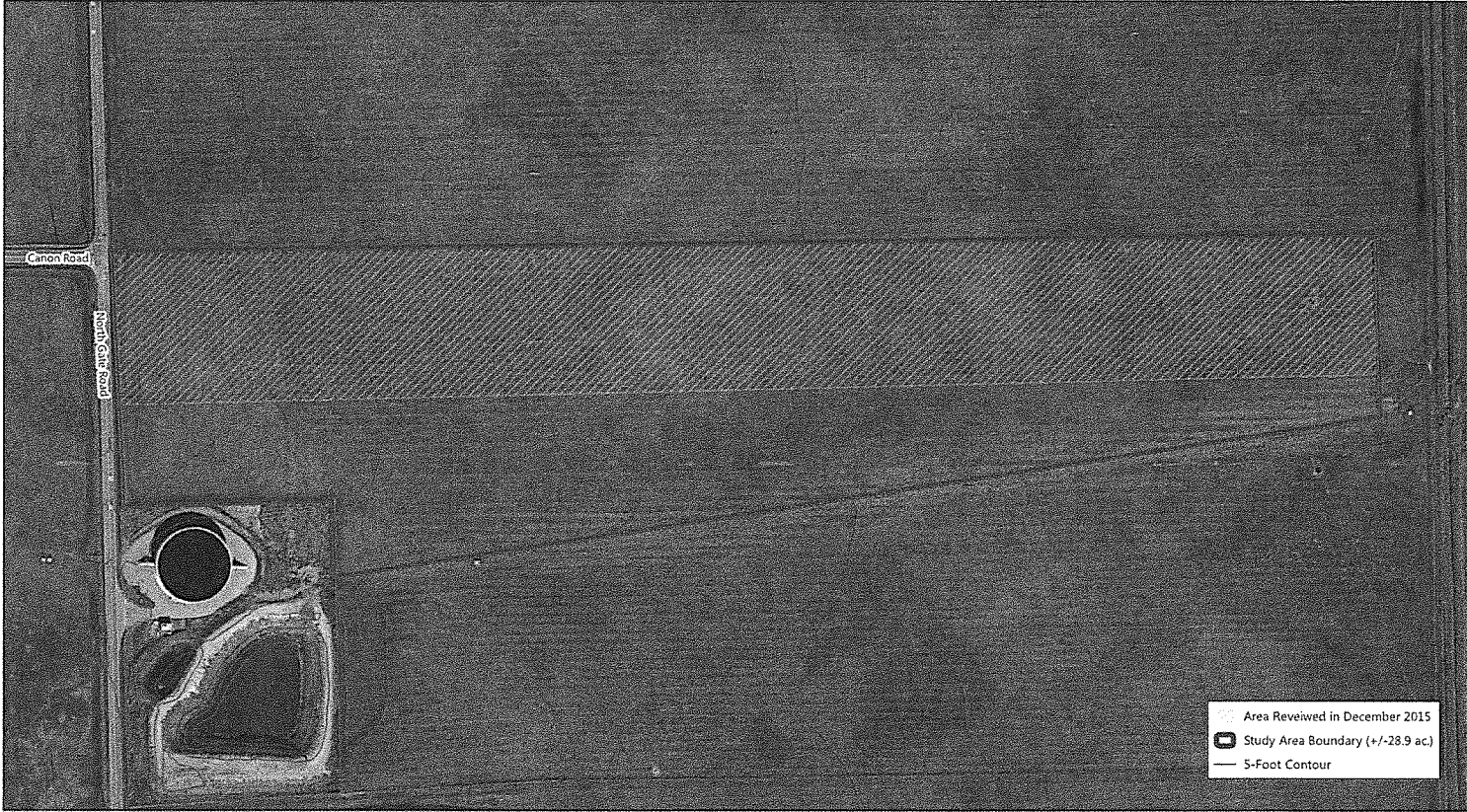


Source: United States Geologic Survey, 1987.  
 "Elmira, California" 7.5-Minute Topographic Quadrangle  
 Sections 1 and 12, Township 5 North, Range 1 West, MDBM




**Figure 1**  
**Vicinity Map**  
 Preliminary Wetland Assessment

Canon Road Property  
 Solano County, California






Aerial Source: NAIR, June 6, 2014

-  Area Revealed in December 2015
-  Study Area Boundary (+/-28.9 ac.)
-  5-Foot Contour

**Figure 2**  
**Study Area**  
 Preliminary Wetland Assessment  
 Canon Road Property  
 Solano County, California





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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.

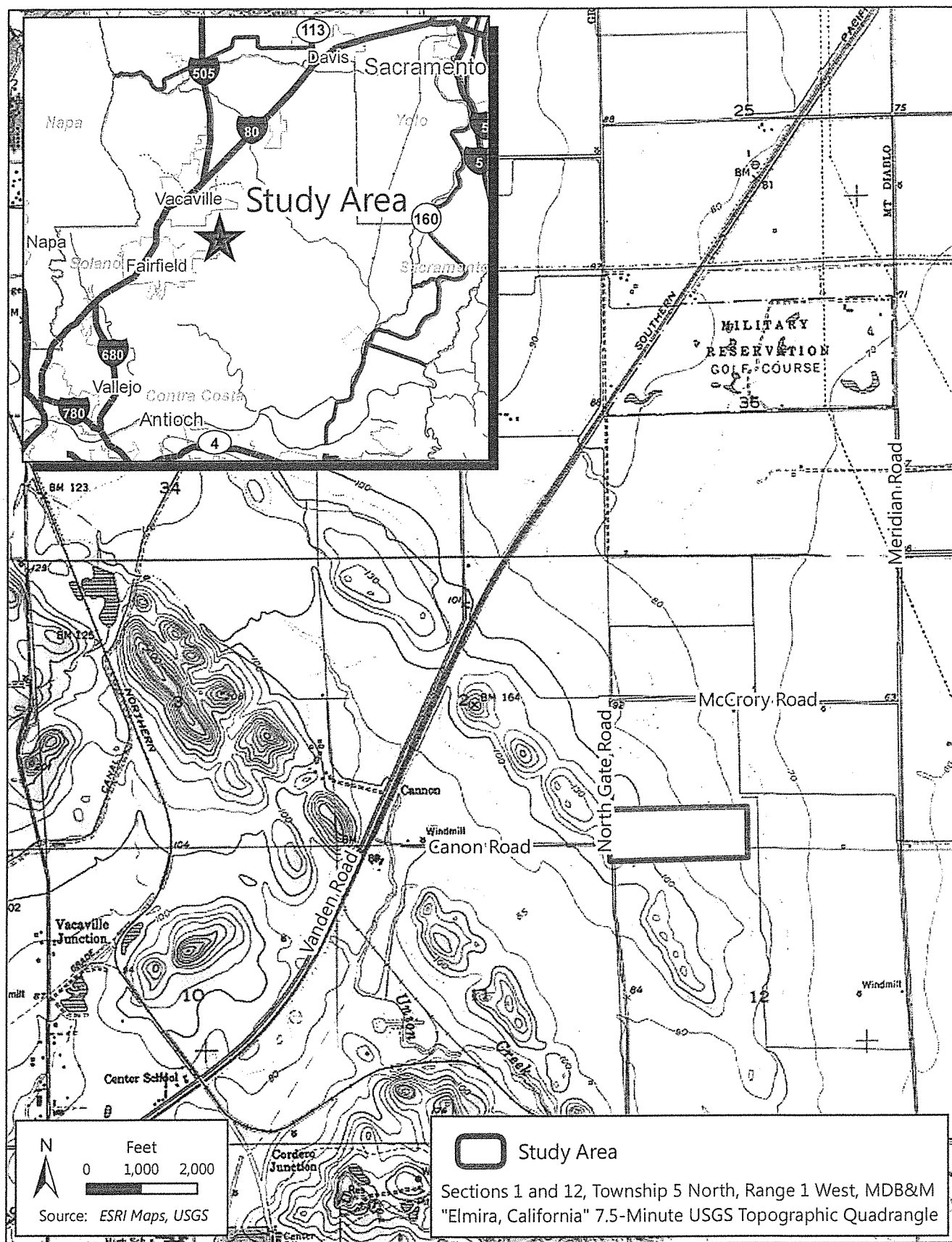
The study area primarily supports non-native annual grasslands comprised of soft chess (*Bromus hordeaceus*), rip-gut brome (*Bromus diandrus*), purple star-thistle (*Centaurea calcitrapa*), wild oats (*Avena fatua*), medusa head (*Elymus caput-medusae*), filaree (*Erodium botrys*), salt-grass (*Distichlis 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.

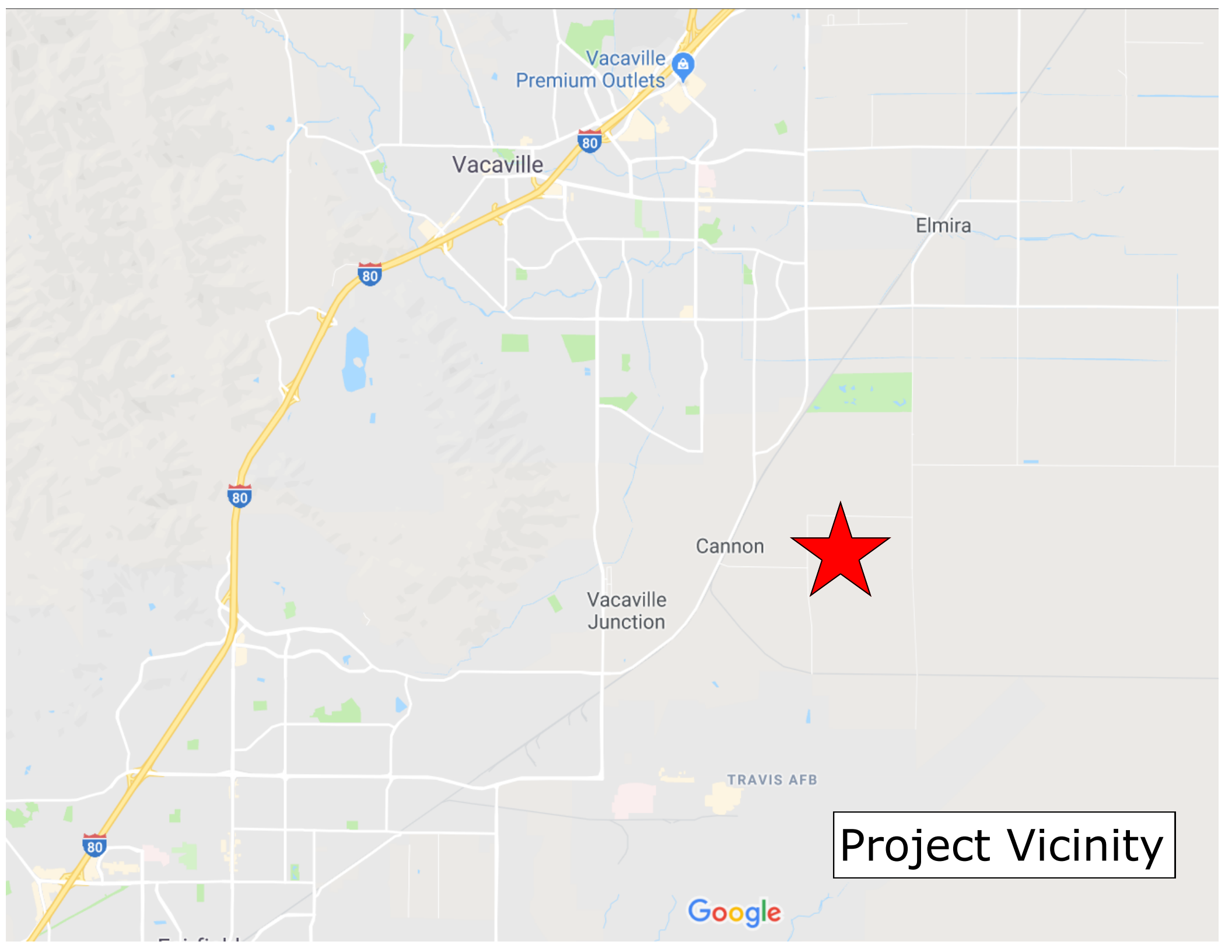
If you have any questions or require additional information, please contact me at (916) 822-3230 or [mhirkala@madroneeco.com](mailto:mhirkala@madroneeco.com).

Sincerely,



Matt Hirkala  
Senior Biologist/ GIS Specialist





Vacaville Premium Outlets

Vacaville

Elmira

Cannon

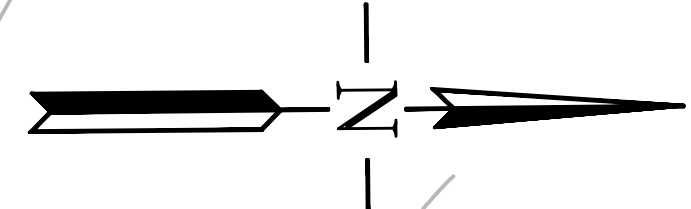
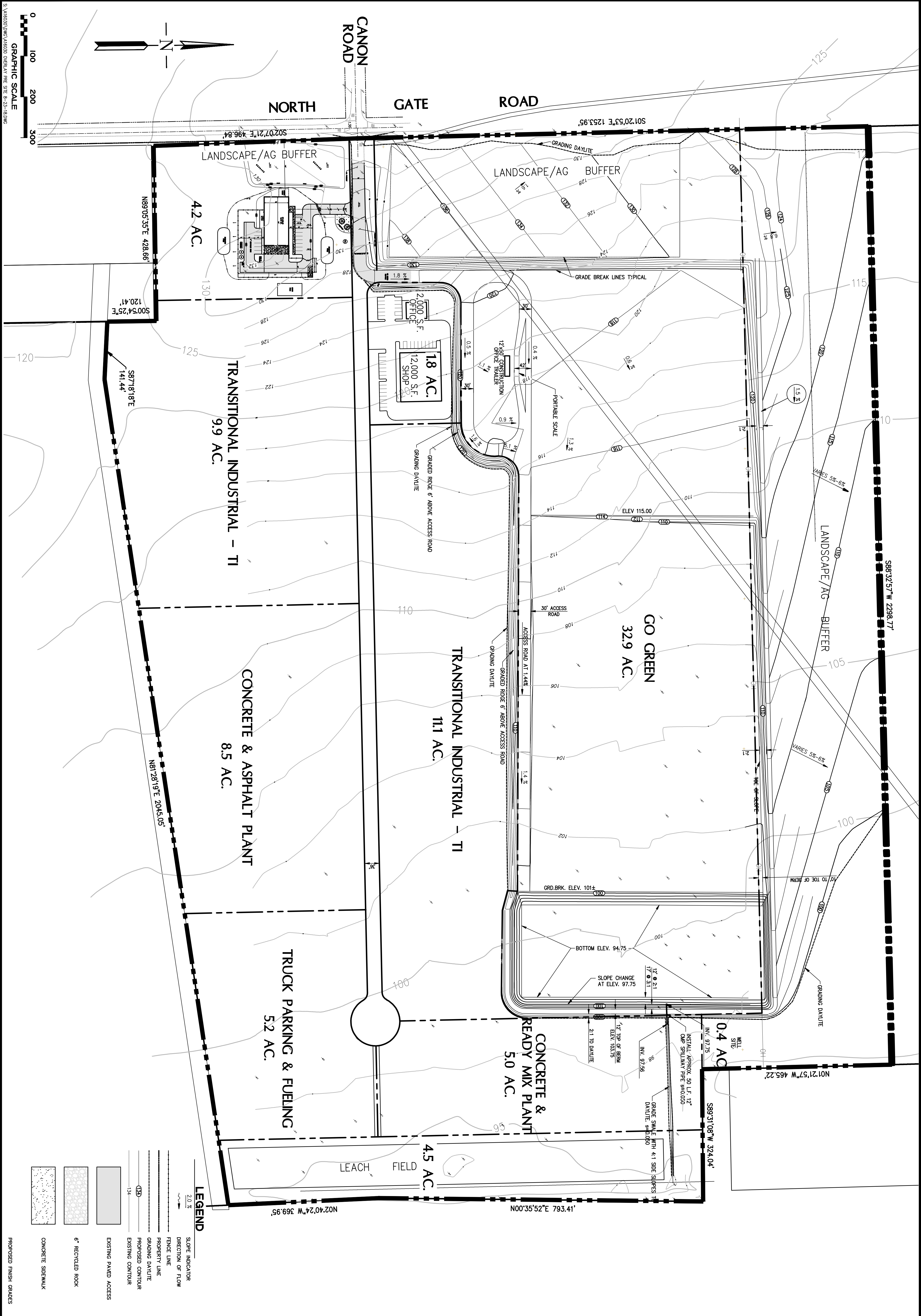
Vacaville Junction

TRAVIS AFB

Project Vicinity

Google





**LEGEND**

	SLOPE INDICATOR
	DIRECTION OF FLOW
	FENCE LINE
	GRADING DAYLITE
	PROPOSED CONTOUR
	EXISTING CONTOUR
	EXISTING PAVED ACCESS
	6" RECYCLED ROCK
	CONCRETE SIDEWALK
	PROPOSED FINISH GRADES

DATE	MK	SHEET REVISIONS	BY	CK

SCALE 1"=100'  
 DATE 8-23-18  
 DRAWN FJM  
 CHECKED JWP  
 PROJ. MGR. RAK

JOB NO. 116030  
 SHEET NO. 1  
 SHEETS

**CANON PARTNERS  
 POLICY PLAN OVERLAY  
 DEVELOPMENT PLAN**  
 SOLANO COUNTY, CALIFORNIA  
 FOR: ASB PROPERTIES

**ROBERT A. KARN & ASSOCIATES, INC.**  
 707 BECK AVENUE  
 FAIRFIELD, CALIFORNIA 94533  
 Phone: (707) 435-9999 Fax: (707) 435-9988  
 e-mail: rakerakengineers.com  
 © COPYRIGHT 2018 ROBERT A. KARN & ASSOCIATES, INC.



# Solano County

675 Texas Street  
Fairfield, California 94533  
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## Agenda Submittal

**Agenda #:** 5 **Status:** PC-Regular

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

**File #:** PC 18-037 **Contact:** Eric Wilberg, 784.6765

**Agenda date:** 09/06/2018 **Final Action:**

**Title:** Public hearing to consider Use Permit Application No. U-17-03 of Bubbling Well Pet Memorial Park, Inc. to permit an animal crematorium located within unincorporated Solano County, adjacent to the City of Fairfield within the Exclusive Agriculture "A-80" Zoning District, APN: 0166-050-100. 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: Eric Wilberg)  
Staff Recommendation: Approval

**Governing body:** Planning Commission

**District:**

**Attachments:** A - Draft Resolution, B - Board of Supervisors Resolution No. 2017-9, C - Initial Study and Negative Declaration, D - Vicinity Map, E - Development Plans U-17-03, F - Development Plan PP-17-01

Date:	Ver.	Action By:	Action:	Result:
-------	------	------------	---------	---------

Published Notice Required? Yes  No

Public Hearing Required? Yes  No

### **RECOMMENDATION:**

1. Conduct a noticed public hearing to consider Use Permit application No. U-17-03 of Bubbling Well Pet Memorial Park, Inc. to permit an animal crematorium located along North Gate Road; and
2. Adopt a resolution to Adopt the Mitigated Negative Declaration and Approve Use Permit U-17-03 subject to the mandatory and suggested findings and recommended conditions of approval (Attachment A, Resolution).

### **EXECUTIVE SUMMARY:**

The permittee, Bubbling Well Pet Memorial Park, Inc., is requesting use permit approval to establish and operate an animal crematorium along North Gate Road. At its regular meeting on January 10, 2017 the Board of Supervisors made the finding that a pet crematorium is a land use that is substantially similar to waste incineration which is a permissible land use within the Exclusive Agriculture "A-80" Zoning District. The property is currently zoned "A-80" however the property owner is concurrently pursuing a policy plan overlay application on an 83 acre portion of the subject site. The Bubbling Well facility would be situated on 4.2 acres within the policy plan overlay and the proposed use would be a permissible land use within the policy plan overlay district.

*Reference Attachment B, Board Resolution No. 2017-9*

**ENVIRONMENTAL ANALYSIS:**

The Department of Resource Management has prepared a Draft Initial Study and Mitigated Negative Declaration "IS/MND" pursuant to the California Environmental Quality Act for this project. The environmental documents have been circulated and made available for public review and comment from May 29, 2018 through June 27, 2018. The Draft MND identified certain potentially significant impacts together with proposed mitigations to reduce the impacts to less than significant along with other impacts determined to be less than significant.

*Reference Attachment C, Initial Study and Mitigated Negative Declaration.*

**BACKGROUND:**

**A. Prior approvals:** n/a

**B. Applicant/Owner:**

Canon Partners LLC  
c/o Dan Harberts  
2462 Atlas Peak Road  
Napa, CA 94558

**C. General Plan Land Use Designation/Zoning:**

General Plan: Agriculture, Travis Reserve  
Zoning: Exclusive Agriculture "A-80"

**D. Existing Use:** CDI facility, 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: Industrial (City of Fairfield), Grazing

**ANALYSIS:**

**A. Environmental Setting:**

The subject site is located within unincorporated Solano County adjacent to the City of Fairfield; 1.5 miles southeast of the City of Vacaville; 2 miles northeast of existing commercial and residential development within the City of Fairfield; and 1 mile north of residential development at Travis Air Force Base. The site is situated east of the intersection between Canon Road and North Gate Road. Fairfield city limit boundaries have recently been expanded as part of the Fairfield Train Station Specific Plan and bound the site to the west.

*Reference Attachment D, Vicinity Map.*

The subject property is relatively flat, exhibiting slopes of less than six percent. The site generally slopes downward to the east with elevations of 130 feet above sea level along the western property line, then dropping to 95 feet ASL along the eastern lot line. The property contains mainly grasslands for an existing cattle grazing operation. There are no trees or creeks located on the parcel. As part of the Mitigated Negative Declaration prepared for the project, a wetlands assessment concluded that the parcels have been historically graded to facilitate flood irrigation and that 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, the California Department of Fish and Wildlife, or the California Water Quality Control Board.

The subject property is comprised of two Assessor's Parcels; APN's 0116-040-060 and 0166-050-100. The Bubbling Well operations will encompass approximately 4.2 acres of the 302 acre property. The Go Green concrete recycling business is established on 33 acres just north of the proposed Bubbling Well facility. The balance of the property has primarily been utilized for grazing cattle.

Access to the site is provided via private driveway off North Gate Road at the intersection of Canon Road.

Surrounding properties exhibit characteristics similar to those of the subject site. The parcels 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. Properties to the west of the subject site are located within Fairfield city limits. 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 land uses and plans to extend municipal services including water and sewer to that location.

#### **B. Project Description:**

The property owners have identified Bubbling Well Pet Memorial Park Inc. as a lessee to locate on 4.2 acres at the southwest corner of the project site. Bubbling Well, formerly located at 5054 Peabody Road within the Fairfield Train Station Plan area, provides cremation services, both private and communal, for domestic pets (dogs, cats, etc.) in addition to farm animals including goats, sheep, and horses. Cremation services are also provided to Pet Hospitals and Pet Emergency Clinics in Solano County as well as the Solano County SPCA and in some cases to Solano County Animal Control.

The Bubbling Well operation would consist primarily of a 7,140 square foot structure comprised of a 5,508 sq. ft. crematorium and 1,632 sq. ft. of administrative office space. The facility would also include an outdoor courtyard and covered canopy area. No medical waste processing is performed on-site. All material is picked up by a medical waste processing company as needed.

Generally, there will be three employees working at the facility with an extra employee on occasion. Operations would normally occur six days per week with a seventh day as needed. The company utilizes two trucks for the delivery of supplies three times per week (Tuesday through Thursday).

*Reference Attachment E, Development Plans U-17-03*

#### *Utilities & Infrastructure*

The Bubbling Well facility will derive its water supply from on-site water well and is not considered a state regulated Public Water System. Therefore at a minimum, the onsite water supply shall meet the same requirements as those for a State Small Water System HSC § 116275 (n), regardless of the number of connections. This includes obtaining an annual County State Small Water System permit (CCR Title 22 §64211), and monitoring the water supply per CCR Title 22 § 64212 and 64213) for constituents and reporting test results to the Solano County Environmental Health Division at the frequency required for a State Small Water System.

The permittee will construct and utilize a new private septic system. The design and specification of the septic system shall include plans that show the proposed system detail and the placement of the leachfield in the area tested and identified for leachfield construction. The site testing and an on-site sewage disposal system

design shall be prepared by a Professional Civil Engineer, Certified Engineering Geologist, or a Registered Environmental Health Specialist. The designer shall certify and stamp the design prior to approval of the on-site sewage disposal system permit.

The permittee will develop detention ponds through the Department's grading permit process. The permittee shall furnish a hydrologic study prepared by a licensed civil engineer to demonstrate that permanent storm drain facilities can be designed and constructed within the 4.2 acre lease area to satisfy County Code section 31-26 and Section 31-30 "General Design Principles and Standards" showing no increased rate of run off.

Action on the use permit is contingent upon approval of PP-17-01 by the Board of Supervisors and the policy plan overlay district becoming effective.

**C. General Plan Consistency:**

The project is located within an area designated Agriculture by the Solano County General Plan Land Use Diagram. 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. The general plan designates the Travis Reserve for the "ongoing agricultural and open space uses" within the reserve area. The Department is recommending that short-term temporary nonresidential uses may also be considered, subject to a discretionary permit approval.

The crematorium would operate for fixed term of ten (10) years. Additional permitting would be necessary should the use continue beyond the ten year fixed term.

The site 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.

**D. Zoning Consistency:**

The project site is located within the Exclusive Agriculture "A-80" Zoning District. At its regular meeting on January 10, 2017 the Solano County Board of Supervisors made a finding that a pet crematorium is a land use that is substantially similar to waste incineration, which is a permissible land use within the 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.

In addition, the project site is located within an area being considered for a policy plan overlay district. The proposed land use is a conditionally permitted land use within Policy Plan Overlay No. PP-17-01. The granting of this use permit will be contingent on approval of the policy plan overlay and it becoming effective.

*Reference Attachment F, Development Plan PP-17-01*

**E. 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 may have jurisdiction over the project:

*Local Agencies*

City of Fairfield

Solano County Department of Resource Management  
Solano Irrigation District  
Vaca-Elmira Fire District  
*Regional and State Agencies*

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

**FINDINGS and CONDITIONS OF APPROVAL:**

Staff recommends that the Planning Commission make the findings contained in the attached resolution in support of approving Use Permit application No. U-17-03 and subject to the recommended conditions of approval.

*Reference Attachment A, Draft Resolution*

**ATTACHMENTS**

- A - Draft Resolution
- B - Board of Supervisors Resolution No. 2017-9
- C - Initial Study and Negative Declaration
- D - Vicinity Map
- E - Development Plans U-17-03
- F - Development Plan PP-17-01

# SOLANO COUNTY PLANNING COMMISSION

## RESOLUTION NO. XX

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**WHEREAS**, the Solano County Planning Commission has considered Use Permit application No. U-17-03 of **Bubbling Well Pet Memorial Park, Inc.** to permit an animal crematorium located within unincorporated Solano County, adjacent to the City of Fairfield within the Exclusive Agriculture “A-80” Zoning District, APN: 0166-050-100, 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 September 6, 2018, and;

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

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

The temporary use of the property for land uses permitted within the Exclusive Agricultural District, with a provision for site restoration to grazing lands, are consistent with the goals, objectives and policies of the Solano County General Plan.

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

Vehicular access to the site is developed off North Gate Road, a City of Fairfield local street. Internal circulation will be provided off of the private driveway. On-site utilities including septic system and domestic water well shall be developed in compliance with policy plan overlay PP-17-01. An approximate 3 acre retention pond is developed at the eastern extent of the project site 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.**

As part of the Department of Resource Management’s project review process, the application materials, Initial Study, and Negative Declaration have been reviewed by various County Departments, as well as Local, Regional, and State agencies which may have jurisdiction of the project. Any recommended conditions of approval have been incorporated into the use permit resolution. The project, as conditioned, along with mitigations measures implemented through the Negative Declaration ensure any potential nuisances or impacts resulting from the project to be less than significant.

4. **The Department of Resource Management has prepared a Draft Initial Study and Mitigated Negative Declaration “IS/MND” pursuant to the California Environmental Quality Act for this project. The environmental documents have been circulated and made available for public review and comment from May 29, 2018 through June 27, 2018. The Draft MND identified certain potentially significant impacts together with**

**proposed mitigations to reduce the impacts to less than significant along with other impacts determined to be less than significant**

**BE IT, THEREFORE, RESOLVED**, that the Planning Commission of the County of Solano does hereby approve Minor Revision No. 1 of Use Permit Application No. U-15-05 subject to the following recommended conditions of approval:

**General and Permit Term**

1. The establishment and operation of the animal crematorium is a conditionally permitted land use within Policy Plan Overlay District PP-17-01 of Canon Partners, LLC. The permitted use (incineration) shall maintain compliance with all aspects of PP-17-01 including but not limited to the intent, term, and development standards established therein.
2. Issuance of Use Permit U-17-03 shall be dependent on the approval of Policy Plan Overlay PP-17-01 and shall not become valid unless and until the zoning overlay district becomes effective.
3. The animal crematorium shall be established in accord with the application materials and development plans for Use Permit U-17-03, filed March 27, 2017, by Bubbling Well Pet Memorial Park, Inc., and as approved by the Solano County Planning Commission.
4. The permit shall be granted for a fixed term, not to exceed ten (10) years, commencing on the effective date of PP-17-01. One ten year extension may be granted if, at the time of the extension request, the City of Fairfield has approved the extension of municipal services to the designated Fairfield Train Station Specific Plan area just west of the project site within the City of Fairfield. The use permit shall become null and void after ten years with no further action by the County of Solano unless it is otherwise extended pursuant to the conditions incorporated in this use permit.

**Limitations of the Permit**

5. Minor Revisions. No additional uses shall be established beyond those identified on the final development plan without prior approval of a revision or amendment to the use permit. No new or expanded buildings shall be constructed without prior approval of a minor revision to this use permit or approval of a new use permit.
6. Indemnification. By acceptance of this permit, the permittee and its successors in interest agree that the County of Solano, its officers and employees shall not be responsible for injuries to property or person arising from the issuance or exercise of this permit. The permittee shall defend, indemnify and hold harmless the County of Solano, its officers and employees from all claims, liabilities, losses, or legal actions arising from any such injuries. The permittee shall reimburse the County for all legal costs and attorney's fees related to litigation based on the issuance of and/or interpretation of this permit. This agreement is a covenant that runs with the land and shall be binding on all successors in interest of the permittee.
7. Exercise of Permit. The use permit shall expire and thereafter be null and void, without further action by the County, if it is not exercised within one (1) year of the effective date of the Policy Plan Overlay (PP-17-01). The use permit shall not be considered exercised until all building, public works and environmental health permits required for the use have been issued.

8. Initial Inspection Prior to Commencement of Activities. Prior to the commencement of activities under this use permit or the admission of the public to the site, the permittee shall be present on site for an inspection of the premises by the Department of Resource Management and other agencies with jurisdiction, in order to determine if all prerequisite conditions and requirements have been met. Commencement of activities authorized under this permit shall not begin until the Director of Resource Management determines that the permittee is in compliance with the necessary prerequisite conditions of approval.
9. Subsequent Inspections. If additional inspections are required before the Director determines the permittee is in compliance with the use permit, the permittee shall be charged inspection fees based on the adopted rate established by the Board for hourly work by the Department.
10. Failure to Comply. Failure to comply with any of the conditions of approval or limitation set forth in this permit shall be cause for the revocation of the use permit and cessation of the permitted uses at the Permittee's expense.

### **Operational and Performance Standards**

11. 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.
12. 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.
13. 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.
14. 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.
15. By signature of this permit, the permittee and its successors in interest agree that the County of Solano, its officers and employees shall not be responsible for injuries to property or person arising from exercise of this permit. The permittee shall defend, indemnify and hold harmless the County of Solano, its officers, agents and employees from all claims, liabilities, losses, or legal actions arising from any such injuries, and from all approvals and conditions associated with issuance of this permit. The permittee shall reimburse the County for all legal costs and attorney's fees related to litigation based on the issuance of and/or interpretation of this permit, and all associated approvals and conditions. This agreement is a covenant that runs with the land and shall be binding on all successors in interest of the permittee.

16. The permittee shall be responsible for remediating any off-site contamination, damage, or injury to surrounding properties, including ground and surface water contamination, litter or safety hazards, or pollution of the air above any properties which may result from issuance of the permit; and during exercise of the use permit shall take adequate measures to prevent litter, dust, standing water, generated traffic, unsafe conditions, trespass to adjacent properties, or other activity in excess of, or inconsistent with conditions of the permit from creating a hazard or nuisance.
17. Subsections (j) and (m) of Section 28-53 of the Solano County Code concerning revocation of a use permit for non-compliance with conditions of a use permit and minor revisions to a use permit are expressly made applicable to this permit. Upon any revocation, permittee shall restore the site in accordance with conditions of the permit. If necessary, the County may resort to any security to accomplish such restoration. In addition, any term or condition of this use permit and any violation of this permit may be enforced by injunction issued out of the Superior Court upon suit by the County. In the event of permit revocation, the permittee shall submit within 90 days a report to the Department of Resource Management fully describing their restoration of the site for agricultural purposes. The permittee shall make periodic reports, as required by the Department of Resource Management, on the progress and conclusion of site restoration procedures.
18. The permittee shall provide for the employees both a water supply and sewage disposal system which have been approved by the Division of Environmental Health Services and shall comply with hazardous materials and hazardous waste management laws and regulations including when applicable preparing, revising, and updating a Hazardous Materials Business Plan that has been reviewed and accepted by the Division of Environmental Health Services.
19. The permittee shall prevent a reduction of land available for grazing by continuing to permit and encourage grazing on areas not utilized for the Bubbling Well facilities.
20. The project shall be consistent with the Travis Air Force Base Airport Land Use Compatibility Plan. The following measures shall be taken so that the facility is operated in a manner consistent with this plan:
  - a. Existing and proposed sheds and structures with reflective exteriors, including roofs, shall be painted or coated so that they are rendered nonreflective.
  - b. If night and/or security lights are to be used on the subject site, they shall be downcast and shielded so that off-site glare is prevented and lighting is confined to the work area.

### **CEQA Negative Declaration Mitigation Measures**

#### *Agricultural Resources - **Mitigation Measure - 2.2(c):***

21. The permittee shall file a Reclamation Plan as a part of use permit development approval with financial assurance that the lands will be reclaimed to productive grazing lands.

*Air Quality - Mitigation Measure - 2.3(a):*

- 22.** The permittee shall implement the following measures to further reduce exhaust emissions from construction-related equipment:
- Commercial electric power shall be provided to the project site in adequate capacity to avoid or minimize the use of portable gas-powered electric generators and equipment.
  - Where feasible, equipment requiring the use of fossil fuels (e.g., diesel) shall be replaced or substituted with electrically driven equivalents (provided that they are not run via a portable generator set).
  - To the extent feasible, alternative fuels and emission controls shall be used to further reduce NO<sub>x</sub> and PM<sub>10</sub> exhaust emissions.
  - On-site equipment shall not be left idling when not in use.
  - The hours of operation of heavy-duty equipment and/or the amount of equipment in use at any one time shall be limited.
  - Construction shall be curtailed during periods of high ambient pollutant concentrations; this may involve ceasing construction activity during the peak hour of vehicular traffic on adjacent roadways or on Spare the Air Days.
  - Staging areas for heavy-duty construction equipment shall be located as far as possible from sensitive receptors.
  - Before construction contracts are issued, the project applicants shall perform a review of new technology, in consultation with BAAQMD, as it relates to heavy-duty equipment, to determine what (if any) advances in emissions reductions are available for use and are economically feasible. Construction contract and bid specifications shall require contractors to utilize the available and economically feasible technology on an established percentage of the equipment fleet. It is anticipated that in the near future, both NO<sub>x</sub> and PM<sub>10</sub> control equipment will be available.

*Air Quality - Mitigation Measure - 2.3(b):*

- 23.** The permittee shall implement the following enhanced and additional control measures recommended by BAAQMD and YSAQMD to further reduce fugitive PM<sub>10</sub> dust emissions:
- Hydroseeding shall be used or nontoxic soil stabilizers shall be applied to inactive construction areas (previously graded areas inactive for 10 days or more).
  - Exposed stockpiles (e.g., dirt, sand) shall be enclosed, covered, or watered twice daily, or nontoxic soil binders shall be applied to such stockpiles.
  - Traffic speeds on unpaved roads shall be limited to 15 mph.
  - Sandbags or other erosion control measures shall be installed to prevent runoff of silt to public roadways.



- Vegetation shall be replanted in disturbed areas as quickly as possible.
- Wheel washers shall be installed on all exiting trucks, or the tires or tracks of all trucks and equipment leaving the site shall be washed off.
- Windbreaks shall be installed or trees/vegetative windbreaks shall be planted at windward side(s) of construction areas.
- Excavation and grading activity shall be suspended when winds (instantaneous gusts) exceed 25 mph.
- The area subject to excavation, grading, and other construction activity at any one time shall be limited, as necessary.

*Greenhouse Gas Emissions - Mitigation Measure - 2.7(a):*

24. Require Tier-3 Compliant Construction Equipment. Equipment utilized during grading and construction shall meet Tier-3 standards of emission control.

*Utilities and Service Systems - Mitigation Measure - 2.17(d):*

25. The permittee shall consult with the Solano County Department of Resource Management Environmental Health Division prior to building permit issuances to determine if the project requires a public water system permit issued by the State Department of Public Health. If it is determined that the project requires a public water system permit, applicant shall obtain and comply with a public water system permit.

**Building and Safety Division**

26. The Building and any site improvements shall be designed using the 2010 California Building Standards Codes including the mandatory measures found in the new 2010 California Green Building Code, Chapter(s) 1, 2, 3, 5, 6, 7, 8, and A5 for Voluntary Measures. The building shall meet all of the requirements for commissioning a Green Building due to the size exceeding 10,000 square feet. The commissioning information is found in Section 5.410.2 of the 2010 California Green Building Code. (CalGreen) The building shall be designed by a licensed and/or registered architect/engineer who is knowledgeable in Green Building Codes.
27. Prior to any construction or improvements taking place, a Building Permit Application shall first be submitted as per Section 105 of the 2010 California Building Code. **“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.”** Contact the Building and Safety Division at (707) 784-6765 to discuss the permit process.
28. Certificate of Occupancy “111.1 Use and Occupancy. No building shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the building official has issued a certificate of occupancy therefore as provided herein.”

29. A separate permit will be required for any grading.
30. A geotechnical/Soils Report will be required for any expansions to existing buildings or for the construction of new buildings.
31. The building permit plans shall include a code analysis as listed below and the design shall be under the 2010 California Codes and all current rules, regulations, laws and ordinances of the local, state and federal requirements. Upon building permit submittal, the licensed architect shall provide a code analysis for each building or structure such as:
  - A) Occupancy Classification
  - B) Type of Construction
  - C) Seismic Zone
  - D) Location on Property
  - E) Height of all buildings and structures
  - F) Square footage
  - G) Occupant Load
  - H) Allowable Floor Area
  - I) Height and Number of Stories
32. Plans and Specifications shall meet the requirements as per Section 107 of the 2010 California Building Code. **“Construction documents, statement of special inspections and other data shall be submitted in one or more sets with each permit application. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional.”** Also Section 106.1.1; **“Construction documents shall be dimensioned and drawn upon substantial material. Electronic media documents are permitted when approved by the building official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the building official.”**
33. The site and all facilities shall meet all of the accessibility requirements found in Chapter 11B of the 2010 California Building Code. The designer is required to design for the most restrictive requirements between ADA Federal Law and the 2010 California Building Code. The Solano County Building Division will be reviewing the plans for the most restrictive requirements of the two. There shall be a complete site plan, drawn to scale, and designed by a licensed architect reflecting all site accessibility.
34. All accessible paths of travel and parking areas shall be a hardscaped surface and shall meet all of the worst case requirements between Chapter 11B of the 2010 California Building Code and the ADA Federal Law.
35. The fire district will reassess the site for fire life and safety requirements.

### **Business Licensing**

36. 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.

## Environmental Health Division

- 37. Potable Water Requirements.** Per Health and Safety Code section 116275, a Public Water System permit from the State of California Water Board, Division of Drinking Water shall be obtained and maintained valid, including all operating, monitoring, reporting and notification requirements for a Public Water System shall be met. The responsibility for providing potable water to the property, which includes obtaining and maintaining compliance with the permit conditions, lies with the property owner.

The initial phase of the project includes the Bubbling Well facility, which, will derive its water supply from an on-site water well and is not considered a state regulated Public Water System. Therefore, at a minimum, the onsite water supply shall meet the same requirements as those for a State Small Water System HSC § 116275 (n), regardless of the number of connections.

This requires obtaining an annual County State Small Water System permit (CCR Title 22 §64211), and monitoring the water supply per CCR Title 22 § 64212 and 64213) for constituents and reporting test results to the Solano County Environmental Health Division at the frequency required for a State Small Water System. If there are less than 5 service connections, then coliform testing only needs to be performed annually. In the event samples do not meet drinking water standards, Environmental Health Division requires disinfection procedures and more frequent sample testing.

Environmental Health shall only permit one State Small Water System on the legal lot. Environmental Health will require a water infrastructure design plan upon initial application for the State Small Water System permit that shows how all of the business lots will be connected to the water system. Multiple State Small Water System permits can be issued, if at such a time subdivision of the property occurs, creating separate legal lots.

As this is considered a temporary Policy Plan Overlay, Environmental Health shall require a post closure plan upon initial application for the State Small Water System permit. The post closure plan shall include a description of how the water infrastructure will be installed, maintained, and tracked to ensure that upon expiration of the Policy Plan Overlay all remnants of the water system infrastructure can be removed from the ground to allow for the return of the parcel to agricultural land.

Once the service population exceeds the threshold of serving 25 or more people for 60 or more days of the year, or the number of water service connections exceeds 14, the property shall obtain and maintain a Public Water System permit from the Division of Drinking Water.

The application shall be submitted and approved and all required monitoring and testing shall be conducted prior to final inspection from the Building Division.

The permittee shall certify the number of employees and customers/visitors using the water supply and the number of connections attached to the water supply to the Environmental Health Division on an annual basis.

The owner of the water supply system shall provide sample results for other constituents as required by the Environmental Health Services Division within 30 days of a written directive to provide such results.

Any cost incurred by the Environmental Health Division above that recovered through any annual permit fee for work performed associated with the water supply shall be paid at the

current hourly rate for Environmental Health Division within 30 days of invoice.

- 38. Septic System Requirements.** The design and specification of the septic system shall include plans that show the proposed system detail and the placement of the leachfield in the area tested and identified for leachfield construction.

The site testing and an on-site sewage disposal system design shall be prepared by a Professional Civil Engineer, Certified Engineering Geologist, or a Registered Environmental Health Specialist. The designer shall certify and stamp the design prior to approval of the on-site sewage disposal system permit.

The onsite sewage disposal system shall not serve more than one parcel. Solano County Code Chapter 6.4 does not apply to a Community Sewage Disposal System. A Community Sewage Disposal System is defined in Chapter 6.4 as a system that accepts sewage from two or more separate lots.

Septic system design for capacity greater than 10,000 gallons per day shall require permitting through the State Water Board.

### **Public Works – Engineering**

- 39.** The applicant shall apply for, secure and abide by the conditions of a grading permit prior to any onsite grading. The applicant shall submit improvement plans to Public Works Engineering for review and approval by the appropriate official. The review of plans and inspection of the construction is subject to fees to cover the cost to Public Works Engineering. Contact the Public Works – Engineering Division at (707) 784-6765 to discuss the permit process.

### **Local, Regional, and State Agencies**

#### **Air Quality Management District**

- 40.** The permittee shall maintain compliance with any necessary permits required by the Bay Area Air Quality Management District.

#### **Central Valley Regional Water Quality Control Board**

- 41.** 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.

**City of Fairfield – Public Works**

- 42. 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. Permit requirements may include widening of North Gate Road and the construction of a center turn lane.

**Solano Irrigation District (SID)**

- 43. 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**

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

**Vaca-Elmira Fire Protection District**

- 45. The site, including structures, equipment and vehicles, shall be inspected by the Vaca-Elmira Fire Protection District as deemed necessary by the District and kept in compliance with the Fire District regulations.

\*\*\*\*\*

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Planning Commission on September 6, 2018 by the following vote:

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

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

RESOLUTION NO. 2017 - 9

RESOLUTION OF THE SOLANO COUNTY BOARD OF SUPERVISORS REVERSING THE PLANNING COMMISSION'S DETERMINATION THAT A PET CREMATORIUM IS NOT A PERMISSIBLE LAND USE IN THE A-80 EXCLUSIVE AGRICULTURAL DISTRICT

Whereas, the Solano County Board of Supervisors has considered the appeal of the Planning Commission's determination (LUD-16-01 – Bubbling Wells) that a pet crematorium is not a permissible land use in the A-80 Exclusive Agricultural Zoning District; and

Whereas, the Board has reviewed the report of the Department of Resource Management and heard testimony relative to the subject appeal at the duly noticed public hearing held on January 10, 2017; and

Whereas, after due consideration, the Board has made the following findings in regard to said proposal:

1. In 1993, the Planning Commission approved Use Permit No. U-92-13 for the Bubbling Wells pet crematorium in the Peabody Road MG-1/2 zoning district as a land use that was substantially similar to waste incineration for purposes of the County's Zoning Regulations.
2. Bubbling Wells is seeking to relocate to a site within the A-80 zoning district.
3. In 2012, the County adopted a comprehensive update to its Zoning Regulations, including revised definitions for general manufacturing and general service land uses. As a result of that update, it was unclear whether a pet crematorium continued to be substantially similar to a waste incineration land use or was now either a general manufacturing or general service land use.
4. A pet crematorium is a land use that is substantially similar to waste incineration, which is a permissible land use in the A-80 Zoning District.

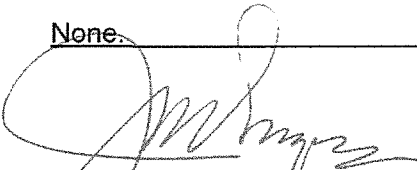
Resolved, that the Solano County Board of Supervisors does hereby reverse the determination of the Planning Commission that a pet crematorium is not a permissible land use in the A-80 Exclusive Agricultural Zoning District.

Passed and adopted by the Solano County Board of Supervisors at its regular meeting on January 10, 2017 by the following vote:

AYES: SUPERVISORS Brown, Hannigan, Spering  
and Chair Vasquez

NOES: SUPERVISORS Thomson

EXCUSED: SUPERVISORS None.

  
\_\_\_\_\_  
JOHN M. VASQUEZ, Chair  
Solano County Board of Supervisors

ATTEST:  
BIRGITTA E. CORSELLO, Clerk  
Solano County Board of Supervisors

By:   
\_\_\_\_\_  
Jeanette Neiger, Chief Deputy Clerk

# **Canon Partners LLC**

**Policy Plan Overlay PP-17-01**

**Initial Study and  
Mitigated Negative Declaration**

**May 2018**

**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 California Environmental Quality Act (CEQA) Guidelines, Section 15063.

Project Title:	Canon Partners LLC
Application Number:	Policy Plan Overlay No. PP-17-01
Project Location:	5204 North Gate Road Fairfield, CA 94535
Assessor Parcel No.(s):	0166-040-060 and 0166-050-100
Project Sponsor's Name and Address:	Canon Partners LLC 1107 Kentucky Street Fairfield, CA 94533

**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 Solano County Department of Resource Management Planning Services Division at 675 Texas Street, 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  
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: June 29, 2018

## **Next Steps**

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

## ENVIRONMENTAL DETERMINATION

### On the basis of this initial study:

- 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.

5-25-18

Date

  
Eric Wilberg, Planner Associate

## INCORPORATION OF MITIGATION MEASURES INTO THE PROPOSED PROJECT

By signature of this document, the project proponent amends the project description to include the mitigation measures as set forth in Section 2.

5-4-18

Date

  
Canon Partners, LLC

## **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. The site is situated east of the intersection between Canon Road and North Gate Road. 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 subject site is one legal lot comprised of two Assessor's Parcels; APN's 0116-040-060 and 0166-050-100. The project encompasses approximately 83.5 acres of the existing 302 acre property. Access to the site is provided via private 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 downward to the east with elevations of 130 feet above sea level along the western property line, then dropping to 95 feet ASL along the eastern lot line. The 83.5 acre project site is partially developed with the Go Green concrete recycling business, established on 33 acres via Use Permit No. U-15-05 in 2015. In addition to materials and equipment, the Go Green operation utilizes a 600 square foot office trailer and portable truck scale. The balance of the project area is undeveloped and has primarily been utilized for grazing cattle.

#### *Environmental Resources*

The property contains mainly grasslands for an existing cattle grazing operation (See Figure 4 – Site Photos). There are no trees or creeks located on the parcel. A Wetlands Assessment (Appendix 6.3) concludes that the parcel has been historically graded to facilitate flood irrigation and that 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, the California Department of Fish and Wildlife, or the California Water Quality Control Board.

#### *Other Characteristics*

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. Properties to the west of the subject site are within the City of Fairfield. 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 land uses and plans to extend municipal services including water and sewer to that location.

## 1.2 PROJECT DESCRIPTION:

### Project Purpose and Objectives

The project consists of designating an 83.5 acre portion of the 302 acre property as a Policy Plan Overlay (PPO) to the existing, underlying Exclusive Agriculture Zoning District. The objective of the project is to add an additional 50 acres for the relocation of existing businesses from the Fairfield Train Station development area to this site, on a temporary basis, until they transition to a permanent location within the City of Fairfield on the adjacent parcels to the west. The temporary term is limited to ten years, or until the extension of municipal services to the adjacent City industrial parcels, whichever is less. The temporary businesses would be industrial uses consistent with the Transitional Industrial Uses listed in the Solano County Exclusive Agricultural zoning district.

### Project Data

The project consists of the following proposed transitional land uses, as shown in Table 1 and on Figure 3:

<b>APN Number</b>	<b>Acres</b>	<b>Existing Land Uses</b>	<b>Specific Use</b>
0166-040-060 & 0166-050-100	219	Grazing	Cattle Grazing
0166-040-060	32.9	Transitional Industrial	Construction Debris Recycling
		<b>Proposed Land Use</b>	
0166-040-060	11.10	Transitional Industrial	To Be Determined
0166-040-060	5.00	Transitional Industrial	Concrete & Ready Mix Plant
0166-050-100	4.20	Transitional Industrial	Pet Crematorium
0166-050-100	9.90	Transitional Industrial	To Be Determined
0166-050-100	8.50	Transitional Industrial	Concrete and Asphalt Plant
0166-050-100	5.20	Transitional Industrial	Truck Parking and Fueling
0166-040-060 & 0166-050-100	4.50	Transitional Industrial	Leach Field
0166-040-060	1.8	Transitional Industrial	To Be Determined
0166-040-060	0.4	Transitional Industrial	Well Site
<b>Total</b>	<b>302.43</b>		

### Project Description

The PPO anticipates establishing another six transitional industrial land uses in addition to the Go Green facility. Table 1 provides a summary of the anticipated types of land uses on lease areas ranging in size from 5 to 11 acres.

#### *Go Green Recycling*

One such business, Go Green Asphalt, Inc., has already relocated to this site under Use Permit U-15-05 granted by the County of Solano in 2015. The Go Green facility operates as a construction debris recycling yard which accepts, processes, and stores concrete, asphalt, and soil. Asphalt and

concrete are accepted from slabs, roof tiles, sidewalks, driveways, curbs, pipe, roadways, parking lots, etc. Materials are sourced from various construction sites and crushed on-site in the unenclosed material storage and processing area. These materials are then imported, processed, and sold as needed for re-use as base rock and sold wholesale to contractors and municipalities. The project is authorized for incoming daily tonnage ranging between 0 – 1,000 tons of material(s) dependent on the economy and construction activities. The recycling yard operates between the hours of 7 a.m. to 4:30 p.m. Mondays through Saturdays year round. The operation generates 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 utilized. The project may have up to 5 employees on-site per day. Go Green occupies 32.9 acres of the 83.5 acre area proposed for transitional industrial land uses.

Processing of materials on-site occurs seasonally and is hindered during heavy rainfall, generally during the winter months. Processing delays due to weather conditions have generated some non-compliance concerns since initial permitting. Go Green is currently pursuing a minor revision to their use permit to become reclassified as an Inert (Type A) Debris Recycling Center which would allow for an increase in storage time limitations of 6 months for unprocessed material and 18 months for processed material. Action on the use permit revision is contingent on approval of the Policy Plan Overlay.

## **Infrastructure**

### *Potable Water*

The project site does not have an established source of potable water and no water wells have been constructed on-site. The initial lessee requiring potable water, Bubbling Well, will construct and utilize its own domestic water well. The project involves establishing, operating, and maintaining a Public Water System pursuant to Health and Safety Code § 116275 upon further development of the various land uses on-site.

### *Septic*

The project site is not developed with a private septic system and sanitary sewer is not available to the site. The initial lessee requiring on-site septic, Bubbling Well, will construct and utilize its own septic system. Upon further development, the project involves the construction of a community septic system. The leach fields serving that system are proposed near the eastern extent of the project site.

### *Irrigation Water*

The project site is located within the boundaries of the Solano Irrigation District. The property has an existing service located at the northwest corner. The service provides raw, untreated, agricultural irrigation water. No changes are proposed for the existing S.I.D service.

### *Fire Protection*

Upon development, each structure and permitted land use will be evaluated for fire protection by the Vaca-Elmira Fire Protection District and the County Department of Resource Management through the building permit process. An on-site fire protection system shall be designed, installed, and maintained by the permittee, including provision for the adequate storage of water for fire suppression purposes.

### *Access*

The project site has frontage along, and an encroachment to North Gate Road which is within the jurisdiction of the City of Fairfield. The site is currently served by a 350 linear foot private road that extends east from the intersection of Canon Road and North Gate Road. The project would extend existing access eastward to accommodate future businesses on-site for a total road length of 2,250 feet. The proposed roadway width is 36 feet with a cul-de-sac at its easterly terminus.

### *Drainage*

The project involves the construction of a central storm water retention/detention pond near the northeast corner of the project site. The initial lessee requiring on-site drainage improvements, Bubbling Well, will develop its own detention pond(s) through the Department's grading permit process.

### **Bubbling Well Pet Memorial Park Inc.**

The applicant has identified Bubbling Well Pet Memorial Park Inc. as a lessee to locate on 4.5 acres at the southwest corner of the project site. Bubbling Well, formerly located at 5054 Peabody Road within the Fairfield Train Station Plan area, provides cremation services, both private and communal, for domestic pets (dogs, cats, etc.) in addition to farm animals including goats, sheep, and horses. Cremation services are also provided to Pet Hospitals and Pet Emergency Clinics in Solano County as well as the Solano County SPCA and in some cases to Solano County Animal Control.

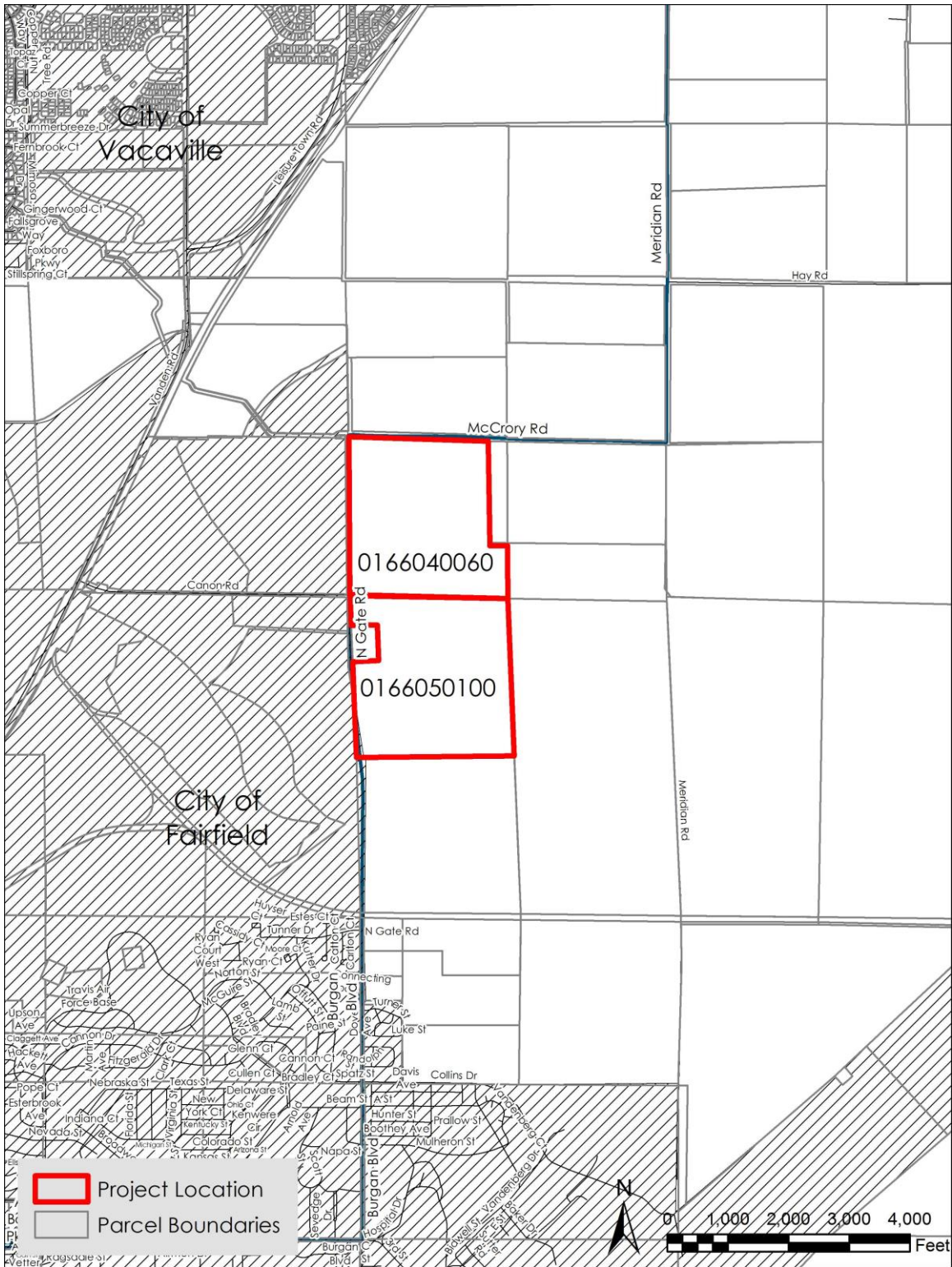
The Bubbling Well operation would consist primarily of a 7,140 square foot structure comprised of a 5,508 sq. ft. crematorium and 1,632 sq. ft. of administrative office space. The facility would also include an outdoor courtyard and covered canopy area. No medical waste processing is performed on-site. All material is picked up by a medical waste processing company as needed.

Generally, there will be three employees working at the facility with an extra employee on occasion. Operations would normally occur six days per week with a seventh day as needed. The company utilizes two trucks for the delivery of supplies three times per week (Tuesday through Thursday).

Bubbling Well is currently pursuing use permit application No. U-17-03 to establish and operate at the project site. Action on the use permit is contingent upon approval of the Policy Plan Overlay zoning.

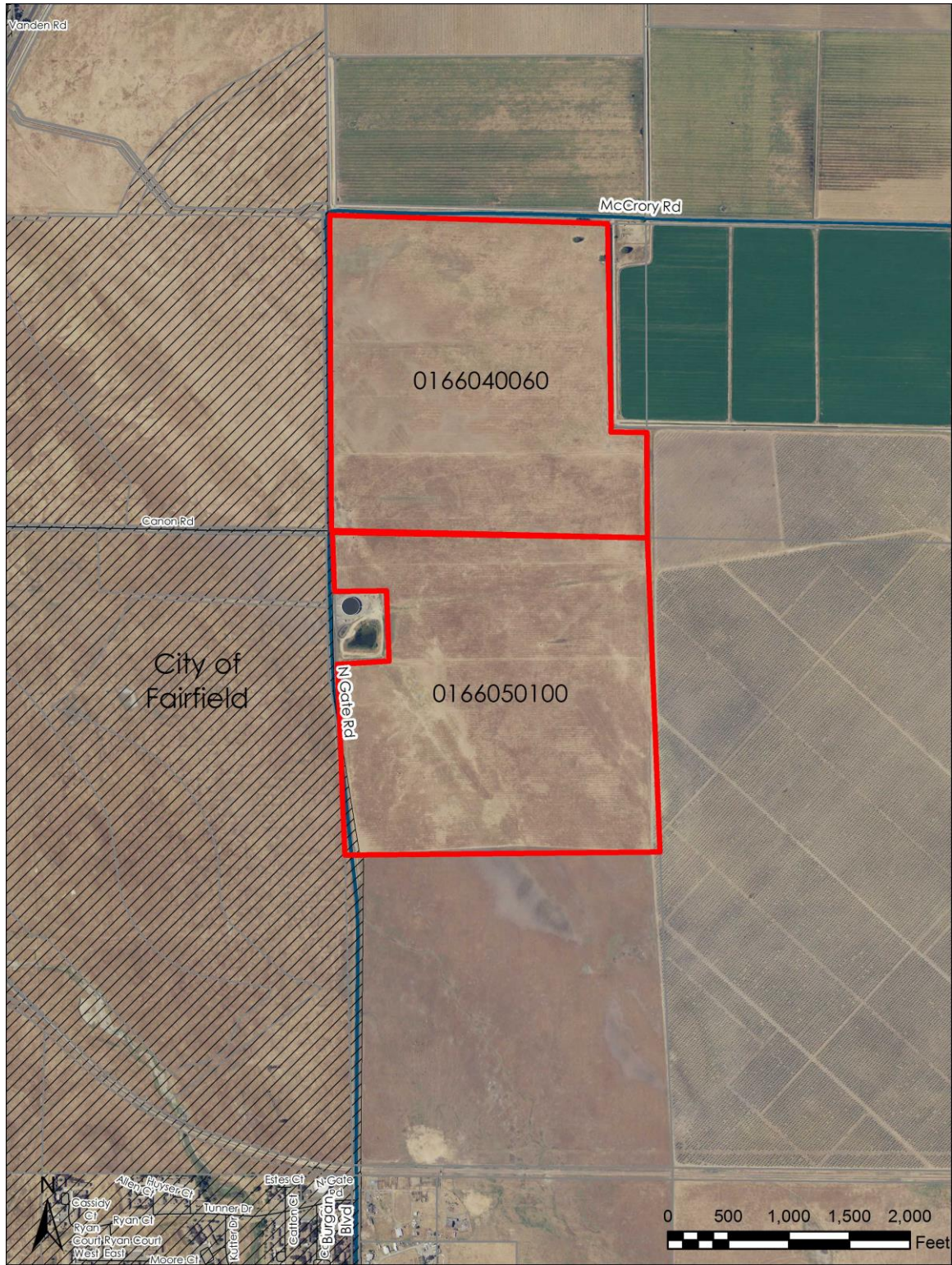


**Figure 1: Vicinity Map**

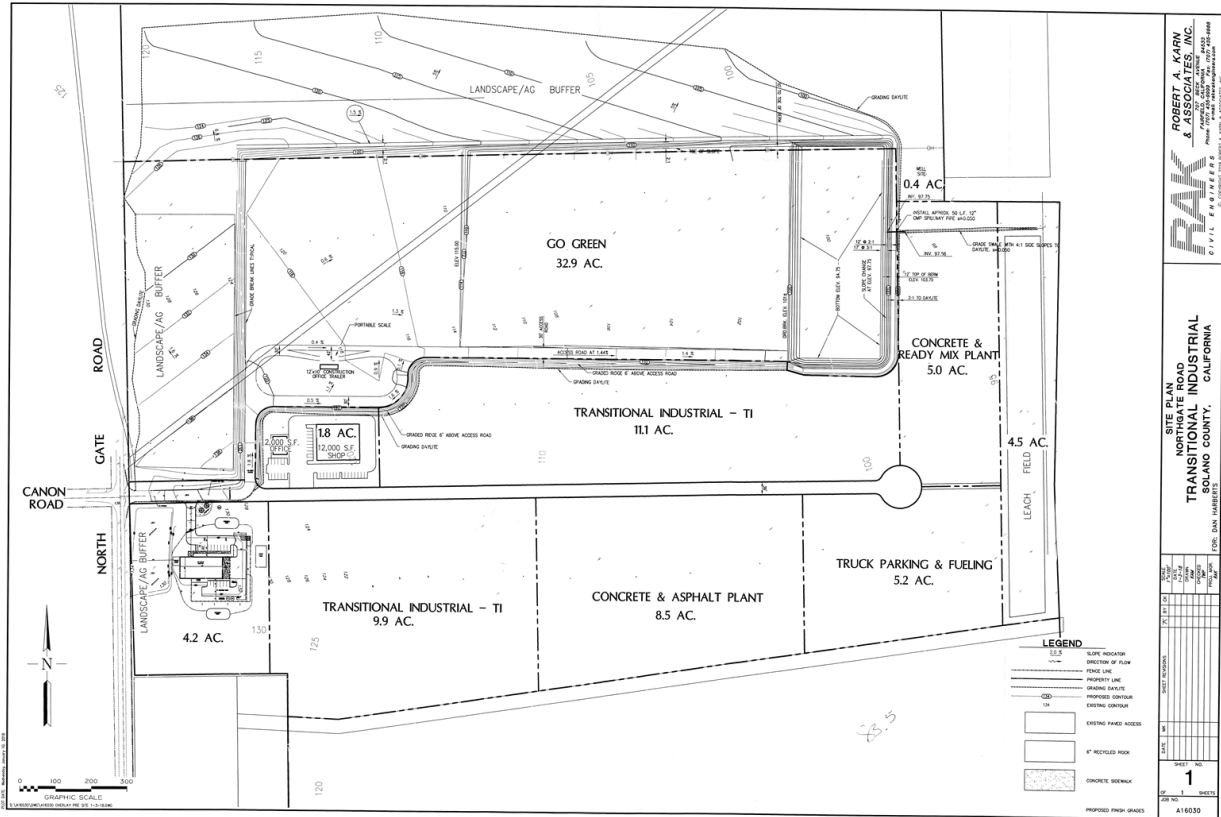




**Figure 2: Aerial Photo**



**Figure 3: Overall Site Plan**





**Figure 4: Site Photos**

**Photo 1 - View looking east southeast at entry from North Gate Rd**



**Photo 2 - View looking easterly across Go Green portion of the site**



**Figure 4: Site Photos**

**Photo 3 - View looking north at new access connection to North Gate Rd.**



**Photo 4 - View of existing grazing lands**



**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	Infrastructure/Ag
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. 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, subject to discretionary use permit approval.

The site 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.

**1.3.2 Zoning**

The project site is located within the Exclusive Agriculture Zoning District. Section 28.21 of the County Zoning Regulations conditionally permits certain infrastructure uses within this district as well as transitional commercial and transitional industrial uses.

#### **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
- c. Solano County Environmental Health Division
- d. Solano County Board of Supervisors
- e. Solano County Planning Commission

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

- a. Central Valley Regional Water Quality Control Board
- b. Bay Area Air Quality Management District
- f. Vaca-Elmira Fire Protection District
- g. Solano Irrigation District
- h. City of Fairfield
- i. City of Vacaville
- j. California Department of Conservation
- k. California Department of Public Health, Drinking Water Field Operations Branch
- l. California Department of Transportation
- m. California Department of Fish & Wildlife
- n. Fairfield Unified School District
- o. U.S. Army Corps. of Engineers District: Sacramento District
- p. U.S. Fish & Wildlife Service
- q. Airport Land Use Commission - Solano County

## **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:

- |   |   |
|---|---|
| <input type="checkbox"/> Agricultural Resources   | <input type="checkbox"/> Utilities & Service Systems        |
| <input type="checkbox"/> Air Quality              | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions |   |

### **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"/> Hydrology and Water |
| <input type="checkbox"/> Biological Resources          | <input type="checkbox"/> Land Use Planning   |
| <input type="checkbox"/> Geology and Soils             | <input type="checkbox"/> Noise               |
| <input type="checkbox"/> Hazards & Hazardous Materials |  |

### **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"/> Cultural Resources   | <input type="checkbox"/> Public Services          |
| <input type="checkbox"/> Mineral Resources    | <input type="checkbox"/> Recreation               |
| <input type="checkbox"/> Population & Housing | <input type="checkbox"/> Transportation & Traffic |



**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"/>

**Environmental 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 distance 2.5 miles to the west.

**Impacts Discussion**

a. *Have a substantial adverse effect on a scenic vista?*

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.**

b. *Substantially damage scenic resources, including, but not limited to, trees, rock out-croppings, and historic buildings within a state scenic highway?*

There are no scenic resources within the development footprint of the project. **No Impact.**

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

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 be screened from views along North Gate Road by approximately 6.5 acres of landscape plantings. **Less Than Significant Impact.**

- d. *Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?*

The facility would operate during typical daylight hours and implement equipment safety lighting as needed. **Less Than Significant Impact.**

- e. *Increase the amount of shading on public open space (e.g. parks, plazas, and/or school yards)?*

There are public open spaces within the vicinity of the project. **No Impact.**

## 2.2 Agricultural Resources

Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Environmental Setting

The property is located on Grazing Land as identified by the Farmland Mapping and Monitoring Program. A majority of the property is grasslands used for livestock grazing. A 33 acre portion of the site is developed with a 10 year temporary-term construction debris recycling center. The property is not subject to a Williamson Act contract. The development would develop an additional 50 acres of the subject property with interim transitional uses.

### Impacts Discussion

- 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?*

The property does not contain any lands shown as is shown as *Prime Farmland, Unique Farmland, or Farmland of Statewide Importance* pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. **No Impact.**

- b. *Conflict with existing zoning for agricultural use, or a Williamson Act contract?*

The development is permitted under the Exclusive Agriculture Zoning District. The property is not subject to a Williamson Act contract. **No Impact.**

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?*

The proposed development is interim in nature. The limited term is 10 years, or until municipal services are extended to the parcels to the immediate west of the subject property, whichever is less. If the facilities remain in place after the term has expired there would be a significant impact resulting in a permanent loss of grazing lands. **Less Than Significant With Mitigation. See Mitigation Measures.**

**Avoidance, Minimization Measures and/or Mitigation Measures**

The General Plan EIR includes mitigation measures for discretionary permit review, including those for Agricultural resources:

**Mitigation Measure 2.2(c):** The permittee shall file a Reclamation Plan as a part of use permit development approval with financial assurance that the lands will be reclaimed to productive grazing lands.

**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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Environmental Setting**

The project is located within an unincorporated, rural area of Solano County. The site is located in the San Francisco Bay Area Air Basin (SFBAAB), which also comprises all of Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, and Santa Clara Counties and the southern portion

of Sonoma County. Western Solano County is currently designated as a nonattainment area for the federal and state ozone (8-hour) and PM<sub>2.5</sub> (24-hour) standards (ARB 2009, EPA 2009). In addition, western Solano County is currently designated as a nonattainment area for the state ozone (1-hour) and the state PM<sub>10</sub> (24-hour) standards. Solano County is unclassified for the federal PM<sub>10</sub> standard (ARB 2009).

Concentrations of ozone, carbon monoxide (CO), nitrogen dioxide (NO<sub>2</sub>), sulfur dioxide (SO<sub>2</sub>), respirable and fine particulate matter (PM<sub>10</sub> and PM<sub>2.5</sub>), and lead are used as indicators of ambient air quality conditions. Because these are the most prevalent air pollutants known to be deleterious to human health, and because there is extensive documentation available on health-effects criteria for these pollutants, they are commonly referred to as “criteria air pollutants.” Sensitive receptors within the vicinity of the proposed project include nearby single-family residential dwellings to the southwest, south, and east of the SVSP area.

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

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

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

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

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

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

### **Impacts Discussion**

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

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

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

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

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

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

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

*Criteria Air Pollutants and Precursor Emissions*

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

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

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

### **Avoidance, Minimization Measures and/or Mitigation Measures**

#### **Mitigation Measures**

**Mitigation Measures 2.3(a): Require Implementation of Measures to Reduce Construction-Related Exhaust Emissions.** The applicant, as a condition of project approval, shall be required to implement the following measures to further reduce exhaust emissions from construction-related equipment:

- Commercial electric power shall be provided to the project site in adequate capacity to avoid or minimize the use of portable gas-powered electric generators and equipment.
- Where feasible, equipment requiring the use of fossil fuels (e.g., diesel) shall be replaced or substituted with electrically driven equivalents (provided that they are not run via a portable generator set).
- To the extent feasible, alternative fuels and emission controls shall be used to further reduce NO<sub>x</sub> and PM<sub>10</sub> exhaust emissions.
- On-site equipment shall not be left idling when not in use.
- The hours of operation of heavy-duty equipment and/or the amount of equipment in use at any one time shall be limited.
- Construction shall be curtailed during periods of high ambient pollutant concentrations; this may involve ceasing construction activity during the peak hour of vehicular traffic on adjacent roadways or on Spare the Air Days.
- Staging areas for heavy-duty construction equipment shall be located as far as possible from sensitive receptors.

- Before construction contracts are issued, the project applicants shall perform a review of new technology, in consultation with BAAQMD, as it relates to heavy-duty equipment, to determine what (if any) advances in emissions reductions are available for use and are economically feasible. Construction contract and bid specifications shall require contractors to utilize the available and economically feasible technology on an established percentage of the equipment fleet. It is anticipated that in the near future, both NO<sub>x</sub> and PM<sub>10</sub> control equipment will be available.

**Mitigation Measures 2.3.b. Require Implementation of Measures to Reduce Fugitive PM<sub>10</sub> Dust Emissions.** The applicant, as a condition of project approval, to implement the following enhanced and additional control measures recommended by BAAQMD and YSAQMD to further reduce fugitive PM<sub>10</sub> dust emissions:

- Hydroseeding shall be used or nontoxic soil stabilizers shall be applied to inactive construction areas (previously graded areas inactive for 10 days or more).
- Exposed stockpiles (e.g., dirt, sand) shall be enclosed, covered, or watered twice daily, or nontoxic soil binders shall be applied to such stockpiles.
- Traffic speeds on unpaved roads shall be limited to 15 mph.
- Sandbags or other erosion control measures shall be installed to prevent runoff of silt to public roadways.
- Vegetation shall be replanted in disturbed areas as quickly as possible.
- Wheel washers shall be installed on all exiting trucks, or the tires or tracks of all trucks and equipment leaving the site shall be washed off.
- Windbreaks shall be installed or trees/vegetative windbreaks shall be planted at windward side(s) of construction areas.
- Excavation and grading activity shall be suspended when winds (instantaneous gusts) exceed 25 mph.
- The area subject to excavation, grading, and other construction activity at any one time shall be limited, as necessary.

## 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 conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Environmental Setting

The project site is partially developed with the Go Green facility; however the property has been utilized for cattle grazing 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. A 33 acre portion of the site has been developed with a construction debris recycling center.

The applicant has submitted the results of a Wetland Assessment (Appendix 6.3) conducted December 16, 2015 and March 2, 2017 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 per Appendix 6.3.

### **Impacts Discussion**

- a. *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*

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.**

- 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?*

No aquatic, wetland or riparian habitat or other sensitive natural community is impacted by the proposed expansion. **No Impact.**

- 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?*

There are no federally impacted wetlands located on the proposed site for the expansion. **No Impact.**

- d. *Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

The 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 grazing and flood irrigation. A majority of the property would remain undeveloped with continued grazing activities. **Less Than Significant Impact.**

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

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.**

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

See discussion under 2.4 (e) above. **No Impact.**

## 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"/>

## Environmental Setting

The site has been vacant grazing land until 2016 when the construction debris recycling facility was approved and constructed. There are no structures proposed for removal, historical or otherwise. The proposed development footprint would be located on grounds that have been historically disturbed for agricultural purposes.

## Impacts Discussion

- a. *Cause a substantial adverse change in the significance of an historical resource as defined in CEQA Guidelines §15064.5?*

There are no historical resources located on the site. **No Impact.**

- b. *Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?*

Due to the developed and disturbed nature of the site, it is not likely that any archeological resources exist on the site. 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.**

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

Due to the developed and disturbed nature of the site, it is not likely that any unique paleontological resources exist on the site. **No Impact.**

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

Due to the developed and disturbed nature of the site, it is not likely that any human remains exist on the site. 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.**

**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 checked="" type="checkbox"/>	<input type="checkbox"/>
2) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, differential settlement, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

## **Environmental 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%).

The project involves grading to develop access, building pads, and a retention basin for on-site containment of storm water run-off. Proposed office parking, buildings and structures would require issuance of grading and building permits to ensure each is constructed according to the current Uniform Building Code requirements.

## **Impacts Discussion**

### *a. Would the project cause*

- 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.)*

The site lies within one mile of an earthquake fault zone; however outside of the Highest Potential Earthquake Damage Area depicted in the Solano County General Plan. **Less Than Significant Impact.**

- 2. Strong seismic ground shaking?*

See discussion in 2.6 (a) above. **Less Than Significant Impact.**

- 3. Seismic-related ground failure, including liquefaction?*

The site is in an area with a Very Low and Low liquefaction potential (2008 Solano General Plan). The building will be designed in conformance with the county's current building code, which will require a soils and geologic report and a foundation and structural engineering designed to minimize any impacts from liquefaction. **Less Than Significant Impact.**

- 4. Landslides?*

The site does not lie within, or in close proximity to, areas subject to potential landslides (2008 Solano County General Plan). **No Impact.**

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

The project will disturb approximately 50 acres of grasslands. A major grading and drainage permit is necessary prior to any construction, which will impose conditions of approval to prevent storm water pollution. **Less Than Significant Impact.**

- c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, differential settlement, liquefaction or collapse?*

The building will be designed in conformance with the county's current building code, which will require a soils and geologic report and foundation and structural engineering designed to prevent any impacts from on- or off-site landslide, lateral spreading, subsidence, differential settlement, liquefaction or collapse. **No Impact.**

- 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?*

The building will be designed in conformance with the county's current building code, which will require a soils and geologic report and foundation and structural engineering designed to prevent any impacts from on- or off-site landslide, lateral spreading, subsidence, differential settlement, liquefaction or collapse. **No Impact.**

- 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?*

The project will be designed in conformance with the county's current on-site sanitation requirements, which will require a soils percolation test in order to design a properly functioning system which can adequately process discharges from the project. **No Impact.**

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

### Environmental Setting

See discussion under 2.3 Air Quality.

### Impacts Discussion

- a) *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

The proposed project may generate greenhouse gas emissions in addition to other emissions during the construction phase of the project. **Less Than Significant With Mitigation. See Mitigation Measures.**

- b) *Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

The proposed project may generate greenhouse gas emissions in addition to other emissions during the construction phase of the project. **Less Than Significant With Mitigation. See Mitigation Measures.**

**Avoidance, Minimization Measures and/or Mitigation Measures**

**Mitigation Measures**

**Mitigation Measures 2.7.a. Require Tier-3 Compliant Construction Equipment.** Equipment utilized during grading and construction shall meet Tier-3 standards of emission control.

**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 checked="" type="checkbox"/>	<input type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>

## **Environmental Setting**

The project involves relocating a variety of existing businesses from the Peabody Road area in Fairfield to this location. Some quantity of hazardous materials would be transported to or from the project area. 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.

## **Impacts Discussion**

- a. *Does the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

The project will be required to operate in compliance with a Hazardous Materials Business Plan issued by Solano County. The plan provides for the proper use and storage of the materials identified above as well as emergency response procedures in the event of a release of hazardous materials. The management of these materials reduces the likelihood of an adverse impact. **Less Than Significant Impact.**

- 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?*

See discussion under (a.) above. **Less Than Significant Impact.**

- c. *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

The project is not located within one-quarter mile of a school. **No Impact.**

- 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?*

The project is not located on a hazardous materials site as defined in Government Code Section 65962.5. **No Impact.**

- 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?*

The project is located within an airport land use area of influence, but not within two miles of a public airport. The project is consistent with the Land Use compatibility Plan for Travis Air force Base. **No Impact.**

- 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?*

The project is not within the vicinity of a private airstrip. **No Impact.**

- g. *Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?*

The project will not affect any adopted emergency response plans. **No Impact.**

*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?*

The project is not located in the vicinity of any wildland/urban interface areas. **No Impact.**

## 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on-or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?

j. Be subject to inundation by seiche, tsunami, or mudflow?

### **Environmental Setting**

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. The project is not located within a 100-year flood hazard area.

A domestic drinking water well is proposed to serve the project. This level of use is consistent with agricultural development within the unincorporated area of the county and is not expected to significantly deplete groundwater supplies.

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.

### **Impacts Discussion**

a. *Violate any water quality standards or waste discharge requirements?*

The project will be subject to the waste discharge requirements of the County of Solano and the Central Valley Water Quality Control Board and will operate in accordance with their permit requirements. Adherence to those requirements protects against violations of water quality standards. **No Impact.**

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)?*

The project will be served by on-site wells for potable water and is not expected to require a substantial increase in ground water utilization. **Less Than Significant Impact.**

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?*

The development will not alter any creeks, streams or rivers. Storm water will be retained onsite and released at pre-development rates. **No Impact.**

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?*

Refer to (c) above. **Less Than Significant Impact.**

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?*

Refer to (c) above. **No Impact.**

f. *Otherwise substantially degrade water quality?*

The project will not contain other features which would substantially degrade water quality. **No Impact.**

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?*

The project site is not located within the 100 year flood zone as identified by FEMA. **No Impact.**

h. *Place within a 100-year flood hazard area structures that would impede or redirect flood flows?*

Refer to (g) above. **No Impact.**

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?*

Refer to (g) above. **No Impact.**

j. *Be subject to inundation by seiche, tsunami, or mudflow?*

The project is not in an area which would experience any inundation by seiche, tsunami, or mudflow. **No Impact.**

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

### Environmental Setting

The project encompasses approximately 83.5 acres of an existing 302 acre parcel. The parcel is partially developed with the Go Green concrete recycling business, established on 33 acres in 2015. The balance of the site is undeveloped and has primarily been utilized for grazing cattle. The project would provide for interim transitional uses under the existing Exclusive Agriculture Zoning District. The project is also located with the Travis Reserve Area designation of the County General Plan which protects land within the overlay for continued agriculture, grazing and associated habitat uses until a military airport use is proposed. The overlay prohibits permanent residential uses; however interim uses consistent with the agricultural zoning may be considered. The temporary nature of these businesses at this location would be consistent with existing zoning and General Plan designations.

### Impacts Discussion

a. *Physically divide an established community?*

The project is not located within an established community. **No Impact.**

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?*

The project lies within the unincorporated county and is subject to the 2008 Solano County General Plan and the County Code Zoning Regulations (Chapter 28). The project is designated by the General Plan as Agriculture and Travis Reserve Overlay. The project also lies within the Area of Influence of the Travis AFB Land Use Compatibility Plan. The temporary nature of the project is consistent with each of these policy documents. **Less Than Significant Impact.**

c. *Conflict with any applicable habitat conservation plan or natural community conservation plan*

The project is not a part of either a *habitat conservation plan or natural community conservation plan.* **No Impact.**

## 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"/>

## Environmental Setting

The project is in an area that is not identified on the Mineral Resources map of the General Plan (Figure RS-4).

## Impacts Discussion

- 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?*

No known mineral resources exist at the site. **No Impact.**

- 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?*

Refer to (a) above. **No Impact.**

## 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"/>

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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?

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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?

### **Environmental Setting**

The site is surrounded by agriculturally zoned properties to the north, east, and south. The land to the west within the City of Fairfield is planned for industrial uses. 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 receptor(s) are located 1 mile to the south.

### **Impacts Discussion**

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?*

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. **Less Than Significant** .

b. *Exposure of persons to or generation of, excessive ground borne vibration or ground borne noise levels?*

Refer to (a) above. **Less Than Significant**.

c. *A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?*

Refer to (a) above. **Less Than Significant**.

d. *A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?*

Refer to (a) above. **Less Than Significant**.

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?*

The project is located within the area of influence of the Travis Air Force Base Land Use Compatibility Plan. The project is consistent with the Travis Plan. **No Impact**.

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?*

The project is not located within the vicinity of a private airstrip. **No Impact.**

### 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"/>

### Environmental Setting

The project involves the relocation of existing businesses for an interim period of time. Upon its termination, it will be returned to its former agricultural use.

### Impacts Discussion

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)?*

The project does not induce population growth directly or indirectly or construct infrastructure that could induce population growth. **No Impact.**

b. *Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?*

The project does not involve the displacement of homes or people or necessitate construction of more housing elsewhere. **No Impact.**

c. *Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?*

Refer to (b) above. **No Impact.**

## 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"/>

### Environmental Setting

The project involves the relocation of existing businesses due to redevelopment activities in the Fairfield Train Station area. There is no net increase in employment and corresponding demand for services.

### Impacts Discussion

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:*

The project contains no residential component and places no additional demands on educational or recreational facilities or services. The project is being developed at a very low intensity due to the reliance on well water and septic systems and does not require additional County resources in order to provide County services. **No Impact.**

1) *Fire Protection?*

Refer to (a) above. **No Impact.**

2) *Police Protection?*

Refer to (a) above. **No Impact.**

3) *Schools?*

Refer to (a) above. **No Impact.**

4) *Parks?*

Refer to (a) above. **No Impact.**

5) *Other Public Facilities?*

Refer to (a) above. **No Impact.**

**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"/>

**Environmental Setting**

The project involves the relocation of existing businesses due to redevelopment activities in the Fairfield Train Station area. There is no net increase in employment and corresponding demand for services. There is no residential component to the project. There are no recreational facilities in the immediate vicinity of the project and the project does not relate to recreational facilities.

**Impacts Discussion**

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?*

The project does not generated demand for recreational uses. **No Impact.**

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?*

The project does not include, nor require, the construction of new recreational facilities. **No Impact.**

c. *Physically degrade existing recreational resources?*

The project does not physically degrade existing recreational facilities. **No Impact.**



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

### Environmental Setting

The project involves the relocation of existing businesses due to redevelopment activities in the Fairfield Train Station area. There is no net increase in employment and corresponding demand for services. There is no residential component to the project.

### Impacts Discussion

- a. *Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio of roads, or congestion at intersections)?*

The low intensity nature of the proposed project will not lower the Level of Service on North Gate Road. **No Impact.**

- b. *Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?*

Refer to (a) above. **No Impact.**

- 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?*

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. The project is consistent with the provisions of the Travis Plan. **No Impact.**

- d. *Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible land uses (e.g., farm equipment)?*

The proposed facility does not include any features which create dangerous conditions. **No Impact.**

- e. *Result in inadequate emergency access?*

The project does not alter the access to the site. The new building will have emergency access on all sides. **No Impact.**

- f. *Result in inadequate parking capacity?*

The project meets the county's requirements for off-street parking and loading (per Zoning Regulations). **No Impact.**

- g. *Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?*

Due to its location in an agricultural area, the project does not conflict with any alternative transportation plans or policies. **No Impact.**

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

### Environmental Setting

The project is located within the district boundaries of the Central Valley Regional Water Quality Control Board. The project does not exceed any wastewater treatment requirements as identified by the Regional Water Quality Control Board. The site would be developed with a retention basin(s) to retain storm water run-off on-site. Private septic systems and domestic drinking water wells will be utilized typical for habitable structures within the unincorporated County.

### Impacts Discussion

- a. *Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?*

The project will operate with on-site septic systems permitted by the County of Solano consistent with the regulations from the Central Valley Water Quality Control Board. **No Impact.**

- 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?*

See discussion under (a) above. **No Impact.**

- 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?*

The project will require a major grading and drainage permit from the County. A retention pond or ponds will be required to manage the storm water flows onsite. **No Impact.**

- d. *Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?*

Upon development the project may require additional drinking water entitlements, including a public water system permit from the California Department of Public Health.

The Safe Drinking Water Act requires that no person operate a public water system without first having secured a domestic water supply permit from the Department of Public Health. Operating a public water system without a proper permit may constitute a danger to consumers and the operator may be liable in the event of consumer illness. A public water system permit issued by the Department of Public Health may necessary for the existing and proposed uses at Salad Cosmo USA.

The applicant should consult with the California Department of Public Health on the requirements for operating a public water system and, if required, obtain and comply with a public water system permit. **Less Than Significant with Mitigation. See Mitigation Measures.**

- 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?*

Any required on-site disposal systems will be constructed and receive final construction inspection from the Environmental Health Services Division. **Less Than Significant Impact.**

- f. *Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?*

Solano County is served by two landfills which maintain more than a fifteen year capacity for the county's solid waste disposal needs. The solid waste generated by the current facility will increase slightly with the implementation of the proposed project. **No Impact.**

- g. *Comply with federal, state, and local statutes and regulations related to solid waste?*

The Environmental Health Division has determined that the project complies with federal, state, and local statutes and regulations related to solid waste. **No Impact.**

### **Avoidance, Minimization Measures and/or Mitigation Measures**

**Mitigation Measure 2.17(a):** Public Water System Permit Requirements. Applicant shall consult with the Solano County Department of Resource Management Environmental Health Division prior to building permit issuances to determine if the project requires a public water system permit issued by the State Department of Public Health. If it is determined that the project requires a public water system permit, applicant shall obtain and comply with a public water system permit.

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

### Environmental Setting

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.

### Impacts Discussion

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?*

See Sections 2.1 thru 2.16. **Less Than Significant Impact with Mitigation.**

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.*

See Sections 2.1 thru 2.16. **Less Than Significant Impact with Mitigation.**

- c. *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

See Sections 2.1 thru 2.16. **Less Than Significant Impact with Mitigation.**

### **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 being circulated for public comment and referred to the State Clearinghouse for coordinated review by state agencies. Additional agencies being solicited for review are referenced in Section 5.0 Distribution List.

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.

## **5.0 Distribution List**

### **Federal Agencies**

U.S. Army Corps of Engineers  
U.S. Department of Fish and Wildlife

### **State Agencies**

California Department of Conservation  
California Department of Fish and Game  
California Department of Public Health, Drinking Water Field Operations Branch  
California Department of Transportation

### **Regional Agencies**

Airport 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  
Solano County Building Division  
Solano County Environmental Health Division  
Solano County Public Works Engineering Division  
Solano County Water Agency



## **6.0 Appendices**

- 6.1 Initial Study, Part I – Policy Plan Overlay/Use Permit application**
- 6.2 Land Use and Development Standards PP-17-01**
- 6.3 Wetlands Assessment**

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**CANON PARTNERS**

707-426-0100  
jandrews@asbproperties  
.com

1107 Kentucky St  
Fairfield, CA  
94533

November 1, 2017

Eric Wilburg  
Solano County  
675 Texas Street  
Fairfield, Ca 94533

Eric,

Canon Partners is submitting its formal application to the Solano County resource management department for the Project Plan Overlay of its property on North Gate road. The project sites location and scope are included in the accompanying project description.

As discussed in our September meeting the application is a project description and project site plan provided to the resource management department by Canon Partners

Sincerely yours,

Jason Andrews

# **Canon Partners North Gate Road Ag/Industrial Project**

## **1. PROJECT DESCRIPTION**

### **Project Purpose and Objectives**

Canon Partners owns approximately 300 acres on two assessor's parcels APN (166-050-10, 166-040-06) east of North Gate road. Canon Partners seeks to use approximately 84 acres of the 300 acres to locate businesses that are County approved uses for Agriculture Industrial zoned land. Working with the Solano County Resource Management department Canon Partners seeks to establish a Policy Plan Overlay (PPO) on the project site.

The PPO would run from the time of its implementation until 2 years after the completion of the business park infrastructure and the City of Fairfield's issuance of a use permit in the Fairfield Train Station Specific Plan area.

The current use of the 84 acre site is agriculture and an existing concrete recycling facility.

### **Project Site**

The Canon Partners North Gate project site is 84 acres consisting of portions of two assessor's parcels. APN 166-050-10 which is 154 acres (South Parcel) and 166-040-06 which is 146 acres (North Parcel). The North parcel contains 55 acres of the proposed project site and has the approved existing concrete recycling facility Go Green Recycling. The South parcel contains 28.9 acres of the proposed project site and is currently used as dry pasture. Bubbling Wells animal crematorium is proposing to relocate the site. The South parcel has no buildings, structures or trees on it. The North parcel has no trees and the only structures are Go Green Recycling's. The site is fenced with barb wire.

The Canon Partners North Gate overall project site is generally flat and bounded by North Gate road to the West, agriculture to the North, South and East. The project site was previously used for row crops, hay production and pasture. It's current use has an approved concrete

recycling facility and non irrigated pasture. The nearest residence is approximately a little over a mile away.

The site has a General Plan designation of Agriculture A-80 and is in the Travis Reserve.

### **Proposed Project**

The proposed project will designate 84 acres from parcels APN 166-050-10 and 166-040-06 as a Policy Plan Overlay area where approved uses for Agriculture Industrial zoned land can locate.

Allowed uses in Exclusive Agriculture zoned land include Per Solano County Code:

#### AGRICULTURE USES

##### A. Crop Production and Grazing

- Agriculture accessory structures
- Cultivated and irrigated farming
- Non irrigated and non cultivated farming, grazing
- Grazing or pastured livestock
- Pastured poultry

##### B. Agriculture Processing Uses

- Agriculture processing facility; small, medium and large. With special events.
- Aquaculture facility small, medium and large
- Nursery with public sales
- Winery with 25% or greater on site grapes; small, medium and large
- Winery with less than 25% on site grapes
- Winery with special events

##### C. Animal Facilities and Operations

- Confined animal facility including dairy; small, medium and large
- Fowl and poultry ranch; small and large
- Hog Ranch; small, medium and large
- Slaughterhouse; small and large

D. Other Agriculture Operations

Commercial auction and equipment sales, temporary

RESIDENTIAL USES

A. Dwellings

Primary dwelling

Secondary dwelling

Second Kitchen

B. Temporary Residential Uses

Security quarters for a construction site (commercial coach, manufactured home or recreational vehicle.

Temporary manufactured home storage

C. Agriculture and Animal Facilities Incidental to Residence

Small kennel or Cattery

Stable, private

D. Other Residential Uses

Cottage Industry; Type I and Type II

Home occupation; Type I and Type II

RECREATION, EDUCATION AND PUBLIC ASSEMBLY USES

A. Recreation uses

Hunting or Fishing club

Stable, public without horse shows

B. Education Uses

Agriculture education Minor and Major facility

C. Public Assembly Uses

Public Stable with horse shows

Special Events facility (other than Winery or Agriculture processing facility)

RETAIL AND OFFICE USES

A. Retail Uses

Farm/Ranch supply store

Roadside stand

1,000 square feet or less in size

Between 1,00 and 2,500 square feet

Greater than 2,500 square feet in size

Non-agriculture product sales, less than 10%

Non-agriculture product sales, between 10% and 25%

Non-agriculture product sales, greater than 25%

Any of the above with a Certified Farmers Market; Small and medium

B. Office Uses

Agriculture Research Facility; small, medium and large

TOURIST USES

A. Agritourism

Agriculture Homestay

B. Temporary Agritourism

Amusement and entertainment uses

Certified Farmers Market; small and medium

Seasonal sales lot

## COMMERCIAL SERVICE USES

### A. Agriculture Services

- Agriculture commercial kitchen
- Agriculture trucking services and facility; small, medium and large
- Airfield or heliport, Agricultural
- Commercial farm equipment fabrication and repair
- Custom farm services, e.g. hay baling
- Storage and sale of agriculture service products (fertilizer, fuel)

### B. Commercial Services

- Large Animal hospital or veterinary clinic
- Kennel or Cattery, Large
- Transitional Commercial

## INDUSTRIAL, MANUFACTURING, PROCESSING AND WHOLESALE

### A. Industrial, Manufacturing and Processing Uses

- Transitional Industrial

## COMMUNICATION AND INFRASTRUCTURE USES

### A. Communication Uses

- Wireless communication facilities
  - Co-locations
  - New Towers

### B. Infrastructure Uses

Commercial wind turbine generator

Injection well

Non-commercial wind turbine

100 feet or less in height

over 100 feet in height

Oil or gas well

Pipeline, transmission or distribution line, in R.O.W

Refuse, disposal, incineration, recycling or composting

Surface mining

Utility facility or infrastructure, outside of R.O.W.

C. Public Uses Facility

Public service facility

D. Temporary Construction and Infrastructure

Concrete/asphaltic concrete mixing plant

Construction storage yard

Construction office, storage, stockpiling or construction yard for public infrastructure project

Meteorological Tower, 100 feet or less

Meteorological Tower, greater than 100 feet in height

RESOURCE PROTECTION USE

A. Resource Protection Uses

Conservation and Mitigation Bank

**Infrastructure**



## **Stormwater**

Stormwater will be retained on site in a detention pond at the eastern side of the North Parcel serving the entire 84 acre site. It will be designed and built according to county guidelines.

## **Traffic and Circulation**

A paved existing access driveway on the eastern side of the three way stop intersection of North Gate and Canon roads will be used by the project. It provides access to Go Green Asphalt and the proposed Bubbling Wells site. A gravel driveway currently provides access to the rest of the project site.

## **Water Supply**

Water for the project site will be provided by a well to be built in concurrence with the Bubbling Wells construction.

## **Wastewater**

A communal septic system will be constructed to handle waste water and sewage for the project site. It will designed and constructed according to County guidelines. It will be located on the eastern edge of the project site.

## **Environmental Resources**

### **Visual**

An earthen berm and orchard trees will be located between the proposed project site and North Gate road to provide visual screening and enhance the agriculture characteristics of the area.

The Bubbling Wells steel building will be designed too compliment the agriculture character of the surrounding area.

## **Biological Resources**

A biological survey was conducted by Madrone Ecological Consulting and a report of the findings is included. Field survey's of the site were conducted on December 16, 2015, March 2, 2017 and July 18, 2017. In summary no biological constraints were found on the parcel to constrain development if the recommended avoidance and protective measures are implemented.

Figure 1: Vicinity Map

Figure 2: Accessor's Parcel Map

Figure 3: Overall Site Plan

Photos

## 1.1 ADDITIONAL DATA

### **NRCS Soil Classification**

Six varieties of soil classifications are found on the project site.

- CeA Clear Lake clay
- CeB Clear Lake clay drained
- DbC Diablo-Los Osos loam
- Mka Millsup sang loam
- MmE Millsholm loam
- SeA San Ysidro sandy loam

### **Agriculture Reserve Status**

The parcel is not in the Williamson Act nor does to have any agriculture easements.

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

	General Plan	Zoning	Land Use
Property			
North	Agriculture	A-80	Agriculture
South	Agriculture	A-20	Agriculture
East	Agriculture	A-80	Agriculture
West	Agriculture	A-20	Agriculture



DEPARTMENT OF RESOURCE MANAGEMENT  
PLANNING SERVICES APPLICATION FORM

675 Texas Street Suite 5500, Fairfield, CA 94533

RECEIVED

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

MAR 22 2017

www.solanocounty.com

COUNTY OF SOLANO

RESOURCE MANAGEMENT

- Application Type:  New  Extension (maps)  Minor Revision  Map Modification
- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Administrative Permit (AD)    | <input type="checkbox"/> Minor Use Permit (MU)          | <input type="checkbox"/> Sign Permit (SGN)         |
| <input type="checkbox"/> Architectural Review (AR)     | <input type="checkbox"/> Mobilehome Storage Permit (MH) | <input checked="" type="checkbox"/> Use Permit (U) |
| <input type="checkbox"/> General Plan Amendment (G)    | <input type="checkbox"/> Mutual Agreement (MA)          | <input type="checkbox"/> Variance (V)              |
| <input type="checkbox"/> Major Subdivision (S)         | <input type="checkbox"/> Performance Standards (PS)     | <input type="checkbox"/> Waiver (WA)               |
| <input type="checkbox"/> Marsh Development Permit (MD) | <input type="checkbox"/> Policy Plan Overlay (PP)       | <input type="checkbox"/> Zone Text Amendment (ZT)  |
| <input type="checkbox"/> Minor Subdivision (MS)        | <input type="checkbox"/> Rezone (Z)                     |  |

U-15-05-MR1 FOR OFFICE USE ONLY 3/22/17 EW

Application No: \_\_\_\_\_ MR# \_\_\_\_\_ Hrg: AD ZA PC BOS \_\_\_\_\_ Date Filed: \_\_\_\_\_ Plnr: \_\_\_\_\_

Project Name: Go Green Recycling

Subject Site Information

Site Address: 5204 North Gate Road City: Fairfield State: CA Zip: 94535

Assessor's Parcel Number (s): 0166-040-060 Size (sq. ft/acre): 48 acre

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

Contact Information

Property Owner Name: Canon Partners LLC

Contact Name: Joseph Andrews Phone: 707-249-4727 Email: DeAn@SolanoConstructionCo.com

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

Architect/Engineer/Land Surveyor Company Name: none

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: DeAn@SolanoConstructionCo.com

Mailing Address: 5204 North Gate Rd City: Fairfield State: CA Zip: 94535

Other Contacts:

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

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

**1 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.

See attached.

**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: Agr: culture

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

GO GREEN ASPHALT INC.

REVISED Project Narrative:

1. In order to accommodate Travis Air Force Base's projected concrete removal of approximately 200,000 to 250,000 Tons over the next 4-5 years (of which the removal will be completed and a very short time such as 40,000-50,000 Tons per project in a 3-6 week period) we would like to amend our Use Permit from CDI to Inert Type A.
2. Average 20 trips per day with occasional peaks at the demand of specific projects.
3. Extend processed stockpile time from 12 months to 18 months in order to deal with the surge of product on the market.

**3 Williamson Act Contract**

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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.

Use Permit U-15-05

Go Green Recycle, CDI, 02-04-16

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

wetland assessment

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

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

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

No

**5 Existing Conditions**

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

A. Project site: Level farm ground

B. Surrounding properties: Level farm ground, Northbay Aqueduct water tank, City of Fairfield Industrial ground.

C. Existing use of land: Level farm land + Go Green Asphalt Inc.

D. Describe number and type of existing structures:

	Type/Number	Square Feet
Residential	0	
Agricultural	0	
Commercial	Construction trailer	720
Industrial	0	
Other	0	

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

pasture

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

irrigated pasture



G. Slope of property:

Flat or sloping (0 - 6% slope) 48 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 attached map

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.  
S/D 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:

Asphalt 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

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.

2 ea 4x8 plywood signs @ Driveway entrance.  
Go Green Asphalt Inc.  
Solano Construction Co. Inc

**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): 40 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 onsite

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 w.re fence surrounding property. Visual screening to be citrus, 300' from North Gate Rd 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 Rd.

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: 2-5 day: 250

11. Radius of service area: \_\_\_\_\_

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.

2EA 2x4 signs are installed

## 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: 03-21-17

PRINTED NAME: Joseph E Andrews

Applicant signature: [Signature] Date: 03-21-17

PRINTED NAME: Joseph E Andrews

**For Office Use Only**

Planning Permit Fee(s)		Environmental Review Fees	
<u>U 15 05-MR</u>	\$ <u>2,213</u>	Initial Study	\$ _____
_____	\$ _____	Archaeological Study (Sonoma State NWIC)	\$ _____
_____	\$ _____	Negative Declaration	\$ _____
_____	\$ _____	CA Fish and Games (ND or EIR)	\$ _____
_____	\$ _____	Initiate EIR	\$ _____
Total	\$ <u>2,213</u>	Mitigation Monitoring Plan	\$ _____
Total Fees Paid (P + E)	\$ <u>2,213</u>	Total	\$ _____
		Receipt No.: <u>1044178</u>	DATE: <u>3/22/17</u>

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

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

T:\PLANNING\Planning Templates\Front Counter Application and Instruction Forms\COUNTER FORMS - (O-R-I-G-I-N-A-L-S)\Land Use Permit\Permit Application & Instructions\Land Use Permit - Application.doc(June 23, 2011)



DEPARTMENT OF RESOURCE MANAGEMENT  
PLANNING SERVICES APPLICATION FORM

675 Texas Street Suite 5500, Fairfield, CA 94533

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

www.solanocounty.com

- Application Type:  New     Extension (maps)     Minor Revision     Map Modification
- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Administrative Permit (AD)    | <input type="checkbox"/> Minor Use Permit (MU)          | <input type="checkbox"/> Sign Permit (SGN)        |
| <input type="checkbox"/> Architectural Review (AR)     | <input type="checkbox"/> Mobilehome Storage Permit (MH) | <input type="checkbox"/> Use Permit (U)           |
| <input type="checkbox"/> General Plan Amendment (G)    | <input type="checkbox"/> Mutual Agreement (MA)          | <input type="checkbox"/> Variance (V)             |
| <input type="checkbox"/> Major Subdivision (S)         | <input type="checkbox"/> Performance Standards (PS)     | <input type="checkbox"/> Waiver (WA)              |
| <input type="checkbox"/> Marsh Development Permit (MD) | <input type="checkbox"/> Policy Plan Overlay (PP)       | <input type="checkbox"/> Zone Text Amendment (ZT) |
| <input type="checkbox"/> Minor Subdivision (MS)        | <input type="checkbox"/> Rezone (Z)                     |   |

FOR OFFICE USE ONLY

Application No: \_\_\_\_\_ MR# \_\_\_\_\_ Hrg: AD ZA PC BOS \_\_\_\_\_ Date Filed: 1/17/09 Plnr: \_\_\_\_\_

Project Name: BUBBLING WELL PET MEMORIAL PARK

Subject Site Information

Site Address: NORTH GATE RD. AT CANON RD. City: FAIRFIELD State: CA Zip: \_\_\_\_\_

Assessor's Parcel Number (s): 166-050-100 Size (sq. ft/acre): 10 AC.±

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

Contact Information

Property Owner Name: CANON PARTNERS LLC

Contact Name: DAN C. HARBERTS Phone: 707-974-5454 Email: danharberts@yahoo.com

Mailing Address: 2462 ATLAS PEAK RD. City: NAPA State: CA Zip: 94558

Architect/Engineer/Land Surveyor Company Name: ROBERT A. KARN & ASSOC. INC.

Contact Name: ROBERT KARN Phone: 707-435-9999 Email: r.karn@RAK

Mailing Address: 707 BECK AVE. City: FAIRFIELD State: CA Zip: 94533  
ENGINEERS, COI

Applicant/Company Name: BUBBLING WELL PET MEMORIAL PARK INC.

Contact Name: DAN C. HARBERTS Phone: 707-974-5454 Email: danharberts@yahoo.com

Mailing Address: 2462 ATLAS PEAK RD. City: NAPA State: CA Zip: 94558

Other Contacts:

Name: \_\_\_\_\_ Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

## **1 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.

Currently located at 5054 Peabody Road, Bubbling Well Pet Memorial Park provides cremation services, both private and communal, for domestic pets (dogs, cats, etc.) in addition farm animals including goats, sheep and horses. We provide these cremation services for Pet Hospitals and Pet Emergency Clinics in Solano County as well as the Solano County SPCA and in some cases the Solano county Animal Control (see letters of recommendation). Additionally our services are provided to the SF Bay Area Counties Pet Hospitals and Clinics and some points beyond.

In addition to the aforementioned services we provide a medical waste (sharps containers) pick up business to these Pet Hospitals and Clinics. The "sharps" containers and medical waste is stored in refrigeration. This "transfer station" is a very small endeavor requiring a walk in cooler to temporarily house sharps containers/medical waste. This service has been ongoing for over 20 years at our current location with zero violations of any kind (we are monitored by the state health department and inspected twice per year).

There is no medical waste processing involved of any kind. The material is simply stored for pick up by a medical waste processing company.

The project will construct a moveable steel structure for incinerators for occasional witness cremation as well as non-witnessed cremation (building approximately 60 x 125). The site is located on a 10 acre parcel, the disturbed area consists of approximately 1.6 acres. 7500 \$

For the most part, there will be three employees working at the proposed facility with an extra employee on occasion. Operations would be 6 days per week with an occasional 7<sup>th</sup> day when needed. Traffic would be minimal with our company trucks arriving there three times per week (two bobtail trucks), Tuesday, Wednesday and Thursday.

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

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**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: NONE Current Sewage Disposal: NONE

Proposed Water Provider: WELL Proposed Sewage Disposal: SEPTIC SYSTEM



### 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, WELL

- 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.)

MADBONE ECOLOGICAL CONSULTING LETTER DATED DECEMBER 17, 2015

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

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

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

No

### 5 Existing Conditions

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

A. Project site:

LEVEL FARM GROUND

B. Surrounding properties:

TO THE EAST IS LEVEL FARM GROUND, TO THE SOUTH IS NORTH BAY AQUADUCT WATER TANK, TO THE WEST CITY OF FAIRFIELD INDUSTRIAL GROUND TO THE NORTH GO GREEN ASPHALT RECYCLING.

C. Existing use of land:

LEVEL FARM GROUND.

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

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

WHEAT, SUGAR BEETS, IRRIGATED PASTURE, ALMOND TREES

G. Slope of property:

Flat or sloping (0 - 6% slope) 10 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.

EXISTING SITE DRAINAGE SHEET FLOWS TO THE EAST AND ULTIMATELY REACES A DRAINAGE DITCH RUNNING NORTH TO SOUTH.

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.

NORTH BAY AQUADUCT

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 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:

EXISTING DRIVEWAY OFF OF NORTH GATE RD. AT INTERSECTION OF NORTH GATE RD. AND CANON RD.

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).

NONE

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: 0 %.

ii. Project area (area to be graded or otherwise disturbed): 1.6 ± 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        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):

WIRE FENCE SURROUNDING PROPERTY. VISUAL SCREENING TO BE ALMOND ORCHARD.

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

EXISTING DRIVEWAY OFF OF NORTH GATE RD. AT INTERSECTION OF NORTH GATE RD. & CANYON

F. Proposed source and method of water supply:

WELL

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):

TRANSFER STATION (BIO HAZARD) REQUIRES 10' X 12' WALK-IN COOLER FOR VETERINARY SHARPS STORAGE.

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

BIO HAZARD/SHARPS STORAGE TRANSFER STATION.  
NOTHING PROCESSED ON SITE.

J. Duration of construction and/or anticipated phasing:

12 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: 7,500 (sq.ft) Surfaced area: 16,300 (sq.ft)

Landscaped or open space: 5 AC. ± (sq.ft)

2. Total floor area: 7,500 (sq.ft)

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

4. Proposed hours of operation:

Days: MONDAY - SATURDAY EVERY WEEK, OCCASIONALLY SUNDAY

From: 5:00 (a.m./p.m) to 5:00 (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:

No

7. Maximum number of people using facilities:

At any one time: 5-8 Throughout day: 5-8

8. Total number of employees: 4-5

Expected maximum number of employees on site: 5

During a shift: 5 During day: 5

9. Number of parking spaces proposed: 17

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

At any one time: 10 day: 12

11. Radius of service area: SERVICING S.F. BAY AREA

12. Type of loading/unloading facilities:

2 BOBTAIL "CABOVER" TRUCKS, 2 FORD RANGERS,  
FORKLIFT. NOTHING SPECIAL FOR FACILITY ITSELF.

13. Type of exterior lighting proposed:

BUILDING SECURITY LIGHTS

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

INCINERATORS MAKE MINIMAL NOISE, ONLY HEARD  
INSIDE BUILDING.

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.

4' X 6' MONUMENT SIGN.

## 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 type="checkbox"/>	<input checked="" type="checkbox"/>
E. Dust, ash, smoke, fumes or odors on site or in vicinity.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F. Change in ground water quality or quantity.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
G. Alteration of existing drainage patterns, or change in surface water quantity or quality.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
H. Change in existing noise or vibration levels.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I. Construction on filled land or construction or grading on slopes of 25% or more.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
J. Storage, use or disposal of materials potentially hazardous to man or wildlife, including gasoline and diesel fuel. (See Environmental Health Division for assistance or information).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
K. Increase in demand for public services (police, fire, water, sewer, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
L. Increase in fossil fuel consumption (electricity, natural gas, oil, etc.).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
M. Change in use of or access to an existing recreational area or navigable stream.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
N. Change in traffic or vehicular noise on road system in immediate vicinity.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: \_\_\_\_\_ Date: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

Applicant signature: \_\_\_\_\_ Date: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

**For Office Use Only**

Planning Permit Fee(s)	Environmental Review Fees
U 17-08 \$6080	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) \$ 6080	Total \$ _____
	Receipt No.: 1044167 DATE: _____

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

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

T:\PLANNING\Planning Templates\Front Counter Application and Instruction Forms\COUNTER FORMS - (O-R-I-G-I-N-A-L-S)Land Use Permit\Permit Application & Instructions\Land Use Permit - Application.doc(June 23, 2011)



**Canon Partners LLC Policy Plan Overlay District  
PP-17-01  
Land Use and Development Standards**

**Statement of Purpose**

The purpose and intent of this Policy Plan Overlay District (PP-17-01) is to provide for the establishment of general and specific site development standards for the limited term use of the project site during the construction of the Fairfield Train Station Specific Plan improvements. Under this policy plan overlay, development of the property shown on the Site Development Plan is consistent with the General Plan and the underlying Exclusive Agriculture Zoning District.

**Limited Term**

A use permit shall be required whenever development is proposed within the Policy Plan Overlay area. The use permit shall be for a limited term, not to exceed ten (10) years. One 5 year extension may be granted if, at the time of the extension request, the City of Fairfield has approved the extension of sanitary sewer and municipal water services to the designated Fairfield Train Station Specific Plan relocation area just west of the project site within the City of Fairfield.

**Allowed Uses and Permit Requirements**

Table 28.68.17-01 identifies the land uses allowed within the policy plan overlay and the land use permit required to establish each use. In addition to the land use permit required by Table 28.68.17-01, special requirements may also apply to certain uses.

**Land Use Regulations**

Where the last column in Table 28.68.17-01 (Land Use Regulations) includes a section number, e.g. 28.71.20(A), the zoning regulations in the referenced section apply to the use. Where the last column includes a chapter number, e.g. Chapter 13.6, the regulations in the referenced Solano County Code apply to the use. Provisions in other sections of this Zoning Ordinance may also apply.

**Prohibited Uses**

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

**Site Development and Other Standards**

All uses shall comply with the provisions of Article IV, Section 28-90 Site Development and Other Standards which includes standards for parking, signs and other project elements.

**Architectural Review**

Architectural Approval may be required for certain uses in compliance with Section 28.102 (Architectural Approval).

## **Performance Standards**

**Limitations** - The construction, occupancy, and use of proposed buildings and surrounding lease areas shall be in accord with the plans and information submitted with Policy Plan Overlay application PP-17-01 and as approved by the Solano County Board of Supervisors.

**Prevention of Nuisances** - The permittee shall take such measures as may be necessary or as may be required by the County to prevent offensive noise, lighting, dust, or other impacts which constitute a hazard or nuisance to surrounding property.

**Lighting and Glare** - All lighting shall be shielded to prevent any light spillover onto surrounding properties. A lighting plan providing the location, light intensity and direction, construction and materials shall be submitted by the permittee prior to building permit issuances.

**Fencing** - All fencing shall be maintained plumb, level, and in a structurally sound condition.

**Potable Water Requirements** - Per Health and Safety Code section 116275, a Public Water System permit from the state shall be obtained and maintained valid and all operating, monitoring, reporting and notification requirements for a Public Water System shall be met.

The initial phase of the project which includes the Bubbling Well facility will derive its water supply from on-site water well and is not considered a state regulated Public Water System. Therefore at a minimum, the onsite water supply shall meet the same requirements as those for a State Small Water System HSC § 116275 (n), regardless of the number of connections. This includes obtaining an annual County State Small Water System permit (CCR Title 22 §64211), and monitoring the water supply per CCR Title 22 § 64212 and 64213) for constituents and reporting test results to the Solano County Environmental Health Division at the frequency required for a State Small Water System. If there are less than 5 service connections, then coliform testing only needs to be performed annually unless the Environmental Health Division requires more frequent testing. The application and all required monitoring and testing shall be conducted prior to final inspection from the Building Division.

The permittee shall certify the number of employees, customers, and visitors using the water supply and the number of connections attached to the water supply to the Environmental Health Division on an annual basis.

The permittee shall provide sample results for other constituents as required by the Environmental Health Services Division within 30 days of a written directive to provide such results.

Any cost incurred by the Environmental Health Division above that recovered through any annual permit fee for work performed associated with the water supply shall be paid at the current hourly rate for Environmental Health Division within 30 days of invoice.

**Septic System Requirements** - The design and specification of the septic system shall include plans that show the proposed system detail and the placement of the leachfield in the area tested and identified for leachfield construction. The site testing and an on-site sewage disposal system design shall be prepared by a Professional Civil Engineer, Certified Engineering Geologist, or a Registered Environmental Health Specialist. The designer shall certify and stamp the design prior to approval of the on-site sewage disposal system permit. The onsite

sewage disposal system shall not serve more than one parcel. Solano County Code Chapter 6.4 does not apply to a Community Sewage Disposal System. A Community Sewage Disposal System is defined in Chapter 6.4 as a system that accepts sewage from two or more separate lots.

**Fire Protection Requirements** - An onsite fire protection system for the proposed buildings shall be designed, installed, and maintained by the permittee, including provision for the adequate storage of water for fire suppression purposes. The permittee shall hire a qualified fire prevention engineer to prepare a fire protection plan for the property which shall be approved by the Fire Protection District and the County of Solano prior to building permit issuances.

**Dust Control** - The permittee shall implement a plan for dust control which shall include, at a minimum, the following items:

- a. All material stockpiled on site shall be sufficiently watered to prevent fugitive dust from leaving property boundaries and causing a public nuisance. Watering shall occur at least once a day with complete site coverage, preferably in the mid-morning hours.
- b. All on site areas with vehicle traffic shall be watered periodically or have dust palliatives applied for stabilization of dust emissions.
- c. All trucks hauling dirt, sand, aggregates or other loose materials shall be covered or shall maintain at least two feet of freeboard (i.e. minimum vertical distance between top of load and trailer).

**Site Appearance** - The permittee shall maintain the project site in a neat and orderly manner and kept free of accumulated debris or junk.

**Drainage Improvements** - The permittee shall furnish a hydrologic study prepared by a licensed civil engineer to demonstrate that permanent storm drain facilities can be designed and constructed within the Policy Plan Overlay to satisfy County Code section 31-26 and Section 31-30 "General Design Principles and Standards" showing no increased rate of run off. All current County and State stormwater requirements must be met. The applicant will need to indicate the general location of significant storm drainage improvements on the grading permit site plan. The site plan will need to show that surface water runoff created by any impervious surface on site is retarded by appropriate structural and vegetative measures so that flow rates at the discharge point don't exceed flows prior to any historical development on site. Such improvements need to be contained within the property boundary.

**Development Site Plan** - Attachment A

**TABLE A 28.68.17-01 of ALLOWED USES**

A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt, --- = *Prohibited*

<b>ALLOWED USES*</b> *See Definitions Section 28-01	<b>Permit Requirements</b>	<b>Land Use Regulations**</b> **See Section 28-70.10
	<b>PP-17-01</b>	
<b>AGRICULTURAL USES</b>		
<b>A. CROP PRODUCTION AND GRAZING</b>		
Agricultural accessory structures	A	28.71.10(B)(1)
Cultivated and irrigated farming	A	28.71.10
Non-irrigated and non-cultivated farming, Grazing	A	28.71.10
Grazing or pastured livestock	A	28.71.10
Pastured Poultry		
<i>Not adjacent to a R District</i>	A	
<i>Adjacent to a R District</i>	MUP	28.71.30(A) & (B)(4)
<i>With an agricultural commercial kitchen</i>	MUP	
<i>With sales</i>	MUP	
<i>With more than 4 crowing fowl</i>	UP	28.71.30(A) & (B)(4)
<b>B. AGRICULTURAL PROCESSING USES</b>		
Agricultural processing facility	UP	28.71.20(A) & (B)(1)
Aquaculture	UP	
Nursery with public sales	A	28.71.20(A) & (B)(2)
<b>C. ANIMAL FACILITIES AND OPERATIONS</b>		
Confined animal facility, including dairy		
<i>Small</i>	MUP	28.71.30(A) & (B)(1)
Fowl and Poultry Ranch		
<i>Small (100 - 1,000 birds)</i>	MUP	28.71.30(A) & (B)(2)
<i>Large (1,001 birds or more)</i>	UP	
Hog Ranch		
<i>Small (20 - 100 hogs)</i>	AP	
<i>Medium (101 - 750 hogs)</i>	MUP	28.71.30(A) & (B)(3)
<i>Large (751 hogs or more)</i>	UP	
Slaughterhouse		
<i>Small Slaughterhouse (1,000 head per year or less)</i>	MUP	28.71.30(A) & (B)(5)
<i>Large Slaughterhouse (More than 1,000 head per year)</i>	UP	28.71.30(A) & (B)(5)
<b>D. OTHER AGRICULTURAL OPERATIONS</b>		
Agricultural employee housing	AP	28.71.40(A) & (B)(1)
HCD Agricultural employee housing	A	28.71.40(A) & (B)(3)
Labor Camp	MUP	28.71.40(A) & (B)(4)

Temporary Commercial Coach	AP	28.71.40(A) & (B)(5)
A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt, - - - = Prohibited		
<b>ALLOWED USES*</b> *See Definitions Section 28-01	<b>Permit Requirements</b>	<b>Land Use Regulations**</b> **See Section 28-70.10
	PP-17-01	
<b>RESIDENTIAL USES</b>		
<b>A. TEMPORARY RESIDENTIAL USES</b>		
Security quarters for a construction site (commercial coach, manufactured home or recreational vehicle)	UP	28.72.20(A) & (B)(1)
Temporary Manufactured Home Storage	UP	28.72.20(A) & (B)(4)
Temporary single family home	UP	28.72.20(A) & (B)(6)
<b>B. AGRICULTURAL AND ANIMAL FACILITIES INCIDENTAL TO A RESIDENCE</b>		
Small Kennel or Cattery	MUP	28.72.30(A) & (B)(3)
Stable, private	MUP	28.72.30(A) & (B)(5)
<b>C. OTHER RESIDENTIAL USES</b>		
Cottage Industry		
Type I	UP	28.72.40(A) & (B)(1)
Type II	UP	
Home occupation		
Type I	MUP	28.72.40(A) & (B)(2)
Type II	MUP	

A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt, - - - = Prohibited		
ALLOWED USES*	Permit Requirements	Land Use Regulations**
* See Definitions Section 28-01		** See Section 28-70.10
<b>PP-17-01</b>		
<b>RECREATION, EDUCATION AND PUBLIC ASSEMBLY USES</b>		
<b>RETAIL AND OFFICE USES</b>		
<b>A. RETAIL USES</b>		
Farm/Ranch Supply Store	MUP	28.74.10(A) & (B)(5)
Roadside Stand		
<i>1,000 square feet or less in size</i>	A	28.74.10(A) & (B)(8)
<i>Between 1,000 and 2,500 square feet</i>	AP	
<i>Greater than 2,500 square feet in size</i>	MUP	
<i>Non-agricultural product sales, less than 10%.</i>	A	
<i>Non-agricultural product sales, between 10% and 25%</i>	MUP	
<i>Non-agricultural product sales, greater than 25%</i>	UP	
<i>Any of the above with a Certified Farmers Market</i>		
<i>Small Certified Farmers Market</i>	AP	28.74.10(A) & (B)(8); 28.75.20(A) & (B)(2)
<i>Medium Certified Farmers Market</i>	MUP	
<b>B. OFFICE USES</b>		
Agricultural Research Facility		
<i>Small (less than 20,000 sq. ft.)</i>	AP	28.74.20(A) & (B)(1)
<i>Medium (between 20,000 and 40,000 sq. ft.)</i>	MUP	
<i>Large (more than 40,000 sq. ft.)</i>	UP	
<b>COMMERCIAL SERVICE USES</b>		
<b>A. COMMERCIAL SERVICES</b>		
Large Animal Hospital or Veterinary Clinic	MUP	28.76.20(A) & (B)(1)
Kennel or Cattery, Large	MUP	28.76.20(A) & (B)(2)
Transitional Commercial	UP	28.76.20(A) & (B)(3)

A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt, - - - = Prohibited		
<b>ALLOWED USES<sup>+</sup></b> *See Definitions Section 28-01	<b>Permit Requirements</b>	<b>Land Use Regulations**</b> **See Section 28-70.10
	<b>PP-17-01</b>	
<b>INDUSTRIAL, MANUFACTURING, PROCESSING AND WHOLESALE USES</b>		
<b>A. Industrial, Manufacturing and Processing Uses</b>		
Transitional Industrial	UP	28.77.10(A) & (B) (4)
<b>COMMUNICATION AND INFRASTRUCTURE USES</b>		
<b>A. COMMUNICATION USES</b>		
<b>Wireless communication facilities</b>		
Co-locations	MUP	28.78.10(A) & 28.81
New towers	UP	
<b>B. INFRASTRUCTURE USES</b>		
Non-commercial wind turbine		
<i>100 feet or less in height</i>	MUP	28.80
<i>Over 100 feet in height</i>	UP	
Pipeline, transmission or distribution line, in R.O.W.	A	28.78.20(A) & (B)(8)

**General site and building standards**

Subdivisions, new land uses, main buildings including temporary residential uses, and alterations to existing land uses and buildings, shall be designed, constructed, and/or established in compliance with the applicable development standards delineated or referenced in Table B 28.68.17-01.

**TABLE B 28.68.17-01 of DEVELOPMENT STANDARDS**

<i>Development Standards for Main Building &amp; Temporary Residential Uses</i>	
<b>PP-17-01</b>	
<b>MAIN BUILDING</b>	
Setbacks to Property Lines <sup>(1)</sup>	
Front	<i>30 feet, but at least 50 feet from the street centerline and unless otherwise indicated by building lines on the Zoning Maps.</i>
Sides (each)	<i>20 feet</i>
Rear	<i>25 feet</i>
Between structures <sup>(2)</sup>	<i>10 feet</i>
Height limit	<i>35 feet, and as allowed by 28-93 Special regulations</i>
Height limit for agricultural processing uses	<i>50 feet, and as allowed by 28-93 Special regulations</i>

**Notes:**

- (1) Other setbacks may be required for specific uses listed in Table 28.68.17-01, as provided elsewhere in this Chapter.
- (2) Other separation between structures may be required by County Building Code.



**Accessory Buildings and Structures**

New accessory buildings and other structures, including alterations to existing accessory buildings and other structures, shall be designed, constructed, and/or established in compliance with the applicable development standards in Section 28.71.10(B)(1) and in the table below.

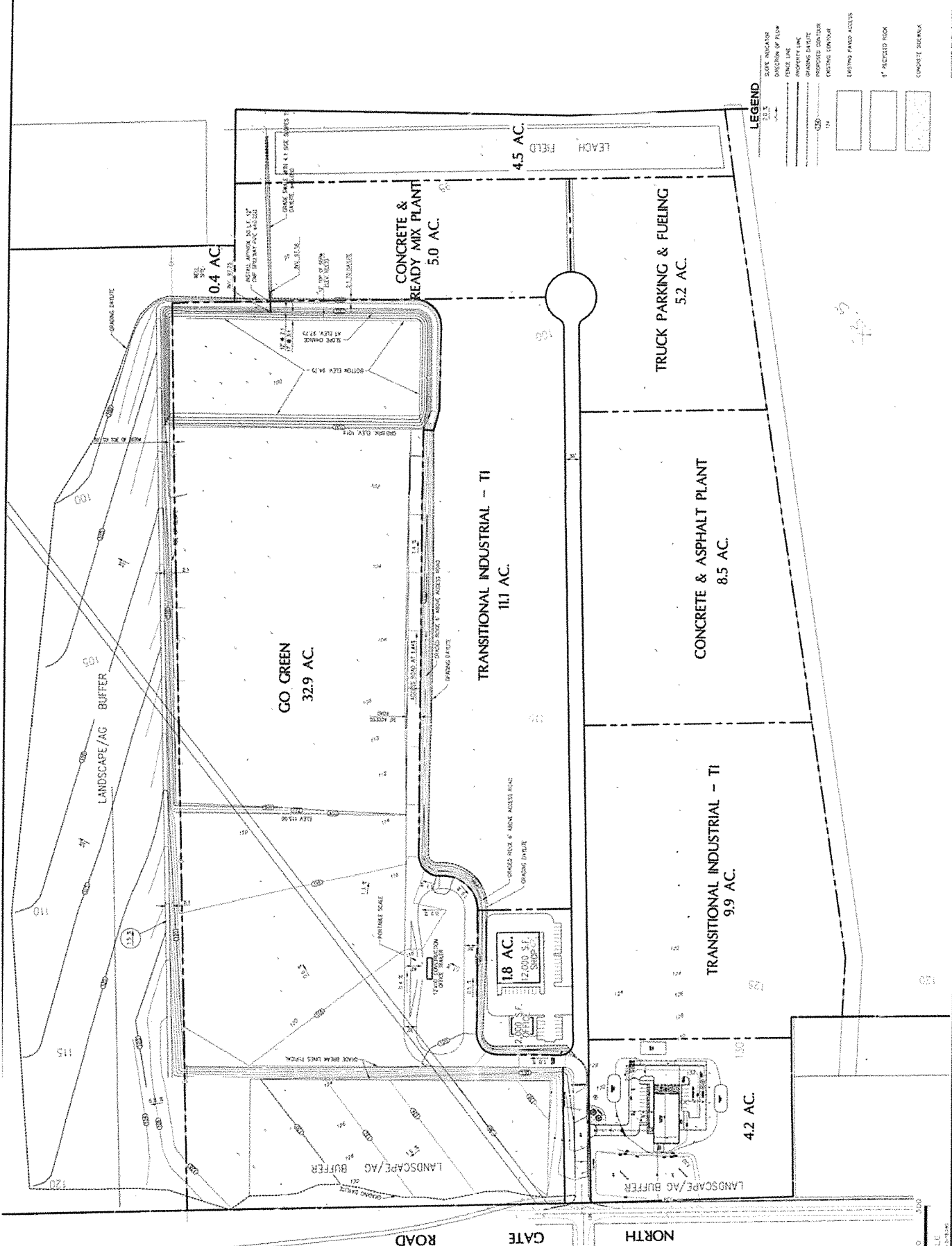
**TABLE C 28.68.17-01 of DEVELOPMENT STANDARDS, ACCESSORY BUILDINGS**

<i>DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS</i>	
<b>PP-17-01</b>	
<b>AGRICULTURAL ACCESSORY BUILDINGS <sup>(1)</sup></b>	
Setbacks <sup>(2)</sup>	
Attached	<i>An accessory building attached to the main building shall comply with the setback requirements for the main building</i>
Detached	
Front	<i>60 feet or on the rear 50% of the lot</i>
Sides (each)	<i>20 feet</i>
Rear	<i>20 feet</i>
Between structures	<i>10 feet from any dwelling or other main building on the same lot Stables: 20 feet from any dwelling or other main building on the same lot</i>
Height limit	<i>35 feet, and as allowed by 28-93 General Building regulations</i>
Height limit for agricultural processing uses	<i>50 feet, and as allowed by 28-93 Special regulations</i>
Parking	<i>As required by 28-94, Parking Requirements</i>
Signs	<i>See Section 28.96 Signs</i>
<b>RESIDENTIAL ACCESSORY BUILDINGS <sup>(1)</sup></b>	
<b>PP-17-01</b>	
Setbacks <sup>(2)</sup>	
Attached	<i>An accessory building attached to the main building shall comply with the setback requirements for the main building</i>
Detached	
Front	<i>60 feet or on the rear 50% of the lot</i>
Sides (each)	<i>20 feet</i>
Rear	<i>20 feet</i>
Between structures	<i>10 feet from any dwelling or other main building on the same lot Stables: 20 feet from any dwelling or other main building on the same lot</i>
Height limit	<i>35 feet, and as allowed by 28-93 Special regulations</i>
Parking	<i>As required by 28-94, Parking Requirements</i>
Signs	<i>See Section 28.96 Signs</i>

**Notes**

- (1) Does not include a secondary dwelling as defined in Section 28-01.
- (2) Other separation between structures may be required by County Building Code.

DATE	DESCRIPTION
11/15/11	PRELIMINARY
12/15/11	REVISED
01/10/12	REVISED
02/10/12	REVISED
03/10/12	REVISED
04/10/12	REVISED
05/10/12	REVISED
06/10/12	REVISED
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2617 K Street, Suite 175  
Sacramento, CA 95816

www.madroneeco.com  
(916) 822-3230

March 13, 2017

Mr. Jason Andrews  
Canon Partners  
1107 Kentucky Street  
Fairfield, California 94533

**Subject: Preliminary Wetland Assessment, Canon Road Property, Solano County, California**

Dear Mr. Andrews:

This letter summarizes our March 2, 2017, field survey conducted on the Canon Road property. The approximately 28.9-acre Study Area is located directly southeast 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; 593,612 meters Easting/ 4,239,749 meters Northing (NAD83, Zone 10 North). **Figure 1** is a vicinity map.

The Study Area is situated south of Vacaville and east of Fairfield on moderately hilly terrain at a median elevation of approximately 100 feet. The site is undeveloped and has primarily been utilized as cattle pasturage in the recent past. The northern portion of the parcel appears to have been historically graded to facilitate flood irrigation while the southern part was disked last year and possibly planted in pasture mix. No habitable structures are present and the site is encircled by undeveloped agricultural lands and ranchettes.

A field survey of the entire Study Area was conducted on March 2, 2017, approximately six days after a series of storm events passed through Solano County. Meandering transects were performed on foot with particular attention paid to areas presenting potential wetland signatures on aerial photography. The northern portion of the Study Area was also surveyed for wetlands by Madrone Ecological in December of 2015. **Figure 2** is a map of the Study Area overlain upon aerial photography flown June 6, 2014.

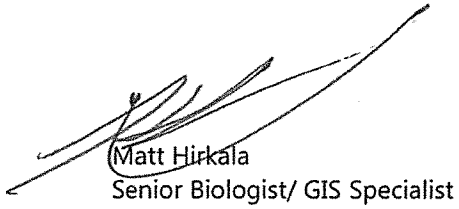
The Study Area supports non-native annual grasslands comprised of soft chess (*Bromus hordeaceus*), rip-gut brome (*Bromus diandrus*), rattail sixweeks grass (*Festuca myuros*), wild oats (*Avena fatua*), medusa head (*Elymus caput-medusae*), filaree (*Erodium botrys*), salt-grass (*Distichlis spicata*), and cut-leaf geranium (*Geranium dissectum*). The Study Area contains no trees, shrubs, or other woody vegetation.

The Study Area 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. No surface ponding was observed anywhere within the Study Area; however, the parcel directly to the south appears to

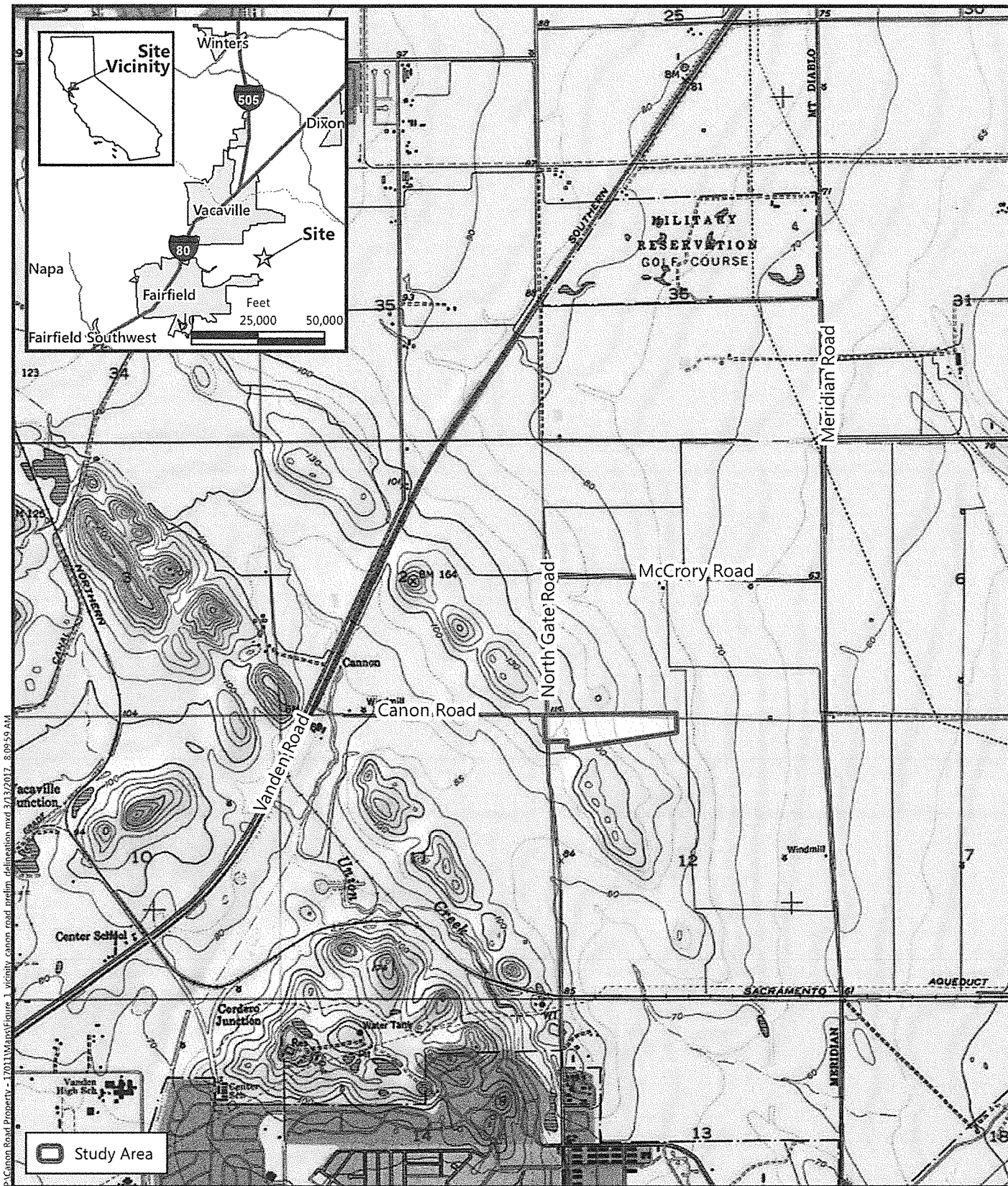
support seasonal wetland features. A large ponded area was present east of the foundation pad of the water tank along North Gate Road.

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

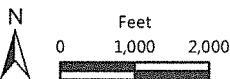
Sincerely,



Matt Hirkala  
Senior Biologist/ GIS Specialist



P:\Canon Road Property - 170111\Map\Figure 1 vicinity canon road prelim delineation.mxd 3/13/2017 8:09:59 AM

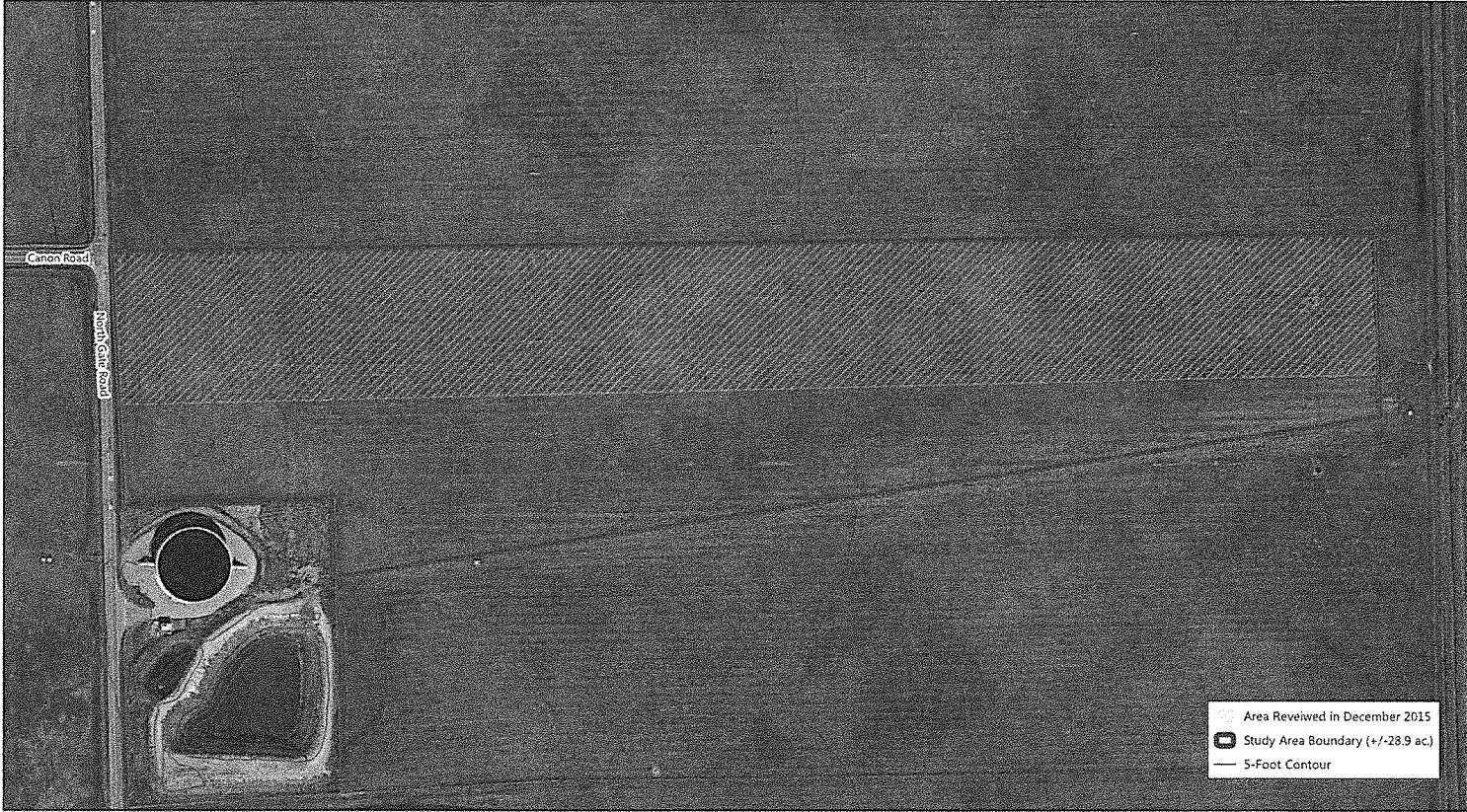


Source: United States Geologic Survey, 1987.  
 "Elmira, California" 7.5-Minute Topographic Quadrangle  
 Sections 1 and 12, Township 5 North, Range 1 West, MDBM

**Figure 1**  
**Vicinity Map**  
 Preliminary Wetland Assessment

Canon Road Property  
 Solano County, California






N  
 0 200 400  
 Feet

Aerial Source: NAIR, June 6, 2014

**Figure 2**  
**Study Area**  
 Preliminary Wetland Assessment

Canon Road Property  
 Solano County, California





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.

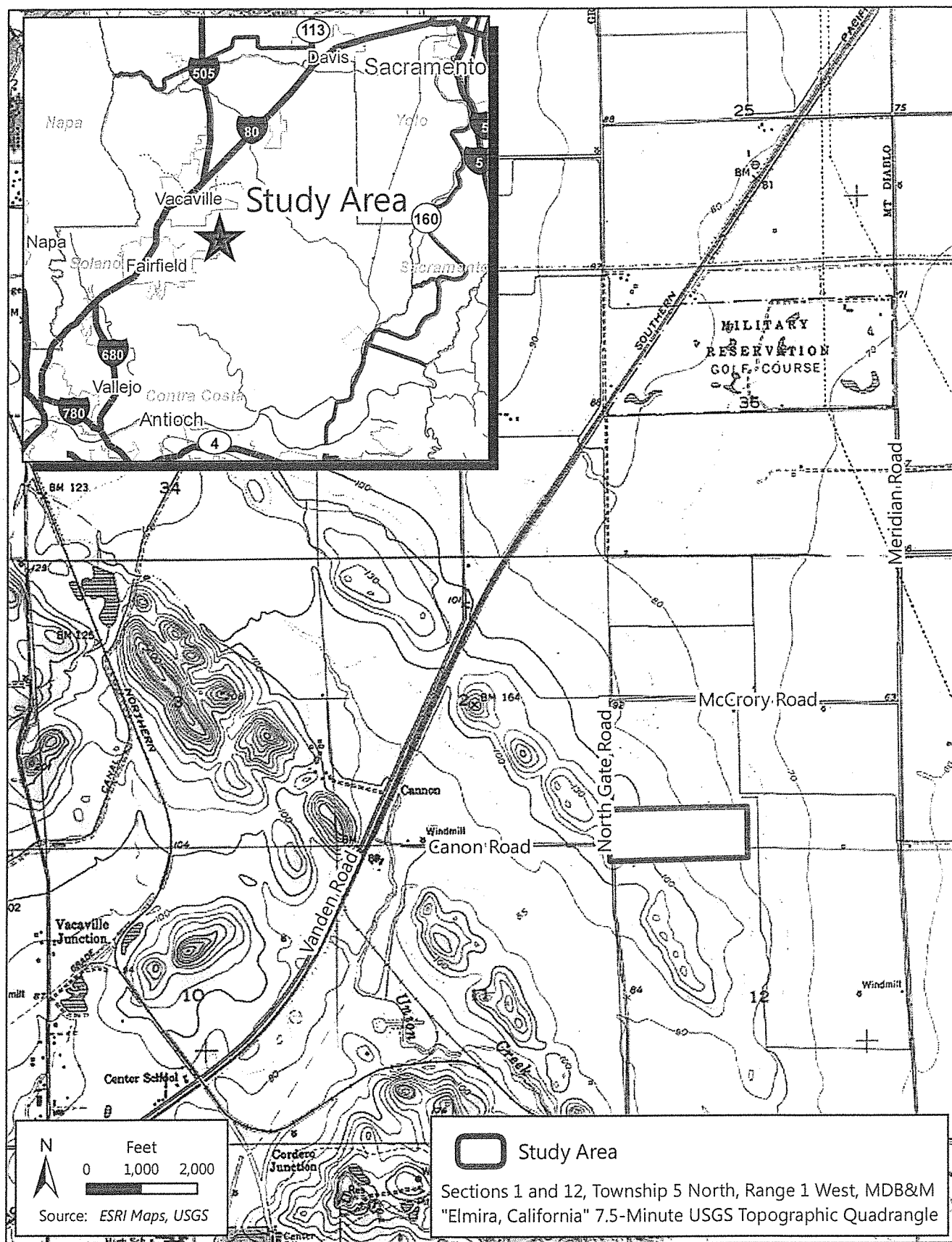
If you have any questions or require additional information, please contact me at (916) 822-3230 or [mhirkala@madroneco.com](mailto:mhirkala@madroneco.com).

Sincerely,

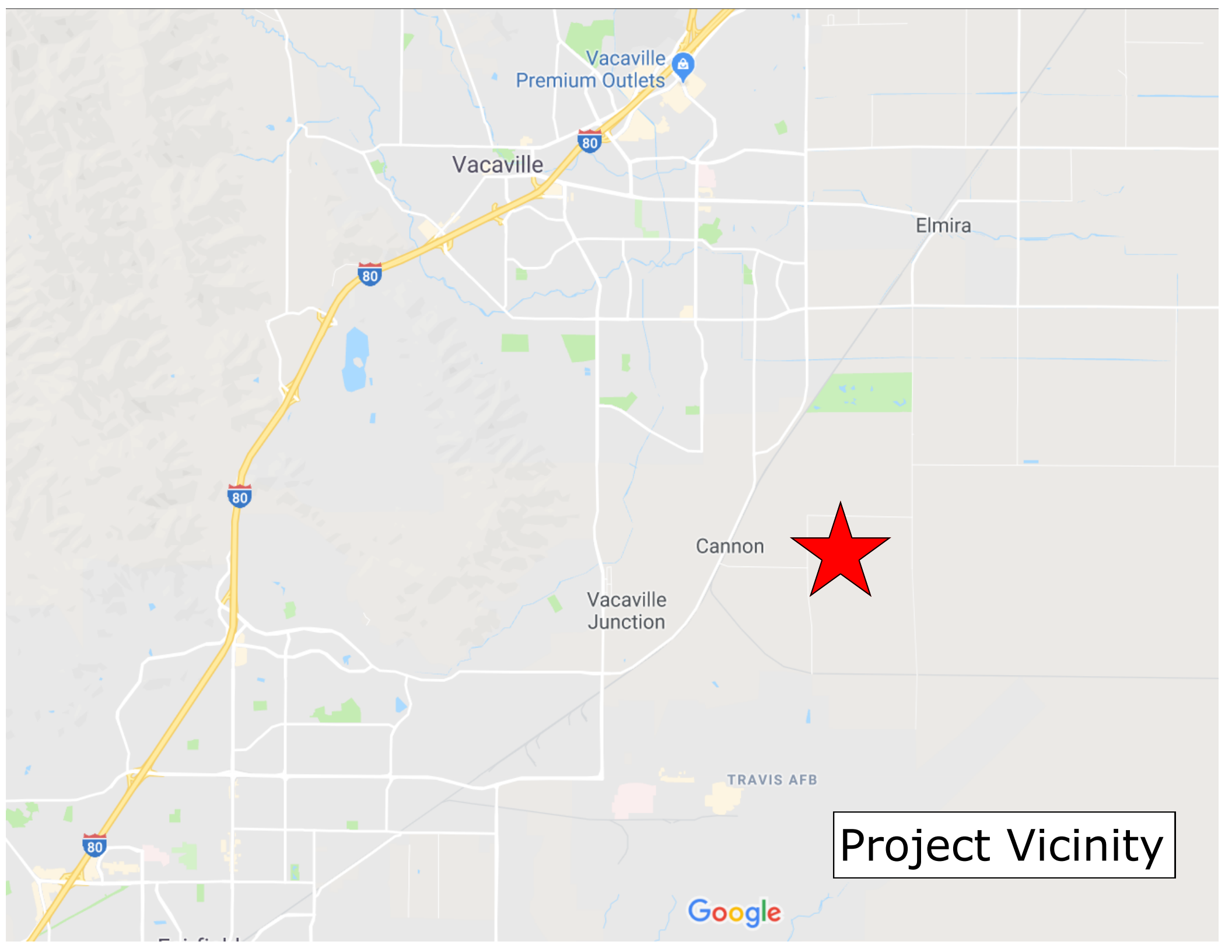


Matt Hirkala  
Senior Biologist/ GIS Specialist

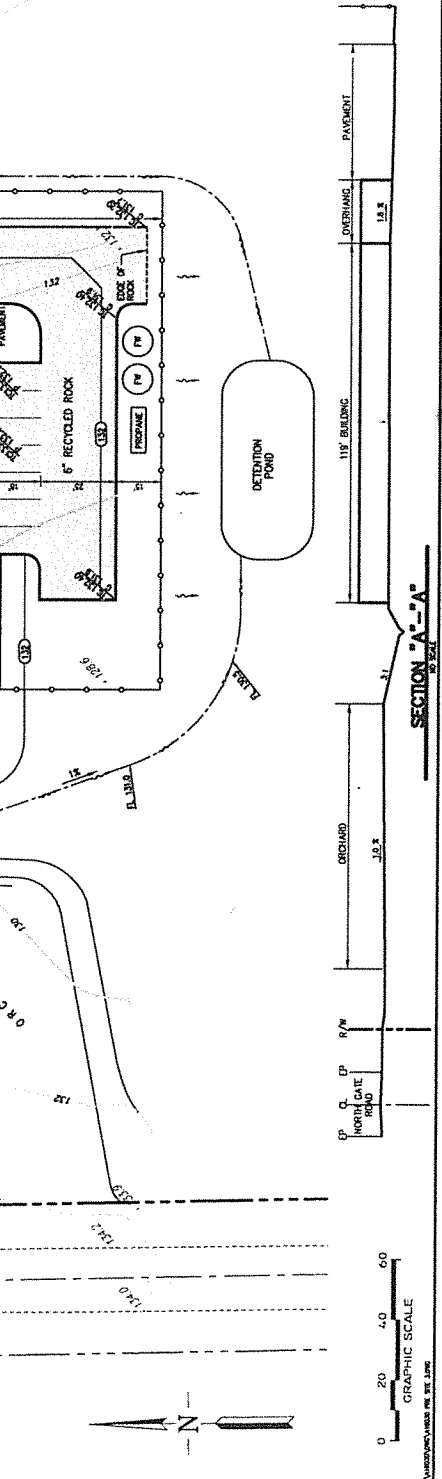
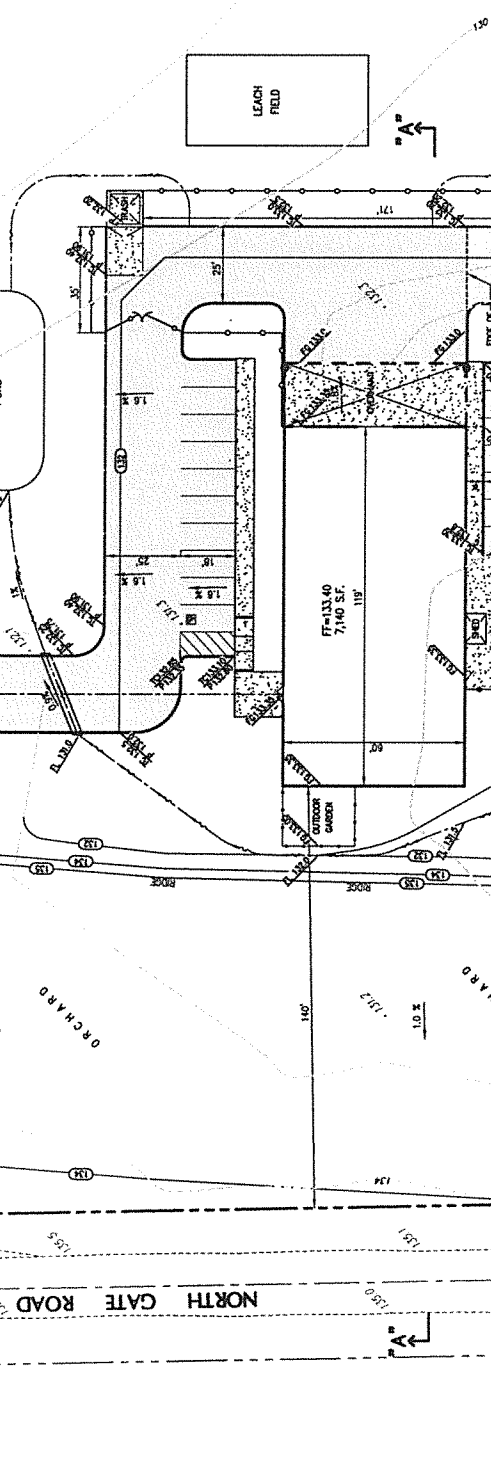
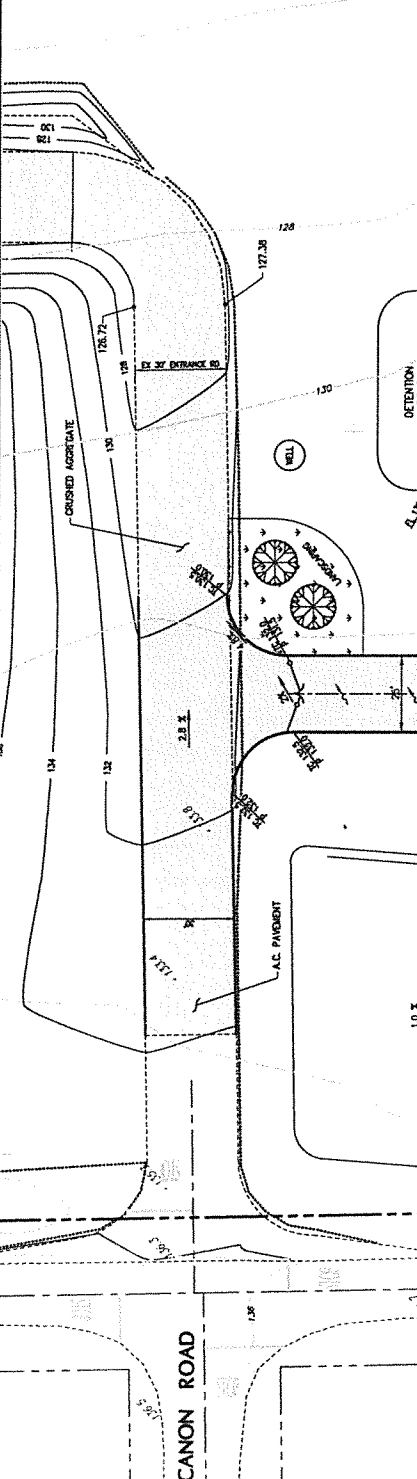
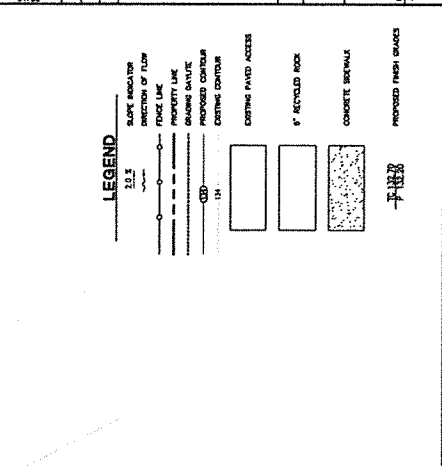
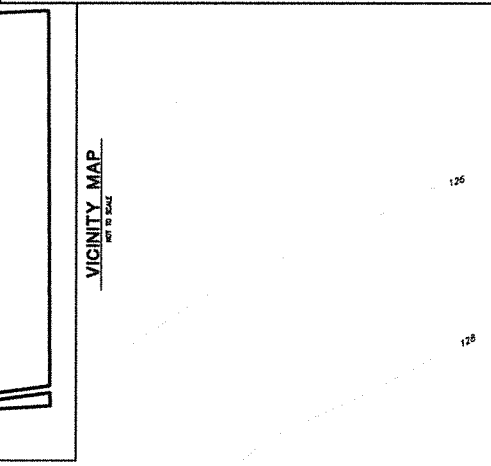
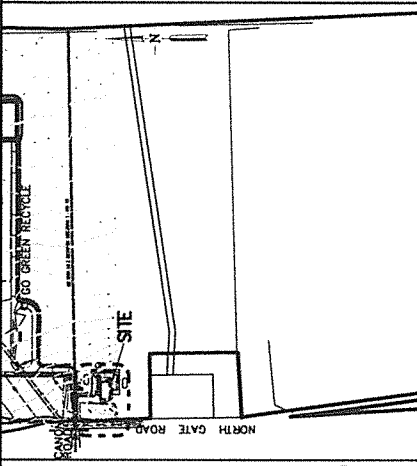
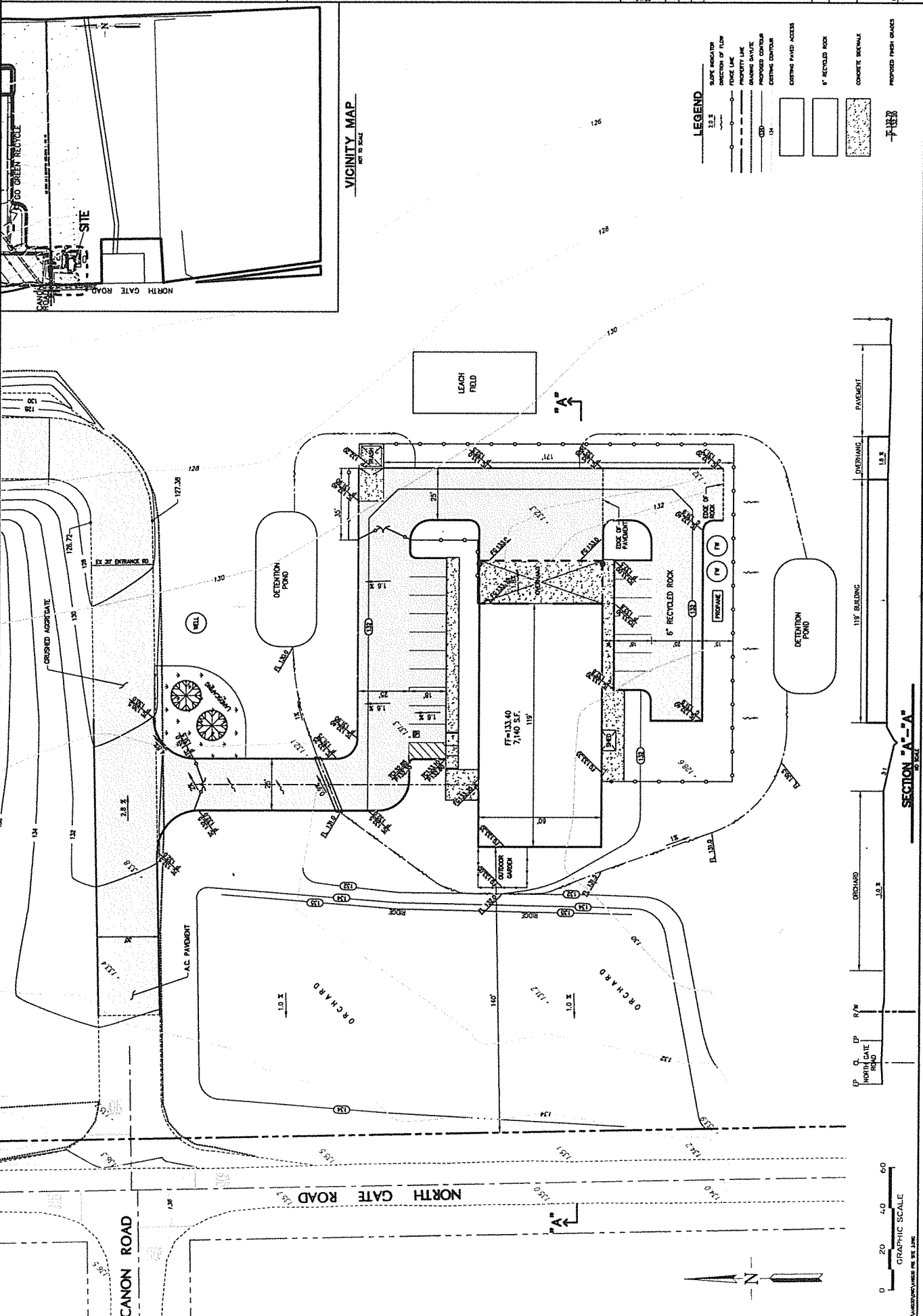








**Project Vicinity**





Paul D. Hanco  
Architect

9711 Sutter Wing Road  
Folsom, CA 95632  
www.pdharchitect.com

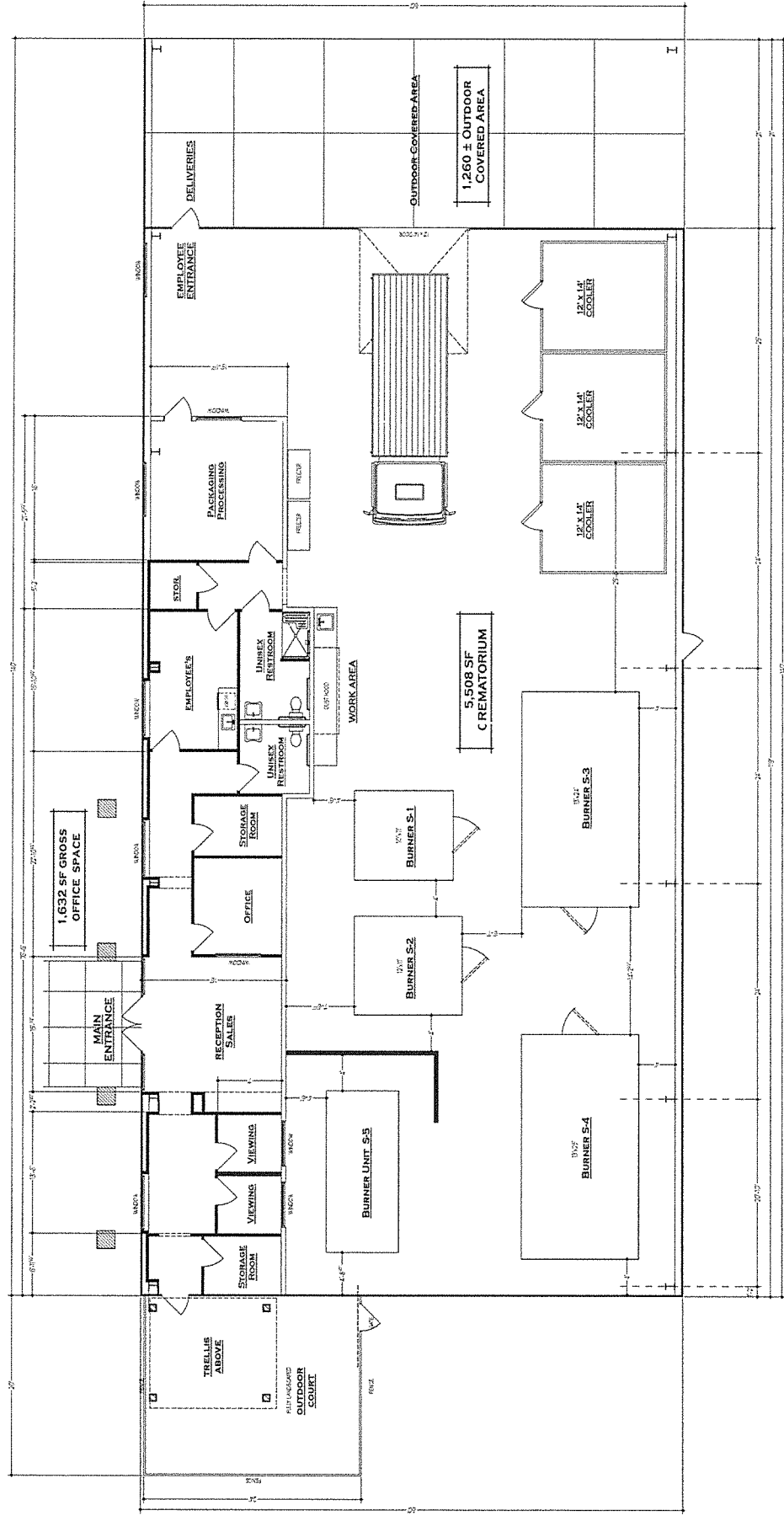
NO.	DATE	DESCRIPTION

**BUBBLING WELL MEMORIAL  
PET CREMATORIUM PROJECT**  
North Gate Road, Solano County, California

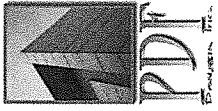


Floor Plan  
Scale: as SHOWN  
Project: 2017

Sheet Number  
A-11



**FLOOR PLAN**  
Scale: 3/8" = 1'-0"



1111 S. Bascom Avenue, Suite 200  
 Palo Alto, CA 94308  
 Tel: 650.434.1100  
 Fax: 650.434.1101  
 www.pdt.com

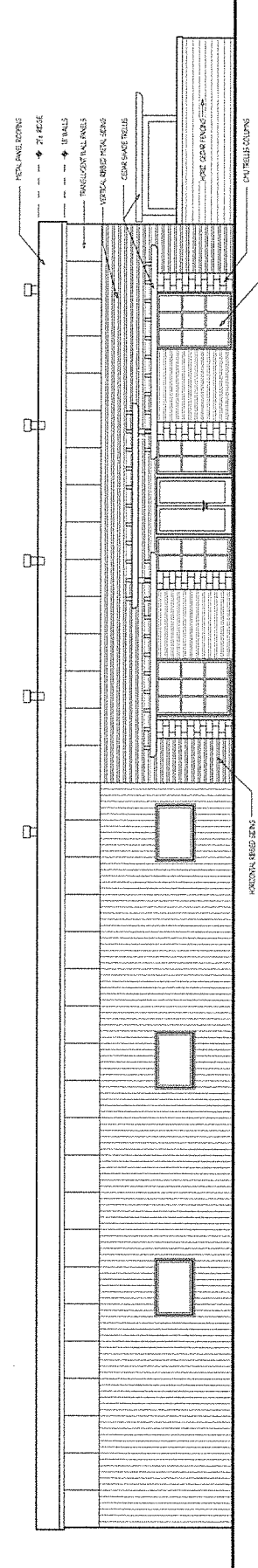
Revisions

**BUBBLING WELL MEMORIAL**  
**PET CREMATORIUM PROJECT**  
 North Gate Road, Solano County, California



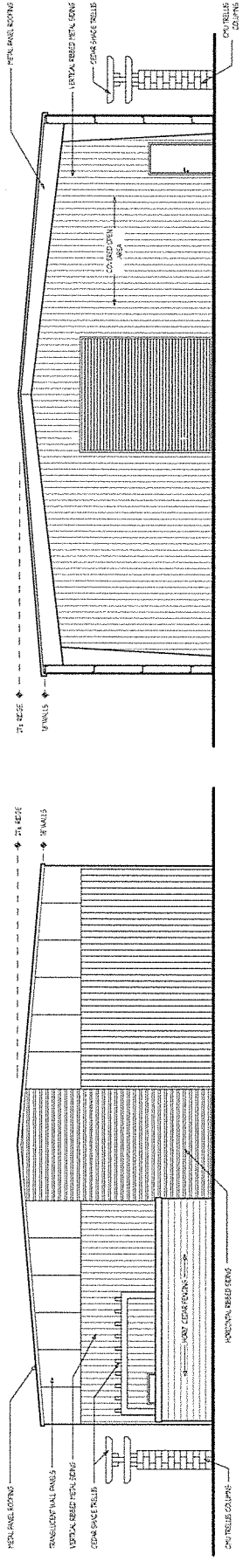
Exterior Elevations  
 Scale: As Shown  
 February 2017

Sheet Number  
**A-2.1**



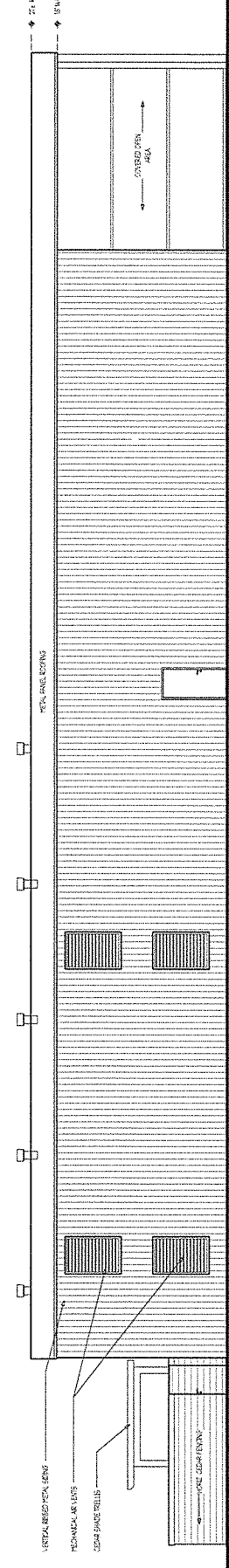
**1 FRONT [NORTH] EXTERIOR ELEVATION**  
 1/17/17

1  
 A-2.1



**3 LEFT [EAST] EXTERIOR ELEVATION**  
 1/17/17

3  
 A-2.1



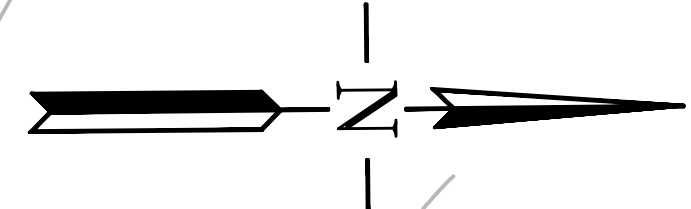
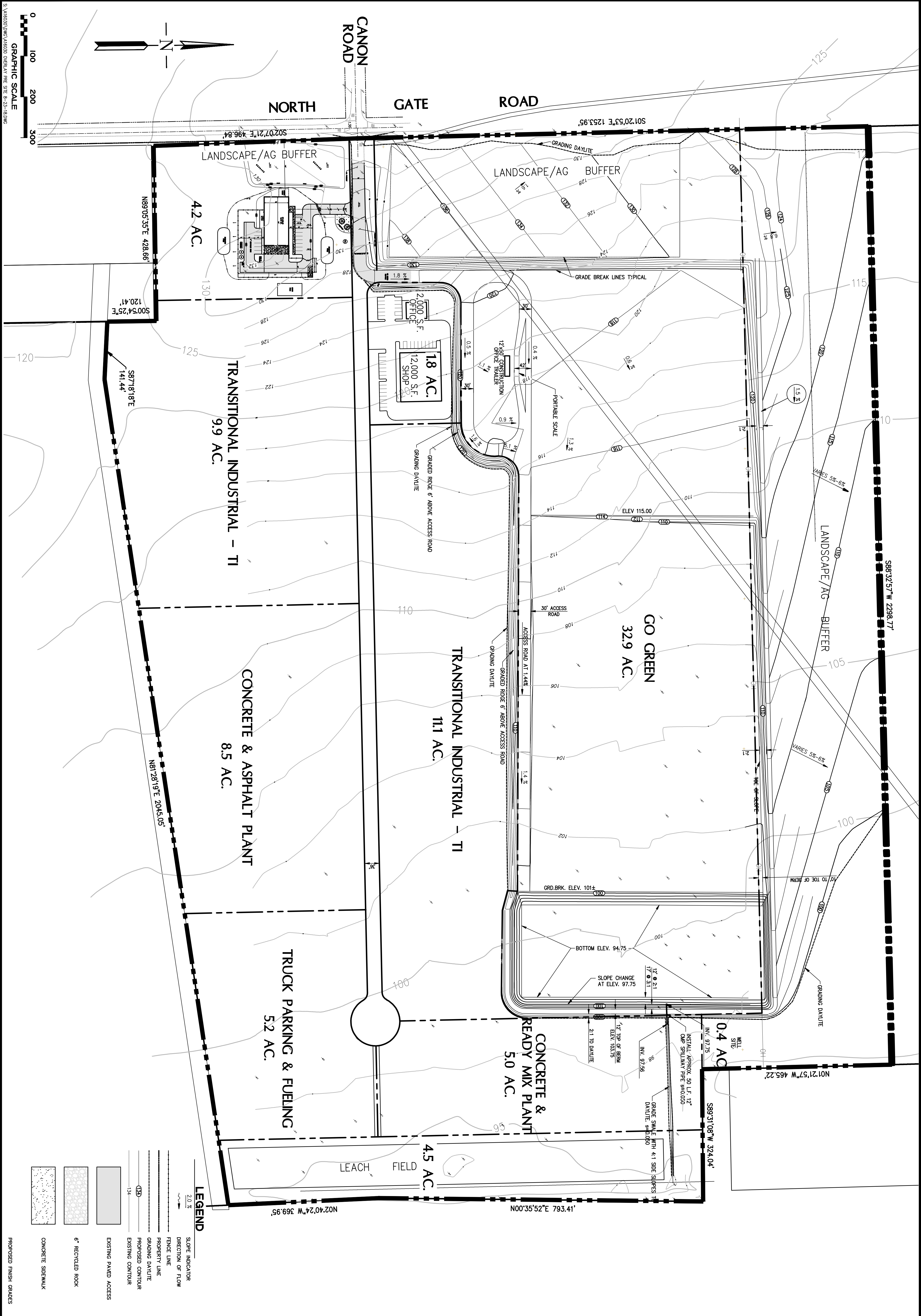
**2 RIGHT [WEST] EXTERIOR ELEVATION**  
 1/17/17

2  
 A-2.1

**4 REAR [SOUTH] EXTERIOR ELEVATION**  
 1/17/17

4  
 A-2.1





**LEGEND**

	SLOPE INDICATOR
	DIRECTION OF FLOW
	FENCE LINE
	GRADING DAYLITE
	PROPOSED CONTOUR
	EXISTING CONTOUR
	EXISTING PAVED ACCESS
	6" RECYCLED ROCK
	CONCRETE SIDEWALK
	PROPOSED FINISH GRADES

DATE	MK	SHEET REVISIONS	BY	CK

SCALE	1"=100'
DATE	8-23-18
DRAWN	RAM
CHECKED	TWP
PROJ. MGR.	RAK

JOB NO. 116030  
SHEETS 1

**CANON PARTNERS  
POLICY PLAN OVERLAY  
DEVELOPMENT PLAN**  
 SOLANO COUNTY, CALIFORNIA  
 FOR: ASB PROPERTIES

**ROBERT A. KARN & ASSOCIATES, INC.**  
 707 BECK AVENUE  
 FAIRFIELD, CALIFORNIA 94533  
 Phone: (707) 435-9999 Fax: (707) 435-9988  
 e-mail: rakerakengineers.com  
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