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Public Hearing to consider a **Use Permit Application No. U-20-04** for the **Turpin Project** for the construction of a 4,738 square foot barn styled structure to serve as a medium-sized Special Events Facility (less than 12 events per year) and associated guest studio and secondary dwelling as a vacation rental home and related uses located at 2208 Morrison Lane. The property is designated "A-SV-20" Agriculture-Suisun Valley Zoning District. (APN: 0153-140-240). 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.

..body
Published Notice Required? Yes __X__ No ___
Public Hearing Required? Yes __X__ No ___

DEPARTMENTAL RECOMMENDATION:

The Department of Resource Management recommends that the Planning Commission:

1. Conduct a noticed public hearing to consider Use Permit Application No. U-20-04 for the Turpin Project for a use permit to allow a medium-sized Special Events Facility and the construction of a Special Events Facility, associated guest studio and secondary dwelling as a vacation rental home and related uses, located at 2208 Morrison Lane, and

2. Adopt a resolution to **Adopt** the Mitigated Negative Declaration and **Approve** Use Permit U-20-04 (Attachment A).

SUMMARY:

I. INTRODUCTION:

The Planning Commission is being asked to consider the adoption of a Mitigated Negative Declaration and the approval of a Use Permit (U-20-04) for the Turpin Project to permit a medium-sized Special Events Facility and vacation rental. It is anticipated that the Special Events Facility would host weddings, community events, fund raisers, holiday events, as well as educational and private gatherings. All of these events will be by invitation only, and non-commercial in nature.

The medium-sized Special Events Facility would include a main event hall space, commercial kitchen, dressing rooms, rest rooms, storage and covered porch seating areas. The Project proposes eight events per year with up to 150 persons per event which is considered a medium-sized event facility (more than six events but less than 12 events per year). Events may also occur outdoors within the proposed lawn areas north and east of the event barn. The Project also includes an associated guest studio to accommodate overnight lodging and a separate secondary dwelling unit which would serve as a vacation rental.

The Planning Commission, after conducting a public hearing on this matter, may choose one of the following options:

1. Approve, or conditionally approve, the use permit for the project, or
2. Deny the use permit, or
3. Continue the hearing to obtain additional information.

II. **PROJECT DESCRIPTION:**

The Project is a 25.02-acre site, located south of Morrison Lane adjacent to the Putah South Canal, approximately 2.5 miles from the City of Fairfield in the Suisun Valley Agricultural area. Building permits have been issued for a 4,596 square foot primary residence which is currently under construction, and a 1,600 square foot detached garage near the southeast corner of the property. These improvements are ministerial and are not considered part of the Project.

Project Site
The project site is relatively flat with slopes less than six percent. Two residences are located on Morrison Lane to the north and south within a quarter mile of the property, and agricultural uses are located to the east and west. Immediately west of the property, at the end of Morrison Lane, is a conservation/open space area, which includes the Rockville Trails system.

The dominant vegetation on the site includes non-native grassland and patches of native coyote bush. In the past, the site included vineyards, dating back to 1983, which have since been removed. Two drainage ditches were recently constructed on the Project site to support the two proposed detention basins.

The site has a General Plan Designation of Agriculture with a zoning designation of A-SV-20: Agricultural Suisun Valley - 20 acres.

The majority of the site is not within the 100-year flood plain. A small area on the eastern boundary is in Flood Zone A adjacent to the Putah Creek Drainage ditch. This area is not planned for improvements.

The site would be owner/occupied once the house is completed. The site is not currently in cultivation, although a vineyard existed in the past.

Project Details
The Project involves the construction of a 4,738 square foot barn-styled structure to host special events. It is anticipated that the event barn will host weddings, community events and private gatherings. The event barn includes a main event hall space, commercial kitchen, dressing rooms, rest rooms, storage and covered porch seating areas. The site would accommodate up to 150 persons per event. Events may also occur outdoors within the proposed lawn areas north and east of the event barn.

Temporary staff would provide catering and entertainment services for each event. Staffing levels would be contingent on the size of the event at a ratio of one staff person per fifteen quests. The facility would initially rely on outside catering for food services, although a commercial kitchen will be constructed within the event barn at a later phase of the Project.

Musical entertainment would be likely at each event. All events would occur between 10:00 a.m. and 10 p.m.

According to the Zoning Code, special events may be permitted by conditional use permit, incidental to the principal agricultural use on the property. A Special Events Facility may include up to five guestrooms, providing overnight lodging for up to 10 event attendees, if approved by the zoning administrator or planning commission.

The following would be constructed as part of the use permit:

a. A 4,738 square foot event center
b. A 531 square foot guest studio in conjunction with the event facility to accommodate overnight lodging.
c. An 1,800 square foot secondary dwelling unit is also proposed to operate as a vacation rental home near the proposed event barn. The home would be three-bedrooms with three bathrooms. This use will operate independently of the event facility but would be allowed with this Use Permit.

Future Agricultural Uses
As shown on the Site Plan, vineyards and/or orchards would be planted surrounding the event facility and parking lot. Future orchard or row crops would be planted between the primary residence and the event facility. The site is not in a Williamson Act Contract. A condition of the project (Condition No. 2) requires that an agricultural use be established within five years of the Use Permit approval.

Access and Circulation
Access to the site will be provided via a 20-foot private gravel driveway off Morrison Lane through an existing 50-foot-wide access and utility easement. The easement extends from Morrison Lane through a parcel to the north (APN 0153-140-250) for a length of approximately 800-feet.

Parking
A gravel parking lot will be located southwest of the barn to provide 75 parking spaces. A minimum of 60 spaces are required, so the proposed parking would exceed the County's requirements.

Signage
A 32 square foot sign is proposed for the facility. Location of the signage onsite has not been determined. Sign permitting will be required conforming to the requirements set forth in Section 28.96 of the County Zoning Regulations.

Stormwater
There is a small area adjacent to the Putuh Creek drainage area that is in Flood Zone A, on the eastern side of the project area. A majority of the site is outside the 100-year Floodplain as designated by the Federal Emergency Management Agency (FEMA). No proposed buildings or uses would be located in a floodplain. Two stormwater detention ponds are proposed to ensure that pre and post stormwater remains the same. Two conditions of the project (Condition Nos. 65 and 66) require a stormwater management plan.

Water Supply
The Project includes a domestic water well to supply potable water to the event barn, secondary dwelling and guest studio.

Irrigation water would be provided by the Solano Irrigation District.

Wastewater
Two new septic systems would provide service. A separate system will serve the primary residential and garage uses, and the second septic system would serve the event barn, second residence and guest studio.

III. ENVIRONMENTAL ANALYSIS:

The Department of Resource Management has prepared a Draft Initial Study and Mitigated Negative Declaration (IS/MND) (Attachment E) for the proposed Project, which was noticed and available for public review and comment between August 6, 2021 and September 7, 2021. The Draft MND identified certain potentially significant impacts together with proposed mitigation measures to reduce the impacts to less than significant along with other impacts determined to be less than significant. The mitigation measures have been made conditions of approval.

Several comment letters were received on the MND from the following individuals:

1. Richard A Zimmerman dated September 7, 2021
2. Robert D. Russum, DVM dated May 28, 2021
3. Linda M. Russum dated May 28, 2021
4. Paul G Herman, Kristin C. Herman M.D. and James D. Jones dated May 27, 2021

These comment letters, along with staff responses, are included as Attachment F.

In response to the MND, the Applicant submitted a wetlands survey November 1, 2021, which is included as Attachment G. No wetlands were found onsite, and no comments raised new significant impacts, or resulted in any changes to the MND.

In addition to comments on the MND, several comment letters from the general public were also received on the project. They are included as correspondence in Attachment H.

DISCUSSION:

General Plan

The property is designated as Agricultural by the 2008 Solano County General Plan which is intended to protect areas devoted to the practice of agriculture. Crop production and agricultural processing activities, including wineries, are consistent with this land use designation. The General Plan also identified this area as within the Suisun Valley Strategic Plan.

The 2008 General Plan process and the 2007 Suisun Valley Strategic Planning process included extensive outreach to stakeholders and significant discussion of agritourism, wineries and the emergence of retail farming and agritourism. These concepts were vetted, and it was the consensus of stakeholders and most public participants that the policies embedded in those documents were most appropriate for the residents of Solano.

Suisun Valley Strategic Plan and Zoning

A 2007 report that established the vision and economic innovation of Suisun Valley indicates that *Suisun Valley is a unique farming region that supports profitable family farms and quality of life for all its residents. It is a destination for tourists seeking world class wine, identifiable Suisun Valley farm products and a beautiful agricultural landscape with no fallow land.*

Subsequently, the zoning code was amended to include a new Suisun Valley Agricultural Zoning District (A-SV-20) which was applied to this property. As previously discussed, this project is consistent with the provisions of the A-SV-20 Zoning District which allow the proposed uses with a Use Permit. The Project includes conditions of approval designed to ensure that impacts on the surrounding neighborhood are minimized.

The proposed Special Events Facility and Short-Term Rental are consistent with the vision of the Strategic Plan by bringing additional tourists to Suisun Valley and providing economic opportunities.

Design Review
While the project is not a designated Agricultural Tourist Center, the Project was compared against the Suisun Valley Strategic Plan Design Guidelines. The Project is consistent with the Guidelines, in that the materials, roof forms and windows of all the buildings are complementary and consistent with the primary building. The Special Events Facility and Short-Term Rental are clustered in the central portion of the site and setback substantially from Morrison Lane. Vineyards will be planted to surround the uses, which shall maintain the agricultural character of the valley.

Williamson Act
The site is not under Williamson Act contract.

Development Review Committee
The project was referred to the Development Review Committee for Solano County. Comments were received from the Environmental Health, Public Works and Building and Safety Divisions. Their requirements have been incorporated into the conditions of approval.

Outside Agency Review
The project was also referred to several outside agencies, including:

a. Solano Irrigation District
b. Cordelia Fire Protection District
c. Fairfield-Suisun Unified School District
d. Sonoma State University
e. SF Regional Water Quality Control Board,
f. California Fish and Wildlife Service

Conclusion
It is the conclusion of staff that the project as proposed is consistent with all applicable plans and policies of Solano County.

RECOMMENDATION:

The Department of Resource Management recommends that the Planning Commission:

1. Conduct a noticed public hearing to consider Use Permit Application No. U-20-04 for the Turpin Special Events Facility, and related overnight accommodation uses located at 2208 Morrison Lane; and

2. Adopt a resolution to **Adopt** the Mitigated Negative Declaration and **Approve** Use Permit U-20-04 (Attachment A-Resolution).

Findings
Staff is recommending that the Planning Commission make the following findings in support of approving Use Permit U-20-04:

1. **The establishment, maintenance or operation of the proposed use is in conformity with the County General Plan with regard to traffic circulation, population densities and distribution, and other aspects of the General Plan.**
   The use is consistent with the General Plan and the Suisun Valley Strategic Plan, with the condition that agricultural uses be established in conjunction with the use. The proposal is consistent with the Suisun Valley vision as a tourist destination for those seeking world class wine, by supporting agricultural tourism and economic development. Special Event facilities, associated guest accommodations, and short-term rentals are a conditionally permitted land use within the agricultural zoning district. The proposed use with mitigation would not result in a significant impact.

2. **Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.**
   Vehicular access to the site will be from a driveway off of Morrison Lane during Special Events, and to access the Guest Studio and the Short-Term Vacation Rental. The site will be served with electrical power, and the building plans will be reviewed and approved by the Solano County Building and Safety Division before a permit is issued. Grading and drainage plans will be reviewed and approved by the Public Works Engineering Division. The Solano Irrigation District supplies irrigation water to the site, and two onsite potable water wells will provide potable water supplies. Onsite septic service will be provided of sufficient size to serve wastewater uses.

3. **The subject use will not, under the circumstances of the particular case, constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in or passing through the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.**
   A Draft Initial Study and Mitigated Negative Declaration was prepared and circulated by the Department of Resource Management. With mitigation, no potentially significant adverse environmental impacts are likely to occur with this Project. Implementation of the conditions of approval would prevent the Project from creating significant effects to persons residing or working in or passing through the neighborhood; nor would the conditioned project be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

Conditions of Approval

Staff is recommending that the Planning Commission adopt a resolution approving Use Permit U-20-04, including the conditions of approval in the Resolution.

ATTACHMENTS:

A. Draft Resolution/Conditions of Approval
B. Location Map
C. Aerial View
D. Plan Set
E. IS/Mitigated Negative Declaration
F. MND Comments and Response to Comments
G. Wetlands Survey
H. General Public Correspondence

SOLANO COUNTY PLANNING COMMISSION
RESOLUTION NO. xxxx

WHEREAS, the Solano County Planning Commission has considered a Use Permit U-20-04 for the establishment of a medium-sized Special Event Facility, including the construction of a 4,738 square foot barn styled structure to serve as a special event facility and associated guest studio and secondary dwelling as a vacation rental home and related uses located at 2208 Morrison Lane, in an A-SV-20 Zoning District, APN: 0153-140-240; 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 December 16, 2021; 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 circulation, population density and distribution and other aspects of the General Plan.**

   The use is consistent with the General Plan and the Suisun Valley Strategic Plan, with the condition that agricultural uses be established in conjunction with the use. The proposal is consistent with the Suisun Valley vision as a tourist destination for those seeking world class wine, by supporting agricultural tourism and economic development. Special Event facilities, associated guest accommodations, and short-term rentals are a conditionally permitted land use within the agricultural zoning district. The proposed use with mitigation would not result in a significant impact.

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

   Vehicular access to the site will be from a driveway off of Morrison Lane during Special Events, and to access the Guest Studio and the Short-Term Vacation Rental. The site will be served with electrical power, and the building plans will be reviewed and approved by the Solano County Building and Safety Division before a permit is issued. Grading and drainage plans will be reviewed and approved by the Public Works Engineering Division. The Solano Irrigation District supplies irrigation water to the site, and two onsite potable water wells will provide potable water supplies. Onsite septic service will be provided of sufficient size to serve wastewater uses.

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 determinantal or injurious to property and improvements in the neighborhood or to the general welfare of the County.**

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

BE IT, THEREFORE, RESOLVED, that the Planning Commission of the County of Solano does hereby approve Use Permit No. U-20-04 subject to the following recommended conditions of approval:

ADMINISTRATIVE

1. **Land Use.** The proposed land use shall be established and operated in accord with the application materials and development plans for Use Permit U-20-04 and as approved by the Solano County Planning Commission.

   This permit authorizes special events up to 12 events per year. Pursuant to Section 28.01 of the Solano County Zoning Regulations Special Events Facilities are defined as a facility offered for use by third parties for hire for the conduct of social gatherings or similar types of non-commercial events.

   This permit also authorizes hosted guest and short-term vacation rentals on the subject property.

2. **Agricultural Use.** Within five years of the approval of this Use Permit the site shall be improved with commercial vineyards or orchards, consistent with the zoning code which allows uses incidental to agricultural uses.

3. **Revisions or Modifications in Land Use.** No additional land uses, activities for new or expanded buildings shall be established beyond those identified on the approved development plan and detailed within the project description without prior approval of a revision, amendment, or new use permit with subsequent environmental review.

4. **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 and /or interpretation of this permit. This agreement is a covenant that runs with the land and shall be binding to all successors in interest of the permittee.

5. The Project must comply with all applicable Solano County Zoning regulations and Building Code provisions and secure all required local, state, regional and federal permits required to operate.

6. **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.

SPECIAL EVENTS FACILITY

7. This facility shall be for private events, by invitation only. Public and commercial events shall be strictly prohibited.

8. **Access.** The Special Events Facility shall be operated in compliance with the general requirements for public assembly uses.

9. **Food vendors.** The permittee shall be responsible for ensuring the event organizer, and any food vendors utilized by the organizer, secure food permits with the Environmental Health Division.

10. **Kitchen Facilities.** Any kitchen at the facility used for the preparation, storage, handling, or service of food at events shall be permitted as a food facility by the Environmental Health Division.

11. **Overnight Lodging.** Overnight lodging associated with the Special Event Facility may include up to five guest rooms proving overnight lodging for up to 10 event attendees.

12. **Hours of Operation.** All special events shall start no sooner than 10:00 a.m. and end by 10:00 p.m. each day. Facility setup and cleanup shall be allowed between the hours of 8:00 a.m. and 11:00 p.m. All guests of an event shall be off the property by 10:30 p.m.

13. **Sign Permit.** The permittee shall secure and abide by the conditions of an issued sign permit for all commercial signage onsite.

14. **Business License.** The permittee shall secure and abide by the terms and conditions of a Business License issued by Solano County. This approved Use Permit shall serve as the "Zoning Clearance" necessary to file for the license.

15. **ABC License**. The permittee shall secure and abide by the terms and conditions of an ABC License for the scope of the proposed uses.

16. The applicant will be required to strictly adhere to all California Department of Public Health Orders in effect at time of the start and for the duration of project operations.

OPERATIONAL CONTROLS

17. 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 motorist, persons of property in the surrounding areas.

18. The premises shall be maintained in a neat and orderly manner and kept free of accumulated debris and junk.

19. **Fugitive Dust.** Any access from unpaved dirt roads and with unpaved on-site access roads and parking areas shall control fugitive dust with water trucks, sprinkler system or other

practices acceptable to the applicable air quality management district, in sufficient quantities to prevent airborne dust.

20. **Noise.** Outdoor amplified sound shall not exceed 65 dB when measured at the property lines.

21. **Light and Glare.** Any outdoor lighting used during events shall be downcast and shielded so that neither the lamp nor the reflector interior surface is visible from any off-site location.

22. **Odor.** The facility shall not cause objectionable odors on adjacent properties.

23. **Parking.** The Special Events Facility shall provide parking on-site to accommodate all guests (minimum 60 spaces). No parking shall be allowed within any road right-of-way for 1,000 feet in either direction of any access point or access located on the site. The permittee shall place signs along the interior access ways and at 300-foot intervals on the Applicant's property along the road right-of-way indicating this parking restriction. These signs shall be posted no earlier than the day before the event and shall be removed no later than the day following the event. Parking shall be provided as follows.

    a. Onsite parking shall be located in an open area with a slope of 10 percent or less, at a minimum ratio of one space per 2.5 attendees, on a lot free of combustible material.

24. **Sanitation.** The permittee shall provide sanitation facilities approved by the Environmental Health Division of adequate capacity that are accessible to attendees and event staff including restrooms, refuse disposal receptacle, potable water and wastewater facilities.

25. **Setbacks.** The Special Events Facility shall be set back 100-feet from any property line and 200-feet from any residence on an adjoining parcel.

26. **Use of Existing Structures.** Existing structures used as part of a Special Events Facility shall comply and be permitted for commercial and public assembly occupancy and be in compliance with the Americans With Disabilities Act (ADA), where applicable.

27. **Insurance.** The operator of the Special Event Facility shall have commercial property insurance for the use.

28. **CalFire State Responsibility Area.** The Project site is located in a Moderate State Responsibility Area for fire safety. The Project shall provide roadway widths, turnarounds and surfaces as outlined in the Fire Safe Regulation Checklist (https://www.solanocounty.com/civicax/filebank/blobdload.aspx?BlobID=34505).

29. **Design Review.** Design Review as described in Section 28-103 of the Solano County Zoning Regulations, shall be required for all new construction requiring a building permit.

30. **Notice:** The operator is required to provide notice to the neighbors, fire, and law enforcement when an event is going to take place.

31. **Event Management Plan**. No later than March 16, 2022 or 30 days prior to the first event, whichever comes first, the permittee shall submit an Event Management Plan which shall identify measures, procedures and operational controls to address the operational and performance standards imposed by this permit, including the following categories:

    a. Nuisances such as fugitive dust, noise, light, glare and odor.

b. **Traffic and Parking Management**. Identify measures and controls to manage traffic arriving and departing the site as well as controls to assure the efficient movement of vehicles in the parking areas.

c. **Food and Beverage Service**. Describe the types of food and beverage services available to the public and identify all necessary permits and licenses which must be obtained prior to conducting the event.

d. **Emergency Response Plan**. Identify measures and controls to manage any emergency which might reasonably arise during an event. Provide a list of emergency contacts for various responders to all staff and volunteers. Identify a central location on the property which will serve as an emergency center with communications and fire and first-aid equipment.

e. **Storm Water Management.** Identify measures and controls to manage storm water to prevent storm water pollution.

f. **Sanitation and Waste Management.** Identify measures and controls to manage all forms of liquid and solid waste on the site.

g. **Approval of the Event Management Plan**. The permittee shall not commence any uses of buildings or the land for events until the Director has approved the Event Management Plan.

VACATION RENTAL

32. A dwelling used as a guest house or vacation house rental shall meet all of the development standards for dwellings specified in subsection 28.72.10 (A)(1) and in Tables 28.21B, 28.23B and 28.31B as applicable to the zoning district.

33. Space used for overnight accommodations as part of a vacation house rental must be located entirely within an approved guest house.

34. Overnight occupancy of the vacation rental is limited to two persons per bedroom, plus two additional persons, not to exceed a total of 10 persons.

35. Three off-street parking spaces shall be provided for all guests. On-street parking on Morrison Lane is prohibited.

36. A dwelling or guest house may not be used as a vacation house rental if it is the subject of an enforcement action pursuant to any provision of the code.

37. Transient Occupancy Tax (TOT) registration and payment are required, pursuant to Chapter 11 of the code. A business license is required.

38. The property shall be covered by commercial property insurance, including short-term rental insurance.

39. The property owner shall obtain the required permit and complete TOT registration prior to advertising or operating the guest rental and vacation house rental. Online advertisements and/or listing for the rentals shall include the following:

    a. Maximum occupancy, not including children under 3;

b. Maximum number of vehicles;

c. Notification that quiet hours must be observed between 10 p.m. and 8 a.m.;

d. Notification that no outdoor amplified sound is allowed; and

e. The TOT Certificate number for that property.

40. Vacation house rentals shall always meet all applicable building and fire codes and shall be inspected by the Fire Department before any short-term rental can occur.

41. An exterior display with the name of the property owner and current contact phone number shall be located near the front door of the rental units. While a vacation house is rented, the owner or a property manager shall be available twenty-for hours per day, seven days per week, for the purpose of responding within forty-five minutes to complaints regarding the condition, operation, or conduct of occupants of the rental or their guests. Items in need of repair may take longer to correct.

42. A hosted vacation house rental requires the property owner to reside on the property during the vacation house rental period.

43. Rental of the 531 square foot Guest House is to be used only in conjunction with the Special Events facility. Rental is not allowed outside special events.

BUILDING AND SAFETY DIVISION

44. **Building Permit Application.** Prior to any construction or improvements taking place, a Building Permit Application shall first be submitted per Section 105 of the California Building Code.

45. **Certificate of 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.

46. **Site Accessibility Requirements.** The site and all facilities shall meet all of the accessibility requirements found in Chapter 11B of the California Building Code. The Designer is required to design for the most restrict requirements between ADA Federal Law and the 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 reflecting all site accessibility. The site shall be developed in a manner consistent with the state and federal requirements for accessibility for disabled persons, including all parking areas, aisles and paths of travel and structures. The Applicant shall submit accessibility analysis prepared by a Certified Access Specialist (CAS). The analysis must state that the inspected structures and other site features meet both state and federal accessibility requirements or specify what corrections are necessary in order to comply. The permittee shall make any necessary corrections that are necessary to comply. All accessible paths of travel and parking areas shall be a hard-scaped surface as specified by the CAS specialist and shall meet all of the worst-case requirements between Chapter 11 B of the California Building Code and ADA Federal law.

MITIGATION MEASURES

47. **BIO-1A Swainson's Hawk Surveys.** If Project activities are schedule during the nesting season for Swainson's hawks (March 1 to September 15), prior to beginning work on the Project, a qualified biologist shall conduct surveys according to the recommended timing and methodology for Swainson's Hawk Nesting Surveys in California's Central Valley. Surveys shall be conducted: 1) within a minimum 0.5-mile radius of the Project site or a larger area if needed to identify potentially impacted active nests, and 2) for at least two survey periods immediately prior to initiating Project-related construction activities. Surveys shall occur annually for the duration of the Project. If take of Swainson's hawk cannot be avoided, the Project shall consult with the California Department Fish and Wildlife pursuant to the California Endangered Species Act and obtain an Incidental Take Permit.

48. **BIO-1B Swainson's Hawk Habitat Mitigation.** Loss of foraging habitat shall be mitigated at the appropriate ratio following CDFW's staff report regarding Mitigation for impacts to Swainson's Hawks (Buteo swainsoni) in the Central Valley of California prior to Project construction and accepted by CDFW in writing. The Project shall be assumed to be within one mile of an active nest tree and mitigate at a 1:1 mitigation to impact ratio, unless protocol-level Swainson's hawk surveys are conducted demonstrating that the Swainson's hawks are not nesting within one mile of the Project. Habitat mitigation shall include permanent preservation foraging habitat through a conservation easement and implementing and funding a long-term management plan in perpetuity.

49. **BIO 2A: Burrowing Owl Habitat Assessment, Surveys and Avoidance.** Prior to Project activities, a habitat assessment shall be performed consistent with CDFW protocol. The habitat assessment shall extend at least 492 feet from the Project site boundary and include burrows and burrow surrogates. If the habitat assessment identifies potentially suitable burrowing owl habitat, then a qualified biologist shall conduct surveys following CDFW survey methodology. Surveys shall encompass the Project site and a sufficient buffer zone to detect owns nearby that may be impacted commensurate with the type of disturbance anticipated, and include burrow surrogates such as culverts, piles of concrete or rubble and other non-natural features, in addition to burrows and mounds. Time lapses between surveys or Project activities shall trigger subsequent surveys, as determined by a qualified biologist, including but not limited to a final survey within 24-hours prior to ground disturbance. The Detected nesting burrowing owls shall be avoided pursuant to the buffer zone prescribed and in any passive relocation plan for non-nesting owls shall be subject to CDFW review.

50. **BIO 2B: Burrowing Owl Habitat Mitigation.** If the Project would impact an unoccupied nesting burrowing owl burrow or burrow surrogate (a burrow known to have been used in the past three years for nesting), or an occupied burrow (where a non-nesting owl would be evicted as described above), the following habitat mitigation shall be implemented prior to Project construction.

    a. Impacts to each nesting site shall be mitigated by permanent preservation of two occupied nesting sites with appropriate foraging habitat within Solano County, unless otherwise approved by CDFW, through a conservation easement and implementing and funding a long-term management plan in perpetuity. The same requirements shall apply for impacts to non-nesting evicted owl sites. The Project may implement alternative methods for preserving habitat with written acceptance from CDFW.

51. **BIO-3 Nesting Bird Surveys.** If construction, grading or other Project related activities are schedule during the nesting season, February 1 to September 1, a focused survey for active nests shall be conducted by a qualified biologist within seven days prior to the beginning of Project related activities. If an active nest is found the qualified biologist shall delineate a non-work-zone buffer distance around the nest site that is site and species specific using high visibility fencing or flagging. The buffer distance shall be specified to protect the bird's normal behavior and prevent nesting failure or abandonment. No work shall occur within the no-work-zone until the nest is no longer active as determined by a qualified biologist. Fencing or flagging material shall be removed and properly disposed after Project activities are completed or the nest is no longer active, as determined by a qualified biologist. If a lapse in Project related work of seven days or longer occurs, another focused survey shall occur before Project work is reinitiated.

52. **BIO-4 Special-Status Plant Habitat Assessment and Surveys:** A qualified biologist shall conduct a habitat assessment of the Project site and identify potential for special status plants to occur onsite and adjacent to the site where plants could be indirectly impacted. If the habitat assessment indicates potential for special-status species to occur, then a qualified biologist shall conduct surveys during the appropriate blooming period for all special status plants that the potential to occur on and adjacent to the Project site prior to the start of ground-disturbing activities. Surveys shall be conducted following Protocols for Surveying and Evaluating Impacts to Special-Status Native Plant Populations and Sensitive Natural Communities. If special-status plans are found during surveys, the Project shall be re-designed to avoid impacts to special-status plants. If impacts to any special-status plants cannot be avoided completely during construction, the Project shall provide mitigation including off-site habitat preservation or another method accepted in writing by CDFW. The qualified biologist shall be knowledgeable about plant taxonomy, familiar with plants of the region, and have experience conducting botanical field surveys according to vetted protocols.

53. **BIO-5: American Badger Assessment and Survey.** A qualified biologist shall survey for the species including adjacent habitat prior to construction, avoiding occupied burrows, including a sufficient buffer approved by CDFW, and preparing and implementing a CDFW-approved relocation plan if badgers are found on or adjacent to the Project site.

54. **Building Permit Plans:** The Building Permit plans shall include a code analysis as listed below and the design shall be under the current 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 the following Code Analysis:

    a. Occupancy Classification
    b. Type of Construction
    c. Seismic Zone
    d. Location on Property
    e. Height of all buildings and structures
    f. Occupant Load
    g. Allowable Floor Area
    h. Height and Number of Stories

Plans and Specifications shall meet the requirements as per section 105 of the current California Building Code. Construction documents, statement of special inspections and other data shall be submitted in one or more sets with each permit application. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the Building Official is authorized to require additional construction documents to be prepared by a registered design professional. Electronic media documents are permitted when approved by the Building Official. Construction documents shall be of sufficient clarity to indicate the location, nature, and extent of work proposed, and show in detail that it will conform to the provisions of this code and relevant laws, ordinance, rules and regulations, as determined by the building official.

55. An automatic residential fire sprinkler shall be installed throughout the buildings.

ENVIRONMENTAL HEALTH DIVISION

56. **Potable Water Requirements.** The facility shall provide potable water as evidenced by a Public Water System (PWS) permit issued from the Division of Drinking Water of the State Water Resources Control Board, pursuant to Health and Safety Cod (HSC) Section 116275(h). The facility shall remain in compliance with all operating, monitoring, and reporting requirements of the Division of Drinking Water PWS permit for the duration of the Use Permit and comply with all Division of Drinking Water directives regarding the water system. Activities or events providing bottled water as the sole source of potable onsite water are prohibited.

57. **Sewage Disposal Requirements.** The Applicant shall submit an application, plans and application fee for the abandonment of the two septic systems on the property and replace by septic systems which have adequate capacity, as calculated by Solano County Code (SCC) Chapter 6.4-87, Table 4, to handle the anticipated maximum wastewater generation by the Special Event facility.

    a. The plans shall include adequately sized grease interceptor, as calculated by SCC Ch. 6.4-84.1(o)(3), connected to the commercial kitchen sewage outflow lines.

    b. The plans shall include reserve areas for all the septic systems on the property.

58. For domestic wastewater, the facility shall construct and maintain adequate onsite wastewater treatment systems (OWTS) in compliance with the Solano County Code Chapter 6.4: Sewage Standards and designed to handle the daily maximum projected wastewater flows. The facility shall remain in compliance with all operation, maintenance, and reporting requirements of Environmental Health regarding the OWTS system for the duration of the Use Permit.

59. **Hazardous Materials Requirements.** The facility shall comply with all hazardous materials management, storage, handling and reporting requirements. If the facility handles any hazardous material in quantities equal to or greater than 55 gallons of liquids, 200-cubic feet for gases and/or 500 pounds solids, then the applicant shall create a Hazardous Materials Business Plan (HMBP) and upload the HMBP to the online California Environmental Reporting System (CERS) within 30-days of exceeding the hazardous materials threshold quantities. The HMBP includes requirements for reporting the facility information, hazardous materials inventory, site diagram, emergency response plan, and an employee training plan.

60. **Solid Waste.** The facility shall maintain adequate commercial garbage service onsite to prevent disease, vector attraction, odors and other nuisance factors. A minimum collection of weekly service is required.

61. The Applicant shall submit an application, plans, and application fee for the commercial kitchen.

62. **Food Service.** The Applicant shall obtain all applicable permits from the Consumer Protection section for the food preparation and service that will occur onsite.

PUBLIC WORKS ENGINEERING

63. The permittee shall apply for, secure and abide by the conditions of a grading permit for any grading on the property including, but not limited to, building site preparation, access improvements, parking areas and walkways, as well as any onsite grading exceeding a total of 5,000 square feet. In addition, Grading Permits shall be secured for any future grading or drainage improvements on the property. Public Works Engineering will require the submittal of a drainage plan showing all offsite and onsite improvements necessary to manage storm water issues related to this development. Agricultural soil cultivation does not require a Grading Permit.

64. The Applicant shall apply for, secure and abide by the conditions of a grading permit for the construction of any improvements required by this Use permit, including but not limited to, building site preparation, access improvements, parking areas and walkways, as well as any onsite grading exceeding pa total of 5,000 square feet. In addition, Grading Permits shall be secured for any future grading or drainage improvements on the property. Public Works Engineering will require the submittal of a drainage plan showing all offsite and onsite improvements necessary to manage storm water issues related to this development. Agricultural soil cultivation does not require a Grading Permit.

65. The Applicant shall apply for, secure and abide by the conditions of an Encroachment Permit for any work within the public right-of-way. Driveways must be maintained in such a manner as to prevent soil, rocks and debris from tracking onto public roads.

66. The Applicant shall build a Commercial width driveway at the gravel driveway location serving the barn workshop, guest studio and the second living unit. The driveway shall conform to Figure 8 of the Solano County Road Standards. The driveway shall be paved within the County right of way. The paving shall be asphaltic concrete.

67. The Applicant shall furnish a Stormwater Management Plan to address both quantity and quality of stormwater and provide measures to mitigate any potential excess flow from the project site.

68. The Applicant shall provide the County with a Stormwater Pollution Prevention Plan (SWPPP) signed and sealed by Qualified SWPPP Developer.

LOCAL, REGIONAL, STATE AND FEDERAL AGENCIES

69. The Applicant shall obtain all Required Permits from other Agencies. The use of lands and buildings may be subject to additional permits from the County of Solano or other public agencies. Prior to conducting any land use authorized under this Permit, the Applicant shall

obtain any other federal, state, or local permits required for construction or operation of the Special Event Facility.

70. The facility shall maintain compliance with the requirements of the Cordelia Fire District, including but not limited to fire suppression and emergency vehicle access.

PERMIT TERM

71. The Use Permit shall be in effect for a five-year period with the provision that a renewal may be granted if said request is received prior to the expiration date of December 9, 2026 and the uses shall remain the same and in compliance with the Conditions of Approval.

* *

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Planning Commission on December 9, 2021 by the following vote:

AYES: Commissioners _____

NOES: Commissioners _____

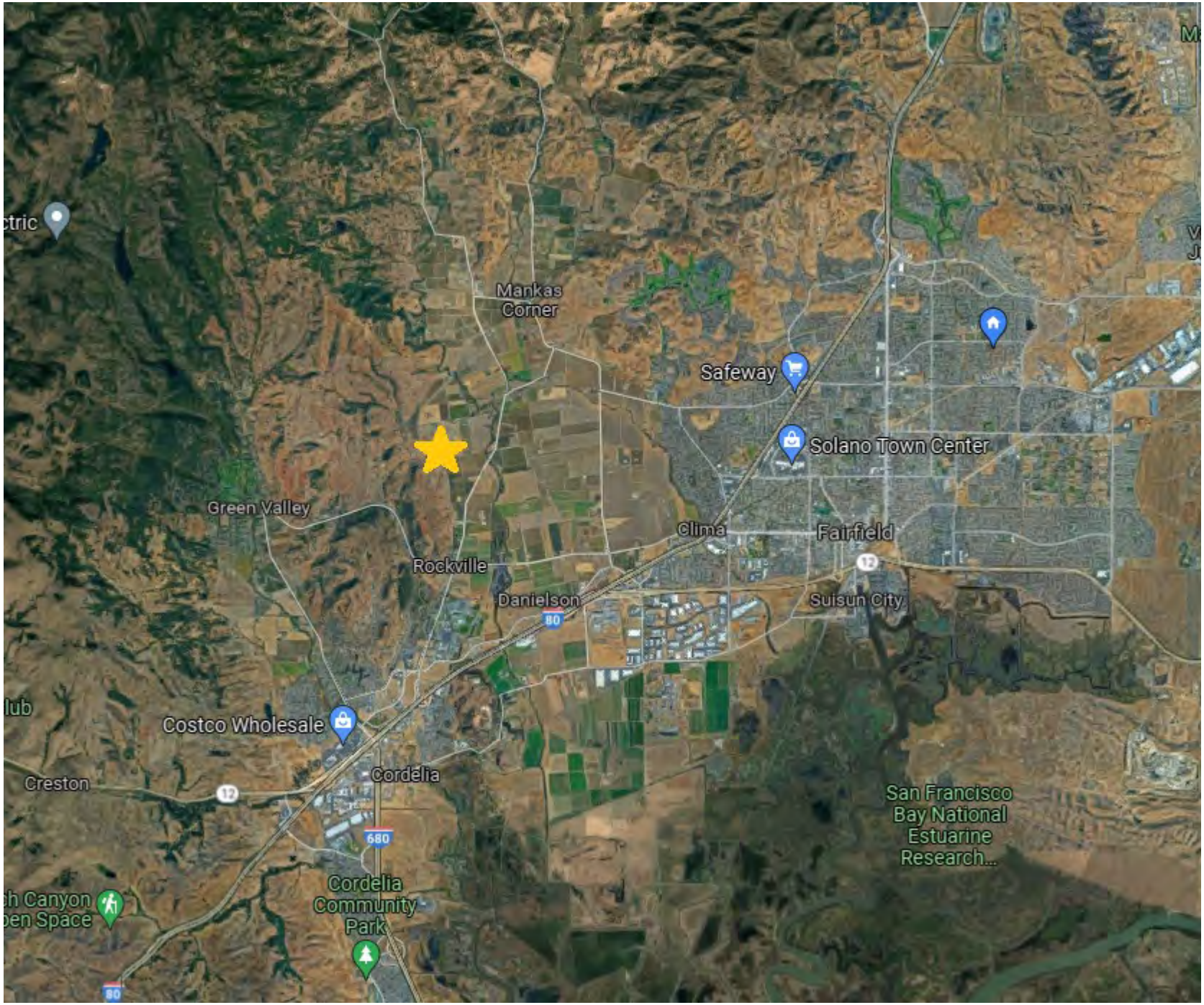
ABSTAIN: Commissioners _____

ABSENT: Commissioners _____

_____

Paula Bauer, Chairperson
Solano County Planning Commission

By: _____
Terry Schmidtbauer, Secretary


Mankas Corner
Safeway
Solano Town Center
Green Valley
Clima
Fairfield
Rockville
Danielson
Suisun City
Costco Wholesale
Cordelia
Creston
San Francisco Bay National Estuarine Research...
Cordelia Community Park

ATTACHMENT D

SOLANO COUNTY FIRE REQUIREMENTS:

1. All construction shall be sprinklered in accordance with the National Fire Protection Association Standards.
   a. In all existing buildings/structures when a change in occupancy classification or use occurs, or when any existing occupancy, regardless of total floor area, is converted to a hazardous use.
   b. In all remodels/room additions where the total area exceeds 25% of the original square footage. (Allowance above 25% will require approval by the Fire Chief of the Vacaville Fire Protection District.)
   c. In all remodels/room additions with an existing sprinkler system, the system must be recalculated and designed to accommodate the additional flow demand.
2. An approved flashing light shall be installed on all new dwellings in such a position as to be plainly visible from the road fronting the property. The signal light shall be installed in such a manner that it will automatically activate in conjunction with the required sprinkler system. The light may also be installed in so that it may be manually activated to assist in locating buildings during other emergencies. The signal light shall be a flashing blue or white light capable of a minimum of 80 flashes per minute and a minimum of 25000-candle power.
3. Smoke Detectors Shall be provided and installed in accordance with section 1210 of the Building Code. 1001.5.1.3 UFC A smoke detector shall be installed in each sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area.
4. Premises Identification
   a. To readily respond to emergencies, all homes, business and commercial properties must be easily identified with the address number. 9011.4.4 CFC, 30-201 Solano County Ordinance.
   b. Upon receipt of the address number from the Director of Public Works, the occupant or owner of the property or building shall display the number upon the building or land in such a manner as to be visible from the road upon which the land or building fronts.
   c. Address numbers shall be conspicuous to ensure positive identification and placed on front doors, near garage doors, or at a single driveway entrance.
   d. Where residences and/or property are not clearly visible from the road, access identification other than mailboxes shall be on 4" X 4" wood posts, metal stakes, or equivalent markers elevated at least 3 feet for clear visibility and rapid directional identification.
   e. All numbers shall be a minimum height of 3 inches with a 3/8 inch stroke, reflective and/or color contrasting with the surface where placed.
   f. Driveways - Roads
5. Fire apparatus access shall be provided and maintained in accordance with the provisions of the Uniform Fire Code as adopted by the Vacaville Fire Protection District. To provide year-round, all-weather access for heavy fire engines and other emergency equipment to residential building sites that are not covered in the Solano County Road and Street Standards, these minimum access road specifications shall apply, 902.2.2.2 UFC:
   a. Plans for access shall be submitted to the District for review and approval prior to construction.
   b. Driveways shall extend from each building site to a public or private roadway and shall have an unobstructed width of not less than 20 feet (6096 mm) with suitable base material. Driveways may be a minimum 12 feet wide with authorization. 902.2.2.1 UFC.
   c. The maximum grade allowed is 12 percent. Appendix III-D, Section 6.1 UFC
   d. Surface designed and maintained to support a 50,000 lb. load.
   e. Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart.
   f. Turnout shall be a minimum of 10 feet wide and 30 feet long with a minimum 25 foot taper on each end.
   g. Minimum centerline curve radius of 40 feet.
   h. Necessary drainage improvements.
   i. Turnaround facilities shall be provided at all building sites on driveways over 300 feet in length, and shall be within 50 feet of the building. The minimum turning radius for a turnaround shall be 40 feet from the centerline of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length.
   j. Any required culverts or bridges shall be designed for a live load of 50 tons and be certified by a professional engineer. Vehicle load limits shall be posted at both entrances to bridges.
   k. Overhead clearance of limbs, trees, etc. shall be a minimum of 15 feet.
6. Hydrants
   a. All residences shall be no more than 1000 road feet from a fire hydrant.
   b. Hydrants shall be of approved type and contain a minimum of one 2 1/2" and one 4 1/2" NHS external thread outlets. (Equal to Model 614 Long Beach Iron Works)
   c. Hydrant fire flow shall conform to Fire District standards.
   d. Fire hydrants shall be clearly identified in an approved manner to prevent obstruction by parking and other obstructions. 9014.3 CFC.
   e. Fire hydrants shall be identified by the installation of blue reflective markers located in the center of the roadway. 9014.3 CFC.
   f. Fire hydrants subject to possible vehicular damage shall be adequately protected with guard posts in accordance with Section 8001.11.3 CFC.
   g. A 3-foot (914.4 mm) clear space shall be maintained around the circumference of fire hydrants. 1001.7.2 CFC
   h. The center of a hose outlet shall not be less than 18 inches (457 mm) to 36 inches above final grade. NFPA 24
7. Gates
   a. Gates shall be at least two feet wider that the width of the traffic lane serving that gate.
   b. All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on that road.
   c. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used.
   d. Electrically Operated Gates
      i. The design and installation of all electrically operated gates shall be in accordance with the following criteria:
      ii. The gate control shall be operable by an approved emergency override Knox key switch that is an integral part of the mechanism. In the event of a power failure, the gate shall automatically be transferred to a fail-safe mode allowing the gate to be pushed open without the use of special knowledge or equipment.
      iii. The key switch shall be labeled with a permanent red sign with not less than 7" contrasting letters reading "FIRE DEPT" or a "Knox" decal.
      iv. A transmitter-operated gate shall have a Knox key switch on the right side of the gates opening approximately 48" above the roadway surface. It shall be visible and easily accessible with a label as specified above.
      v. Upon activation of the Knox key switch, the gate shall remain open until returned to normal operation by means of the key switch.
      vi. Manually Operated Gates and Barriers
      vii. A Knox padlock shall be used, in order for the Fire District to enter the property during an emergency in a timely manner without the destruction of private property.
      viii. After investigation of the available products, it has been determined that only the product line offered by the Knox Company of Phoenix satisfies the security needs of the Fire District and the community. The Fire District will provide the only acceptable order form.
8. Roof Coverings
   a. All roof coverings shall be fire retardant as specified in the Uniform Building Code. Wood shakes or other wood materials applied as roof covering shall be fire rated as class B or better. 1504, Table 15-A UBC
9. Spark Arresters
   a. Chimneys used with fireplaces or heating appliance in which solid or liquid fuel is used shall be maintained with a spark arrester. 1109.7 UFC, 4291 (F) PRC

SITE PLAN GENERAL NOTES

Slope & Foundation Protection Requirements:

1. Building shall not be located on any fill unless the fill is certified by a soils engineer as compacted engineered fill capable of supporting loads imposed by the building without risk of foundation movement.
2. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope not less than one unit vertical in 20 units horizontal (5% slope) for a minimum distance of 10' measured perpendicular to the face of the foundation wall. If physical obstructions or lot lines prohibit 10' of horizon distance at 5% slope, 5% slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2% where located within 10' of the building foundation. Impervious surfaces within 10' of the foundation shall be sloped a minimum of 2% away from the building. Yes this note is from the code.
3. The excavation outside the foundation shall be backfilled with soil that is free of organic material, construction debris, cobbles and boulders or a controlled low strength material. The backfill shall be placed in lifts and compacted in a manner that does not damage the foundation or the waterproofing or damp proofing material including the subdrain.
4. All swales more than 10' from the building shall slope at a minimum of 1% from said rear yard high point to the back of the public sidewalk in the front yard, or other approved location.
5. No water should be allowed to discharge in a concentrated manner without control over any slope. The building pad shall be protected be protected against storm water runoff from uphill slopes.
6. The lot shall be positively graded at all times to provide for rapid removal of service water runoff away from foundation system and to prevent ponding of water under floors or seepage towards foundation systems at any time during or after the end of construction. Ponding of water may result in undesirable weakening of the subgrade materials, loss of compaction, slab movements and given enough time even foundation movements. No ponding of storm water is to be permitted on the building pads during prolonged periods of inclement weather.
7. Care shall be exercised to ensure that planters, landscape mounds, etc. will not interfere with the above requirements. Drainage swale shall flow to the curb or an approved location where flow will not cause erosion or cause impact on adjacent properties.
8. Storm water from roof drain downspouts shall be carried away from the building in closed conduits to the curb or an approved outlet location where outlet flow will not cause erosion or cause impact to adjacent properties.
9. On graded sites the top of any exterior foundation shall extend above the elevation of the street gutter at a point of discharge of the inlet of an approved drainage device. A minimum of 12" plus 2% unless an alternative is specifically approved by the building official.

Addition or When Located Near Existing Construction Requirements:

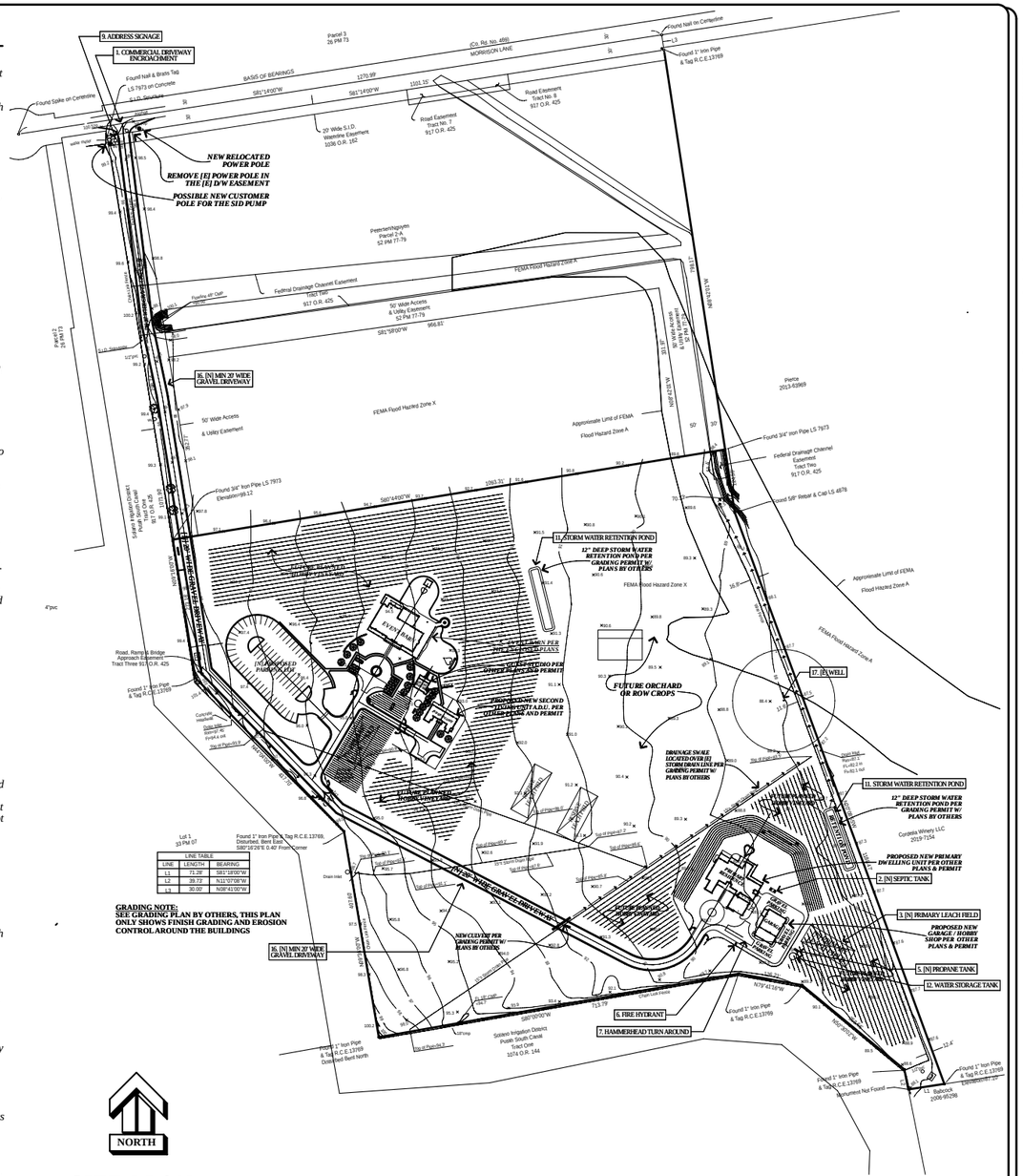
1. The builder shall verify location of existing underground utilities, pipes, irrigation lines, subdrains, sewer lines, wiring, etc. prior to excavation and shall ensure that any of the said items which are damaged during construction are repaired and returned to a working manner with the approval of the owner and the building official in a timely manner. I suggest you have extra PVC and pipe fittings on site and ready to go just in case.
2. Verify locations of existing possible septic tanks, leach fields or buried tanks to ensure proper setbacks are maintained per the local requirements.
3. Always verify minimum setbacks are maintained to the property lines and easements prior to excavation. Should it be discovered that the new construction may or does not fit within the said requirements notify the project designer, owner and building official so adjustments can be made to the new construction as required to comply prior to continuing with construction.
4. Builder shall protect the owner's property, landscaping, driveways, etc. to the best of the builder's ability. If said items cannot be protected the builder shall notify the owner of risks and possible added costs from heavy equipment needed for the project prior to construction so contingencies can be agreed apron prior to construction.

Erosion Control Notes:

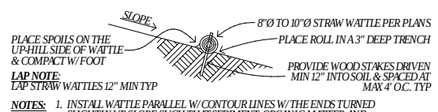
1. All erosion control standard measures shall be in-place prior to October 15 thru April 15 of each calendar year and or 24 hours before the weather report calls for more than a 20% chance of rain using weather.gov.
2. Utility trenches shall be compacted with the surface finish slightly mounded to prevent the channeling of watering in the trench area.
3. The top of the fill or cut slopes should be graded in such a way as to prevent water from flowing freely down the slope.
4. All permanent slopes fill or cut, should be protected against erosion by means of erosion control planting, mulching, and in some cases by installation on jutte matting or equivalent.
5. Graded slopes may experience severe erosion when grading is halted by heavy rain, therefore before work is stopped a positive gradient away from the slopes should be provided to carry the surface runoff water away from the slopes and to areas where erosion can be controlled. It is vital that no completed slope be left standing through a winter season without erosion control measures having been provided.
6. **Storm Water Drainage:** Where storm water is conveyed to a public drainage system, collection point, and gutter, or similar disposal method, water shall be filtered by use of a barrier system, wattle, or other method approved by the enforcing agency.
7. **Dust Control:** Shall be maintained at all times during construction until the project is complete. The builder shall prevent any airborne nuisance dust by watering and or treating the site to prevent dust. Additional watering shall be provided during dry weather and wind conditions. The builder shall be responsible for any damages, fines, and or charges from dust related damages. Dust control shall be maintained on a daily basis.
8. **Vegetate new slopes** with Tactifier, Fertilizer, and seed shall applied initially. A fiber mulch of straw or approved equal shall be applied after the seed. Seeded slopes shall be irrigated to encourage growth between the date of application and the first rainy period. Hydroseed all cut and fill slopes. Cut slopes shall be compacted and cat walked prior to seeding.

SITE PLAN KEY NOTES:

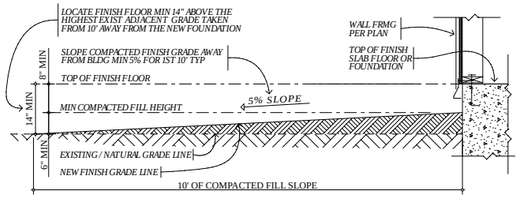
1. ***Driveway Encroachment*** *Provide a commercial driveway encroachment at the County road per other encroachment permit and plans by others. The encroachment shall be paved back to the roadway easement line typical.*
2. ***Septic Tank:*** *Indicates the approx location of the septic tank with the plans by others. Confirm the new septic tank is min 5' away from the building foundation typical.*
3. ***Primary Leach Field:*** *Indicates the approx location of the new leach field with leach field plans by others. Confirm the new leach lines are located min 10' away from the existing & new building foundations typical*
4. ***Reserve Leach Field:*** *Indicated the approx. location of the reserve leach field per plans by others. Allow an adequate space for a reserve leach field that is equal to or larger than the existing leach field. The reserve leach field shall be located min 10' away from a building foundation, 10' away from property lines, and 100' away from a well pond, or creek.*
5. ***New Propane Tank:*** *Indicates the approx location of the new max 500 gal propane tank. The propane tank shall be located min 10' away from any buildings. Some insurance companies may require a further distance. The propane tank shall be installed per code and the supplier's requirements typical.*
6. ***Wet Draft/ Soft Suction Fire Hydrant:*** *Provide a fire dedicated hydrant as required per the Fire Protection District. This Hydrant shall be provided with min 4,000 gallons of water for fire protection. The hydrant shall be located min 50' to max 150 from the building(s) it serves typical.*
7. ***Hammer Head Turnaround:*** *Provide an approved hammerhead fire engine turn-around located on an approved gravel all weather surface with in 150' of all portions of the new building.*
8. ***New 12' Wide Gravel Driveway:*** *New 12' wide gravel driveway per the grading plans by others. Field verify the driveway meets the Solano Co requirements and the slope does not exceed 12%.*
9. ***Address Signage:*** *Provide approved address signage on a corresponding background per the Fire Protection Dist & Solano Co. requirements on sheet C1.*
10. ***Optional Future Gated Entry:*** *If a gate entrance is installed it shall be on a separate permit. The gated entrance would need to be min 14' wide 2' wider then the driveway and located min 30' away from the county road easement. The gates if electronic would be required to have a Vacaville Fire Protection District approved Knox key and or a knox key box.*
11. ***Storm Water Retention Pond:*** *Indicates a storm water retention pond per the grading plans by others typical.*
12. ***[N] Approx. 5,000 Gal. Water Storage Tank:*** *Provide an approx. 5,000 Gallon water storage tank with min 4,000 gallons dedicated for each of the fire hydrants plus an additional supply of water storage as required to run the fire sprinklers as required per the fire sprinkler plans by others.*
13. ***Not Used***
14. ***Electrical Meters:*** *Install two new 400 amp and one 200 amp drop services w/ one 400 amp meter dedicated to the guest studio, and barn / shop, one 400 amp meter dedicated to the primary residence and garage / shop, and the 200 amp meter dedicated to the second living unit. The builder shall obtain a permit with PG&E.*
15. ***(RD) Roof Drain:*** *Roof drain down spouts shall be tied into a 4"Ø solid drain line and ran at min 2% slope to the drainage system per the grading plan by others and per the soils report and the soils engineer in the field.*
16. ***New 20' Wide Gravel Driveway:*** *New 20' wide gravel driveway per the grading plans by others. Field verify the driveway meets the Solano Co requirements and the slope does not exceed 12%.*
17. ***Well:*** *Indicates the approx location of the existing well to be used for the new residence.*
18. ***Clean-outs:*** *Provide a clean-out at grade @ max 100' o.c. and at each roof drain down spout. Locate cleanouts where they will not be susceptible to damage from being run over by a lawn mower or other hazards. Locate the clean-outs in the field. Not all clean-outs are shown on this plan.*
19. ***Solid Drain Line:*** *Indicated a min 4"Ø solid drain line or sized per the grading plan. Drain lines shall be sloped at min 2% slope to the drainage lines per the grading plans by others. All roof drains shall flow into the retention pond.*
20. ***Trash / Recycle Storage And Sorting On Site Note:*** *Haul material such as trash and recycled items shall be placed in a dump trailer and not stored on the ground when possible. If trash and recyclable items are stored on the ground a straw wattle shall be placed around the said items per note number 24 below typical. Said items shall have the straw wattle and tarp secured over them 24hours before and after the weather report calls for more then a 20% chance of rain using weather.gov*
21. ***Tie Into Solid Drain Line Per Grading Plan:*** *Tie the new storm drain lines into a solid storm drain line per the grading plan by others. All roof drains shall flow into the storm water retention pond(s)*
22. ***DI Drain Intake:*** *Indicate a drain intake per the grading plan by others.*
23. ***Not Used***
24. ***Fiber Roll / Straw waddle:*** *Provide a Fiber Roll / Straw waddle around the disturbed areas as required for erosion control and sediment filtering typical. Erosion control measures on the grading plan by others shall govern. Where finish grading occurs provide a straw wattle per detail 2/C1.*
25. ***Solid arrows*** *indicate the required finish slope around the building foundation. Slope the finish grade away from the building construction @ min (5% slope) for the first 10' to an approved swale or location. Slope paved surfaces away from the building at min 2% slope for the first 10' to an approved swale or location. See detail 1/C1 and the site plan notes on sheet C1 for additional requirements.*



SITE PLAN
SCALE 1"=150'



2 STRAW WATTLE DETAIL



1 SLOPE @ NEW FOUNDATION DETAIL

THESE PLANS ARE CONSIDERED PERLIMINARY AND NOT FOR CONSTRUCTION UNLESS THESE PLANS BEAR A WET SIGNATURE OF JAMES GEORGE. ALONG WITH THE GOVERNING AGENCY'S REVIEW SEAL OF APPROVAL AND WET SIGNATURE.

JAMES GEORGE DESIGNS
INC.
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PLANS PREPARED BY:
JAMES GEORGE
PROJECT DESIGNER

REVISIONS:
PRELIMINARY NOT FOR CONSTRUCTION

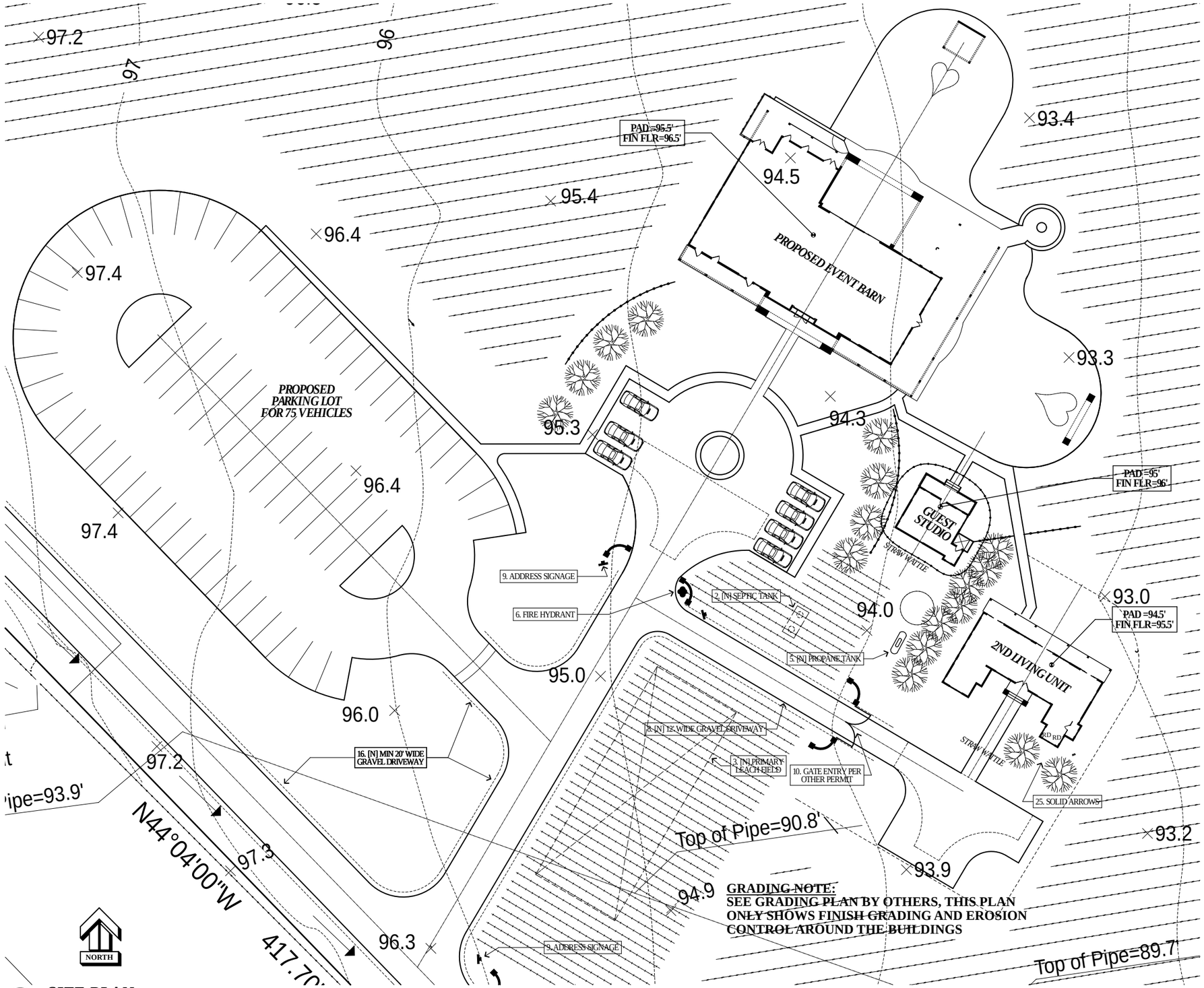
PROJECT TITLE:
EVENT BARN PLANS
FOR: SUSAN TURPIN
MORRISON LANE
FAIRFIELD, CA. 94534
APN# 0153-140-240

DATE: 12-29-19

SCALE: AS NOTED

SHEET DESCRIPTION: SITE & EROSION CONTROL PLAN

SHEET NUMBER: C1 of C1
W/ 22 SHEETS TOTAL



SITE PLAN
SCALE: 1" = 20'

SITE PLAN KEY NOTES:

1. ***Driveway Encroachment*** *Provide a commercial driveway encroachment at the County road per other encroachment permit and plans by others. The encroachment shall be paved back to the roadway easement line typical.*
2. ***Septic Tank:*** *Indicates the approx location of the septic tank with the plans by others. Confirm the new septic tank is min 5' away from the building foundation typical.*
3. ***Primary Leach Field:*** *Indicates the approx location of the new leach field with leach field plans by others. Confirm the new leach lines are located min 10' away from the existing & new building foundations typical*
4. ***Reserve Leach Field:*** *Indicated the approx. location of the reserve leach field per plans by others. Allow an adequate space for a reserve leach field that is equal to or larger than the existing leach field. The reserve leach field shall be located min 10' away from a building foundation, 10' away from property lines, and 100' away from a well pond, or creek.*
5. ***New Propane Tank:*** *Indicates the approx location of the new max 500 gal propane tank. The propane tank shall be located min 10' away from any buildings. Some insurance companies may require a further distance. The propane tank shall be installed per code and the supplier's requirements typical.*
6. ***Wet Draft/ Soft Suction Fire Hydrant:*** *Provide a fire dedicated hydrant as required per the Fire Protection District. This Hydrant shall be provided with min 4,000 gallons of water for fire protection. The hydrant shall be located min 50' to max 150 from the building(s) it serves typical.*
7. ***Hammer Head Turnaround:*** *Provide an approved hammerhead fire engine turn-around located on an approved gravel all weather surface with in 150' of all portions of the new building.*
8. ***New 12' Wide Gravel Driveway:*** *New 12' wide gravel driveway per the grading plans by others. Field verify the driveway meets the Solano Co requirements and the slope does not exceed 12%.*
9. ***Address Signage:*** *Provide approved address signage on a corresponding background per the Fire Protection Dist & Solano Co. requirements on sheet C1.*
10. ***Optional Future Gated Entry:*** *If a gate entrance is installed it shall be on a separate permit. The gated entrance would need to be min 14' wide 2' wider then the driveway and located min 30' away from the county road easement. The gates if electronic would be required to have a Vacaville Fire Protection District approved Knox key and or a knox key box.*
11. ***Storm Water Retention Pond:*** *Indicates a storm water retention pond per the grading plans by others typical.*
12. ***[N] Approx. 5,000 Gal. Water Storage Tank:*** *Provide an approx. 5,000 Gallon water storage tank with min 4,000 gallons dedicated for each of the fire hydrants plus an additional supply of water storage as required to run the fire sprinklers as required per the fire sprinkler plans by others.*
13. ***Not Used***
14. ***Electrical Meters:*** *Install two new 400 amp and one 200 amp drop services w/ one 400 amp meter dedicated to the guest studio, and barn / shop, one 400 amp meter dedicated to the primary residence and garage / shop, and the 200 amp meter dedicated to the second living unit. The builder shall obtain a permit with PG&E.*
15. ***(RD) Roof Drain:*** *Roof drain down spouts shall be tied into a 4"Ø solid drain line and ran at min 2% slope to the drainage system per the grading plan by others and per the soils report and the soils engineer in the field.*
16. ***New 20' Wide Gravel Driveway:*** *New 20' wide gravel driveway per the grading plans by others. Field verify the driveway meets the Solano Co requirements and the slope does not exceed 12%.*
17. ***Well:*** *Indicates the approx location of the existing well to be used for the new residence.*
18. ***Clean-outs:*** *Provide a clean-out at grade @ max 100' o.c. and at each roof drain down spout. Locate cleanouts where they will not be susceptible to damage from being run over by a lawn mower or other hazards. Locate the clean-outs in the field. Not all clean-outs are shown on this plan.*
19. ***Solid Drain Line:*** *Indicated a min 4"Ø solid drain line or sized per the grading plan. Drain lines shall be sloped at min 2% slope to the drainage lines per the grading plans by others. All roof drains shall flow into the retention pond.*
20. ***Trash / Recycle Storage And Sorting On Site Note:*** *Haul material such as trash and recycled items shall be placed in a dump trailer and not stored on the ground when possible. If trash and recyclable items are stored on the ground a straw wattle shall be placed around the said items per note number 24 below typical. Said items shall have the straw wattle and tarp secured over them 24hours before and after the weather report calls for more then a 20% chance of rain using weather.gov*
21. ***Tie Into Solid Drain Line Per Grading Plan:*** *Tie the new storm drain lines into a solid storm drain line per the grading plan by others. All roof drains shall flow into the storm water retention pond(s)*
22. ***DI Drain Intake:*** *Indicate a drain intake per the grading plan by others.*
23. ***Not Used***
24. ***Fiber Roll / Straw waddle:*** *Provide a Fiber Roll / Straw waddle around the disturbed areas as required for erosion control and sediment filtering typical. Erosion control measures on the grading plan by others shall govern. Where finish grading occurs provide a straw wattle per detail 2/C1.*
25. ***Solid arrows*** *indicate the required finish slope around the building foundation. Slope the finish grade away from the building construction @ min (5% slope) for the first 10' to an approved swale or location. Slope paved surfaces away from the building at min 2% slope for the first 10' to an approved swale or location. See detail 1/C1 and the site plan notes on sheet C1 for additional requirements.*

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PLANS PREPARED BY:
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PROJECT DESIGNER

REVISIONS:
PRELIMINARY NOT FOR CONSTRUCTION

PROJECT TITLE:
EVENT BARN PLANS
FOR: SUSAN TURPIN
MORRISON LANE
FAIRFIELD, CA. 94534
APN# 0153-140-240

DATE:
12-29-19

SCALE:
AS NOTED

SHEET DESCRIPTION:
SITE & EROSION CONTROL PLAN

SHEET NUMBER:
9
W/ 22 SHEETS TOTAL

3D FRONT VIEW
SCALE: 1/4" = 1'-0"

3D LEFT SIDE VIEW

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PROJECT TITLE:
EVENT BARN PLANS
FOR: SUSAN TURPIN
MORRISON LANE
FAIRFIELD, CA. 94534
APN# 0153-140-240

DATE:
12-29-19

SCALE:
AS NOTED

SHEET DESCRIPTION:
EXTERIOR ELEVATIONS FRONT & LEFT SIDES

SHEET NUMBER:
A1 of ***A7***
W/ 22 SHEETS TOTAL

3D REAR VIEW

3D RIGHT SIDE VIEW

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REVISIONS:

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PROJECT TITLE:

EVENT BARN PLANS
FOR: SUSAN TURPIN

MORRISON LANE
FAIRFIELD, CA. 94534
APN# 0153-140-240

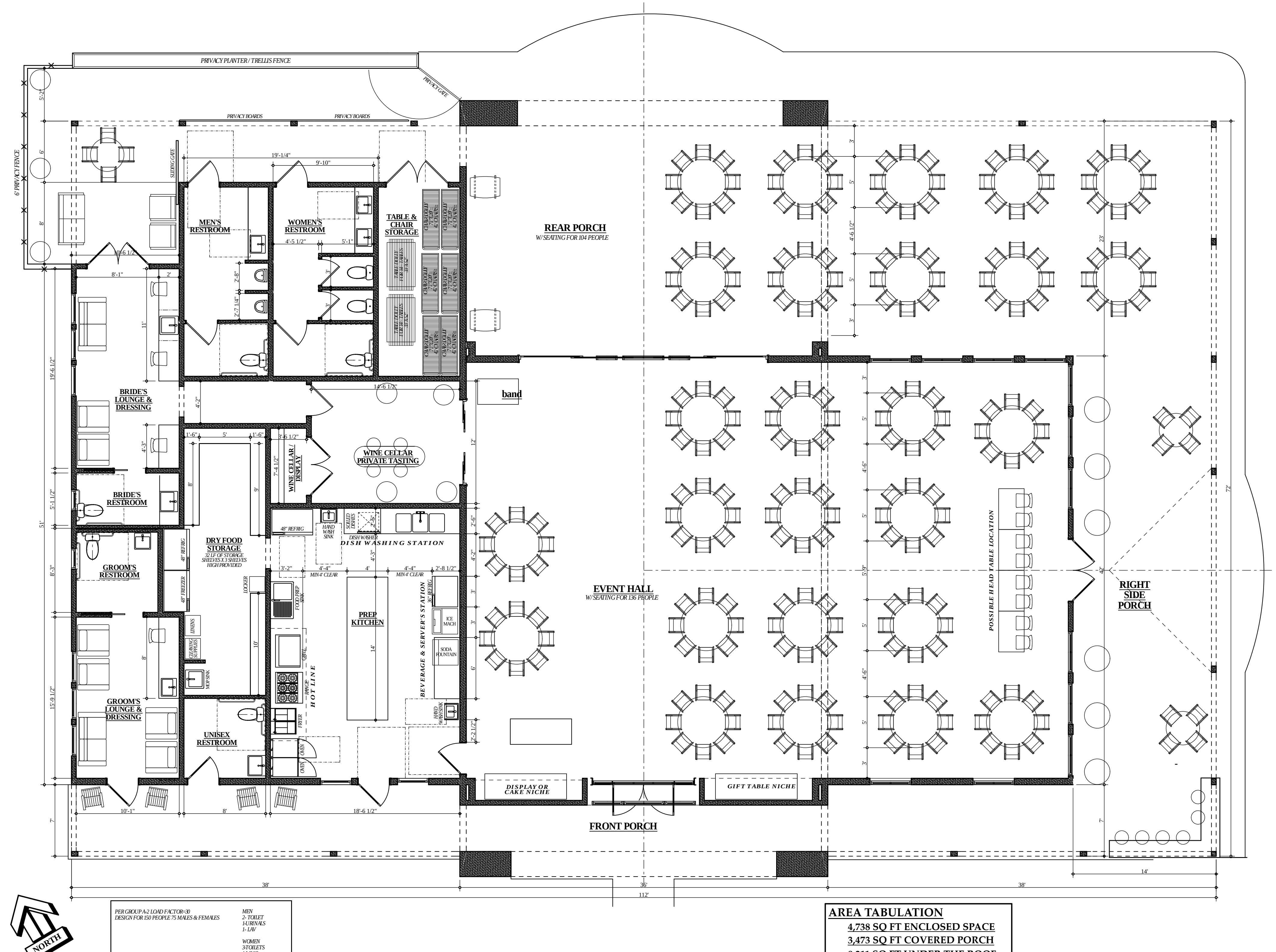
DATE:
12-29-19

SCALE:
AS NOTED

SHEET DESCRIPTION:
EXTERIOR ELEVATIONS REAR & RIGHT SIDES

SHEET NUMBER:
A2 of *A7*
W/ 22 SHEETS TOTAL

ATTACHMENT D



PER GROUP A-2 LOAD FACTOR=30
DESIGN FOR 150 PEOPLE 75 MALES & FEMALES

MEN
2- TOILET
1-URINALS
1- LAV

WOMEN
3-TOILETS
1-LAV'S

AREA TABULATION

4,738 SQ FT ENCLOSED SPACE
3,473 SQ FT COVERED PORCH
8,211 SQ FT UNDER THE ROOF

FLOOR PLAN

SCALE: 3/16" = 1'-0"

THESE PLANS ARE CONSIDERED PERLIMINARY AND NOT FOR CONSTRUCTION UNLESS THESE PLANS BEAR A WET SIGNATURE OF JAMES GEORGE. ALONG WITH THE GOVERNING AGENCY'S REVIEW SEAL OF APPROVAL AND WET SIGNATURE.

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JAMES GEORGE DESIGNS INC. IS A DIVISION OF A&J CONSULTING SERVICES INC.

PLANS PREPARED BY:

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PROJECT DESIGNER

REVISIONS:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT TITLE:

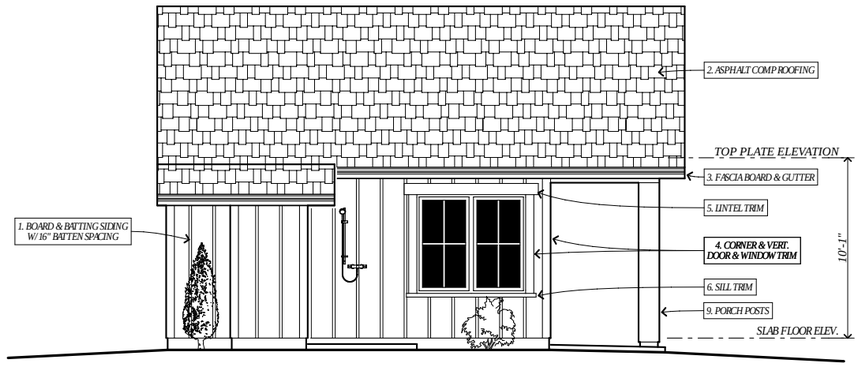
EVENT BARN PLANS
FOR: SUSAN TURPIN
MORRISON LANE
FAIRFIELD, CA. 94534
APN# 0153-140-240

DATE:
12-29-19

SCALE:
AS NOTED

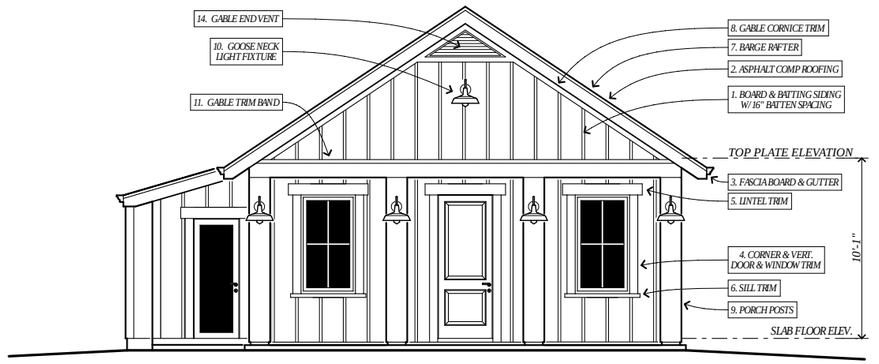
SHEET DESCRIPTION:
FLOOR PLAN

SHEET NUMBER:
A3 OF A7
W/ 22 SHEETS TOTAL



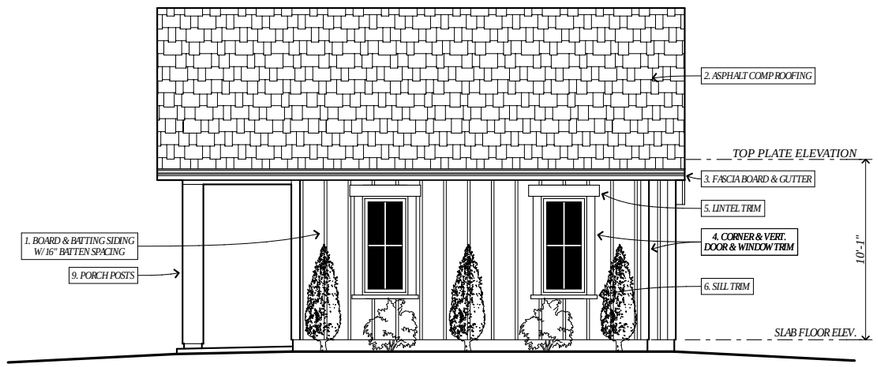
LEFT / EAST SIDE EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"



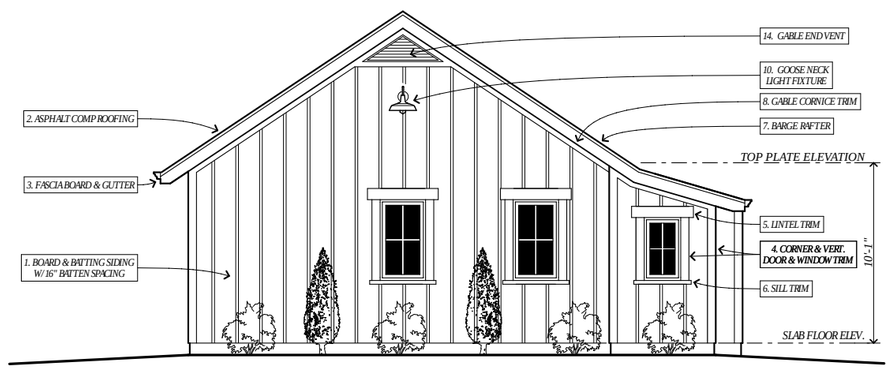
FRONT / NORTH SIDE EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT / WEST SIDE EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"



REAR / SOUTH SIDE EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"

KEY NOTES

1. ***Board & Batten Siding:*** *Provide pre-primed & painted Board & Batten siding with structural rough sawn plywood siding or Hardie Panel siding over structural OSB plywood shear. Provide re-sawn or Hardie trim batten boards. over the nails. Confirm Batten spacing with the owners. Align wall studs as required to center the batten layout in each wall. Battens shall be approx. 1/2" x 2" confirm w/ owners. Install the siding over 15lb building paper wrap or other pre-approved building paper wrap. Caulk all the joints with space for expansion & contraction as required to seal. Provide "Z" flashing at all horizontal joints. See spec. division [09500] for Ply siding or spec. division [09450] for Hardie Siding additional requirements. Siding shall be installed per the MFG's requirements. Consult with the owners for the material selection and color approval prior to installation typical.*
2. ***Asphalt Comp Roofing:*** *Provide min 30 year class "A" asphalt comp shingle roofing. Shingles shall be installed over the required roof under-layment per the MFG's warranty requirements. The minimum under layment required by the building code shall be 15lb roof felt & conform to ASTM D 226, TYPE I, ASTM D 4869 type 1 OR ASTM D 6757. Where the roof slope is less then 4:12 provide a double layer of the roof underlayment. All shingles, flashing, fasteners, etc. shall be installed per the MFG's specified & detail requirements. See roof-flashing details (1/D1) & spec division 07250 for the minimum industry standards and code requirements. The MFG's installation details shall govern over the details provided on this set of plans. See spec div. 07250 & 07500 for additional comp roof requirements. Consult with the owners for finish materials and color selection approval prior to purchase & installation typical.*
3. ***Fascia Board & Gutter:*** *Provide a 2"x8" pre-primed & painted decay resistant redwood or cedar fascia board w/ an approx 4 1/2" Ogee galvanized metal rain-gutter with leaf-guards. Downspouts shall be located in the field and shall terminate into a piped drainage system. The drainage system shall drain to daylight in an approved location per the grading and drainage plans & soils engineer. Paint the fascia and gutter an accent color, consult with owners for selection typical.*
4. ***Corner, Vertical Door, & Vertical Window Trim:*** *Provide 2"x6" pre-primed & painted re-sawn decay resistant redwood or cedar or 6" Hardie Trim corner, & vertical door & window trim. Provide flashing per detail 3/D1.*
5. ***Lintel trim:*** *Provide 2"x8" pre-primed & painted re-sawn decay resistant redwood or cedar or 8" Hardie Trim Lintel trim. Provide flashing per detail 3/D1.*
6. ***Sill trim:*** *Provide a built-up windowsill with a pre-primed & painted re-sawn decay resistant redwood or cedar sloping 2"x4" cap w/ cant back edge over a 2"x4" sill trim board or shaped Hardie Trim. Provide flashing per detail 3/D1.*
7. ***Barge Rafter:*** *Provide a 2"x10" pre-primed & painted re-sawn decay resistant redwood or cedar barge rafter w/ a re-sawn or Hardie Trim 1"x4" nailed flush with the top of the barge rafter. Paint the Barge rafter an accent color. Consult with owners for color typical.*
8. ***Gable Cornice Trim:*** *Provide a 2"x4" pre-primed & painted re-sawn decay resistant redwood or cedar or 4" Hardie trim gable cornice trim member.*
9. ***Porch Columns:*** *Provide 12" square porch columns w/ a solid 2"x redwood, cedar, or Hardie post wrap w/ concealed joints over 15lb building paper wrap or other pre-approved building paper wrap. Submit a sample build-up for the owner(s) to approve prior to construction.*
10. ***Gooseneck Light Fixtures:*** *Provide wall mount waterproof high efficiency gooseneck accent light fixtures per the electrical plan. Provide 2"x solid blocking in the wall for mounting the light fixtures as required per the MFG. Consult w/ owners for selection typical.*
11. ***Gable Trim Band:*** *Provide a trim band w/ a shaped cap trim over a trim band. The cap trim shall be a pre-primed & painted re-sawn sloping 3"x3" w/ cant back edge cut for sloping top or shaped Hardie Trim. The band shall be a 2"x12" pre-primed & painted re-sawn or 12" Hardie trim. Provide backing with adhesive flashing behind the Hardie panel siding to secure and seal the fasteners.*
12. ***New Fill Trim:*** *Where typ trim details conflict provide 2"x pre-primed & painted decay resistant redwood or cedar re-sawn or Hardie Trim to fill the space as required. Provide flashing per detail 2/D1. Provide samples / mock up for the owners to approve prior to construction.*
13. *Not Used*
14. ***Triangular Gable End Vent:*** *Provide an approx 18" tall x 4'-6" wide triangular screened and louvered galv, metal gable end vent w/ the slope angle to match w/ the roof slope. Provide 2"x4" pre-primed & painted corrosion resistant sill trim w/ adhesive flashing similar to detail 2/D1. See the roof vent calc's on the roof plan sheet for additional requirements.*

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PLANS PREPARED BY:
JAMES GEORGE
PROJECT DESIGNER

REVISIONS:
1 PROOFREAD REV. PRIOR TO PLAN CHK 1-20-2020

PROJECT TITLE:
GUEST STUDIO PLANS
FOR: SUSAN TURNER
MORRISON LANE
FAIRFIELD, CA. 94534
APN# 0153-140-240

DATE: 12-29-19

SCALE: AS NOTED

SHEET DESCRIPTION: EXTERIOR ELEVATIONS

SHEET NUMBER: A1 of A6
W/ 26 SHEETS TOTAL

FLOOR PLAN KEY NOTES

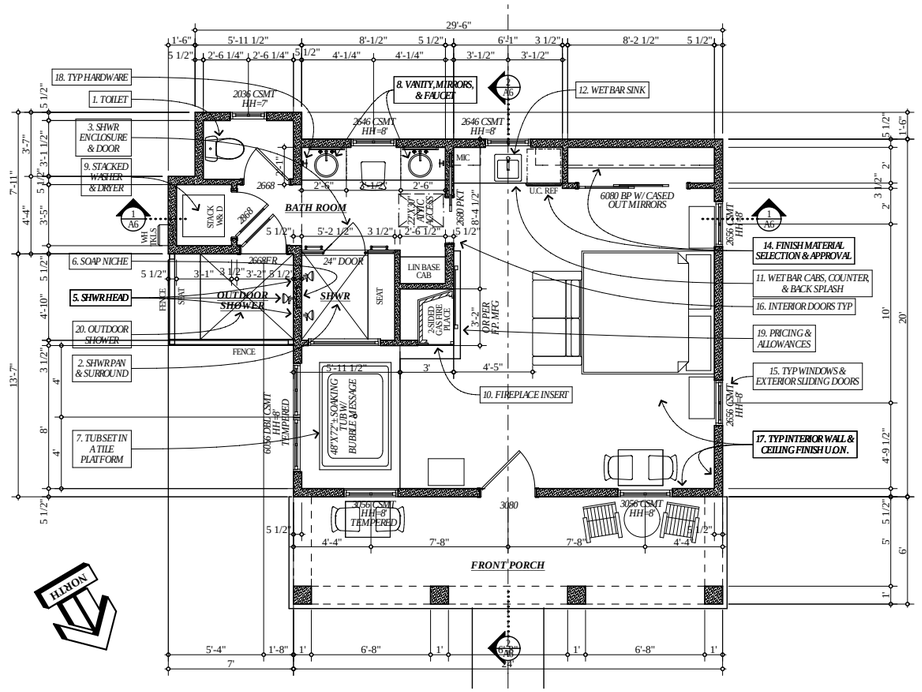
1. **Toilet:** *Provide a max 1.28 gallon elongated high-rise toilet. Consult w/ owner(s) for selection. See spec. Division 15600 for additional requirements.*
2. **Shower Pan & Surround:** *Construct a field built shower with an accented tile surround over a 1" thick reinforced mortar base & built up waterproof membrane shower pan. The shower pan shall be sloped at min 1/4" per foot to max 1/2" per foot to the drain typical. See spec. Divisions 15550, & 15720 for additional requirements typical. Provide a min 2" tall water dam measured from the inside of the shower. The tile surround shall extend up to min 72" above the finish floor. Consult w/ owner(s) for selection & layout.*
3. **Shower Enclosure, Door, & Water Dam:** *Provide a f rameless tempered glass enclosure over a 48" tall half wall. Provide a tempered glass out swing or in and out swing shower door over a min 2" tall water dam measured on the shower pan side with tile f inish & bull nose tile corners over reinforced mortar layer & waterproof membrane layer. The shower door is required to be min 22" wide per code. See plan for shower door size. Consult with the owner(s) for selection.*
4. **Shower Seat:** *Provide an accented tile seat w/ bull nose tile corners or a stone slab seat. The tile or stone slab seat f inish shall be installed over a reinforced mortar layer & waterproof membrane layer. Slope the seat to drain into the shower pan. Consult with the owner(s) for selection.*
5. **Showerheads:** *Provide showerheads. Consult w/ the owner(s) for selection including height adjustment and possible lower jet and hand held. Showerheads shall f low @ max 2.0 gallons per minute at 80 psi. Showerheads shall be certif ied to the perf ormance criteria of the U.S. EPA Water Sense Specif ication f or Showerheads.*
6. **Shower Soap Niche:** *Provide an accented tile soap niche w/ bull nose tile corners over a reinf orced mortar layer & waterproof membrane layer or pre MFG niche insert. Slope the sill to drain into the shower pan. Consult with the owner(s) for selection and layout approval.*
7. **Tub:** *Provide an approx 48"x72" tub set in a raised accented tile platf orm w/ bull nose tile corners. The tile platf orm shall have tile installed over a min 1" thick reinf orced mortar layer & a waterproof membrane layer. If the owner(s) choose a jetted tub or bubble message tub provide a pump access panel thru the f ace of the tile platf orm or through the adjacent wall as required. The access panel is to be located in the f ield with the owners based on the mf g's pump location. See spec division 15610 f or additional requirements. Consult with the owner(s) f or the tub selection as well as the tile selection and the access panel location.*
8. **Vanity, Mirrors, & Faucet:** *Provide a paint grade base cabinet with a stone slab counter top @ 36" above the f loor & Back Splash, w/ sink(s), Provide a cased out mirror at each vanity sink. Consult w/ the owner(s) to ref ine the design prior to f abrication. Per the CAL GREEN requirements all vanity sinks shall have a max 1.2gpm @ 60psi & min 0.8gpm @ 20psi per the CAL GREEN requirements. All sconce lights shall be aligned with the mirrors. Consult w/ owner regarding med. Cab's.*
9. **Stacked Clothes washer & Dryer:** *Provide a stacked clothes washer & clothes dryer w/ a vent to the outside. Install the dryer per spec div 15200. Consult w/ owner(s) f or selection prior to purchase and installation.*
10. **Fireplace Insert:** *Provide a MFG listed 2-sided corner propane gas f ireplace insert to be installed per the MFG's requirements. Provide a stone slab, brick or river rock veneer surround. Provide an 18" tall± raised hearth to match the surround and align w/ the height of the tub platf orm. Consult w/ the owner(s) to ref ine the design prior to f abrication. See the f ireplace note "N" on this sheet under the f loor plan general notes & see spec divisions 10050, 15250, 15525 & 15575 f or additional requirements.*
11. **Wet bar Cabinets, Counter tops, & Backsplash:** *Provide paint grade cabinets with stone slab counter tops @ 36" above the f loor w/ a f ull height tile or slab backsplash & mic in the upper wall cab. Consult w/ the owner(s) to ref ine the design & layout prior to f abrication.*
12. **Bar Sink / Faucet:** *Provide a bar sink. The maximum f low rate of residential bar sink f aucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum f low rate of residential bar sink f aucets shall not be less than 0.8 gallons per minute at 20 psi. Consult w/ owners f or selection.*
13. **Not Used**
14. **Finish Material selection and approval:** *The builder shall consult with the owner(s) f or approvals on all f inish materials whether the materials are specif ied on the plans or not. Finish materials include but are not limited to cabinets, moldings, trim, baseboards, windows, doors, f looring, concrete slab f inish, Plumbing f ixture f inish & color, door hardware, Faucet hardware, Electrical plug covers, paint, drywall texture ETC.*
15. **Typ. Windows and exterior doors:** *Windows and exterior doors shall be black or dark accent colored vinyl as mf g by Pella, Marvin, Milgard, or equal. Consult w/ owner(s) f or selection options. Provide alt pricing f or wood clad windows, f iberglass, and vinyl.*
16. **Typ. Interior doors:** *All interior doors shall be paint grade w/ raised paneling or tempered glass. All bedroom entrance doors shall be solid core f or sound isolation. Case out all interior doors w/ paint grade trim. Consult w/ owner(s) f or selection prior to purchase and installation.*
17. **Typ. Wall and ceiling f inish U.O.N.:** *Interior walls and ceilings shall be lined with drywall and have an imperf ect smooth or blown in knocked down texture with bull nose corners typical U.O.N. The ceilings shall be a lighter accent color throughout. The walls shall have baseboards. Consult w/ owner(s) f or options prior to pricing, purchase, and installation. Options include but are not limited to wood paneling, crown molding, etc.*
18. **Typ. Hardware:** *All exposed metal hardware shall have a matching f inish. This includes but is not limited to f aucets, doorknobs, hinges, towel racks, etc. consult w/ owner(s). Not all hardware is shown on the plans. Provide towel hangers in each bathroom, doorstops at each door, cabinet doorknobs, Etc. Consult with the owner(s) to verif y what hardware is to be included in each room typical.*
19. **Pricing / Allowance Note:** *For bid purposes the bidders shall set cost allowances on all f inish materials which shall be of an adequate amount to cover the price of the materials based on the level of quality and quantity of the materials described on the plans and or ref lect the owners desired quality. The bidders shall submit samples of the f inishes, f ixtures, appliances, quality of work, etc. to the owner at the time of bid submittal to ensure the allowance are adequate to cover the owner(s) desired quality of the f inish.*
20. **Outdoor Shower:** *Construct an outdoor shower with a concrete slab pan w/ slope at min 1/4" per f oot to max 1/2" per f oot to the drain typical. Provide a 6' tall solid redwood or cedar privacy f ence around the outdoor shower area. Provide a wood f rame seat w/ possible stone slab top. The shower drain shall be tied into the storm drain lines or if ran into the septic system a drain cap shall be provided to prevent rain water f rom getting into the septic system. Consult w/ owner(s) f or paint grade & stain grade f ence & other material selection & layout options. The shower hot and cold water lines shall have a shut-of f and drain to prevent damage f rom f reezing.*

DOOR & WINDOW GLAZING NOTE:

DOOR & WINDOW MANUFACTURER'S LABELING SUBSTANTIATING THE U-FACTORS AND SHGC'S AS SPECIFIED ON CERTIFICATE OF COMPLIANCE CF-1R SHALL BE IN PLACE AT THE TIME OF THE FRAMING INSPECTION.
THE SHGC & U-FACTOR SHALL COMPLY W/ THE T-24 CF-1R ENERGY FORMS ON T24 SHEET(S)

NOTE:

SEE THE CAL GREEN REQUIREMENTS ON SHEETS AS6 & SHEETS CG-1 & CG-2



FLOOR PLAN

SCALE: 1/4" = 1'-0"

FLOOR PLAN GENERAL NOTES

SEE THE AS SHEETS FOR ADDITIONAL REQUIREMENTS

A. All windows to be dual glazed with there label listing the certif ied u-f actor, SHGC and VT, shall not be removed bef ore inspection by the enf orcement agency, provide screens on operable windows. Verif y all window rough openings with window manuf actures prior to rough f rame. See T-24 energy requirements f or additional requirements.
B. All exterior doors to be solid core 1 3/8" thick with waterproof tight f it – consult with owners f or approved style.
C. [HH=8'] Stands f or header height and indicates the elevation to set the top of the window at. The builder shall then set the bottom of the actual header up above the top of the window as required. to allow f or the rough opening around the window as required. by the window mf g's requirements. If the mf g allows it is a good practiced to set the bottom of the header 1/2" above the top of the window to allow f or any possible def lection in the header. Then f ill the void w/ spray f oam af ter window installation.
D. Provide emergency egress f rom bedrooms as required.
E. All windows with-in 2' of a door, glass lights with-in a door, windows over stairs, windows with-in 5' of the top or bottom of stairs, and windows in a bathroom shall be tempered glass
F. Water-resistant gypsum board shall NOT be used on the ceilings typical.
G. Insulate and weather strip attic access panel w/ min R-38 batt insulation.
H. Not Used
I. Not Used
J. Project specif ications are called out as "Spec Div. 15020" Ref er to the AS sheets on this set of plans to look up the specif ications by the number ref erenced.
K. Door & Window Requirements: *See spec division 8 f or additional Requirements*
L. Gyp BD Requirements: *See spec division 09100 f or requirements*
M. Mechanical & Plumbing: *See spec division 15 f or requirements*
N. Gas Fire Place Insert: *The f actory built metal f ireplace insert and chimney / f lue shall be UL listed and shall be installed per the MFG's requirements. The builder shall submit the MFG brand, make and model number with a spec sheet that indicates the UL Listing and installation requirements to the building department f or approval prior to installation. Provide combustion air f rom the outside per the MFG's installation requirements. The insert shall be provided with tight f itting tempered glass doors.*
O. Not Used
P. Mandatory Requirments to Limit Air Leakage: *All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage shall be caulked, gasketed, weather-stripped or otherwise sealed to limit inf iltration and exf iltration.*

PLUMBING GENERAL NOTES:

SEE SPEC DIVISION 15 ON THE AS SHEETS FOR ADDITIONAL REQUIREMENTS

Additions & Alterations

1. *The plumber and or builder shall verif y all existing plumbing lines & elevations to determine where & how to tie into the existing system & provide the required slope and sizing per code.*
2. *When adding on to the existing plumbing system the plumber/builder shall verif y all lines leading to the new added plumbing are correctly sized as required per code.*

General Requirements

1. *The plumber shall size all gas, water & sanitary drainage per current code requirements U.O.N. on plans.*
2. *All vents terminating thru roof if able shall be located to the rear of the house, or in a location not visible to guests, even though I am sure your work looks good.*

Site Requirements

1. *No trenches shall run parallel to a bearing f ooting any deeper than a 45° line drawn down f rom the edge of the f ooting [typical].*
2. *Water lines & sewer lines can be ran in the same trench if the sewer line material is approved f or use within a building, if not the water line shall be located a minimum 12" above the sewer line.*

Drainage Requirements

1. *Min slope shall be 1/4" per f t or 1/8" per f t if the pipe is 4".*
2. *Cleanouts required each 100' f or horizontal runs at all sinks at lowest level, see UPS f or additional requirements.*
3. *Under f loor cleanouts shall not exceed 20' f rom crawl access openings.*
4. *Trap seals shall be minimum 2" & maximum 4" typical.*

Water Supply Requirements

1. *Pressure thank & pump are required if the pressure is below 40 P.S.I. & a regulator is required if the pressure exceeds 80 P.S.I. Field verif y pressure at meter & at house based on house elevation f rom meter.*
2. *Provide anti backf low vacuum breaker at hose bibs & minimum 3/4" supply line.*
3. *Provide a drain air gap at the dishwasher.*

Gas Piping Requirements

1. *Fireplace gas valve / shut-of f valve shall be located outside of the required hearth area but not more than 48" away f rom the appliance and in the same room.*

Shower & Tub Requirements

1. *Shower and tub/shower valves shall be pressure balanced or thermostatic mixing type anti scold device listed to 120° maximum.*
2. *Bathtub & shower wall to be constructed of a non-absorbent material to minimum height of 72" above drain of tub or shower. Shower pan regardless of shape is to have a minimum f loor area of 1,024 sq inches and capable of encompassing a 30" circle inside drain pan.*
3. *Glass tub/shower and shower enclosures to be tempered glass labeled category II, shower door clear openings and openings are to be a minimum 22" wide. Shower doors shall swing outward.*
4. *Shower head shall not discharge directly toward the door.*
5. *Water dam shall be a minimum 2" tall & maximum 9" tall at shower.*
6. *Shower pan shall slope to drain minimum 1/4" per f t & maximum 1/2" per f t.*

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PLANS PREPARED BY:

JAMES GEORGE
PROJECT DESIGNER

REVISIONS:

1 PROOFREAD REV. PRIOR TO PLAN CHK 1-20-2020

PROJECT TITLE:

GUEST STUDIO PLANS

FOR: SUSAN TURPIN

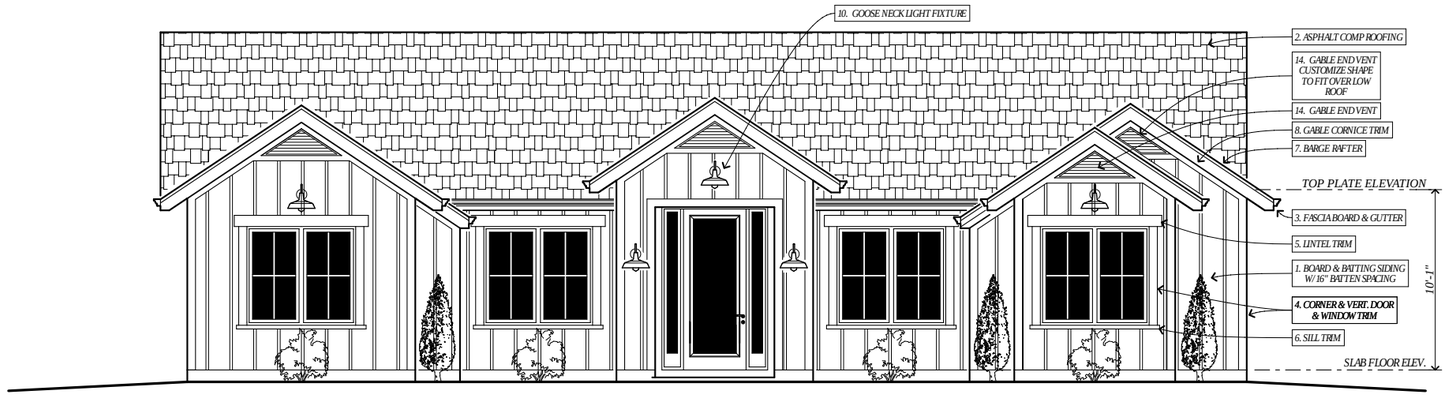
MORRISON LANE
FAIRFIELD, CA. 94534
APN# 0153-140-240

DATE: 12-29-19

SCALE: AS NOTED

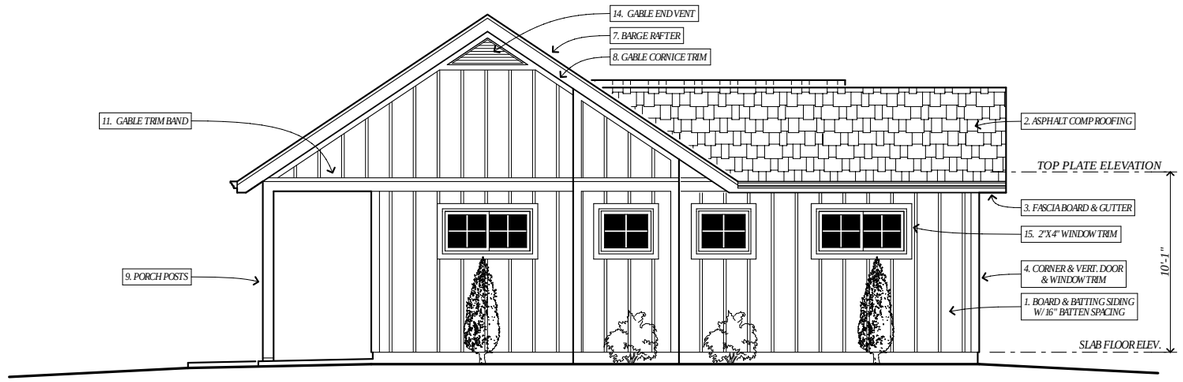
SHEET DESCRIPTION: FLOOR PLAN

SHEET NUMBER: A2 or A6
W/ 26 SHEETS TOTAL



FRONT / WEST SIDE EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT / NORTH SIDE EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"

KEY NOTES

1. ***Board & Batten Siding:*** *Provide pre-primed & painted Board & Batten siding with structural rough sawn plywood siding or Hardie Panel siding over structural OSB plywood shear. Provide re-sawn or Hardie trim batten boards. over the nails. Confirm Batten spacing with the owners. Align wall studs as required to center the batten layout in each wall. Battens shall be approx. 1/2" x 2" confirm w/ owners. Install the siding over 15lb building paper wrap or other pre-approved building paper wrap. Caulk all the joints with space for expansion & contraction as required to seal. Provide "Z" flashing at all horizontal joints. See spec. division [09500] for Ply siding or spec. division [09450] for Hardie Siding additional requirements. Siding shall be installed per the MFG's requirements. Consult with the owners for the material selection and color approval prior to installation typical.*
2. ***Asphalt Comp Roof ing:*** *Provide min 30 year class "A" asphalt comp shingle roofing. Shingles shall be installed over the required roof under-layment per the MFG's warranty requirements. The minimum under layment required by the building code shall be 15lb roof felt & conform to ASTM D 226, TYPE I, ASTM D 4869 type 1 OR ASTM D 6757. Where the roof slope is less then 4:12 provide a double layer of the roof underlayment. All shingles, flashing, fasteners, etc. shall be installed per the MFG's specified & detail requirements. See roof-flashing details (1/D1) & spec division 07250 for the minimum industry standards and code requirements. The MFG's installation details shall govern over the details provided on this set of plans. See spec div. 07250 & 07500 for additional comp roof requirements. Consult with the owners for finish materials and color selection approval prior to purchase & installation typical.*
3. ***Fascia Board & Gutter:*** *Provide a 2"x8" pre-primed & painted decay resistant redwood or cedar fascia board w/ an approx 4 1/2" Ogee galvanized metal rain-gutter with leaf-guards. Downspouts shall be located in the field and shall terminate into a piped drainage system. The drainage system shall drain to daylight in an approved location per the grading and drainage plans & soils engineer. Paint the fascia and gutter an accent color, consult with owners for selection typical.*
4. ***Corner, Vertical Door, & Vertical Window Trim:*** *Provide 2"x6" pre-primed & painted re-sawn decay resistant redwood or cedar or 6" Hardie Trim corner, & vertical door & window trim. Provide flashing per detail 3/D1.*
5. ***Lintel trim:*** *Provide 2"x8" pre-primed & painted re-sawn decay resistant redwood or cedar or 8" Hardie Trim Lintel trim. Provide flashing per detail 3/D1.*
6. ***Sill trim:*** *Provide a built-up windowsill with a pre-primed & painted re-sawn decay resistant redwood or cedar sloping 2"x4" cap w/ cant back edge over a 2"x4" sill trim board or shaped Hardie Trim. Provide flashing per detail 3/D1.*
7. ***Barge Rafter:*** *Provide a 2"x10" pre-primed & painted re-sawn decay resistant redwood or cedar barge rafter w/ a re-sawn or Hardie Trim 1"x4" nailed flush with the top of the barge rafter. Paint the Barge rafter an accent color. Consult with owners for color typical.*
8. ***Gable Cornice Trim:*** *Provide a 2"x4" pre-primed & painted re-sawn decay resistant redwood or cedar or 4" Hardie trim gable cornice trim member.*
9. ***Porch Posts:*** *Provide pre-primed & painted or stained re-sawn posts. The exposed posts shall be decay resistant redwood or cedar w/ an approved accent paint or stain color. Consult with the owner(s) for selection prior to construction. The building inspectors are verifying that corrosion resistant cedar and redwood posts are installed and they are making builders replace the post if the wrong type of wood is installed.*
10. ***Gooseneck Light Fixtures:*** *Provide wall mount waterproof high efficiency gooseneck accent light fixtures per the electrical plan. Provide 2"x solid blocking in the wall for mounting the light fixtures as required per the MFG. Consult w/ owners for selection typical.*
11. ***Gable Trim Band:*** *Provide a trim band w/ a shaped cap trim over a trim band. The cap trim shall be a pre-primed & painted re-sawn sloping 3"x3" w/ cant back edge cut for sloping top or shaped Hardie Trim. The band shall be a 2"x10" pre-primed & painted re-sawn or 10" Hardie trim. Provide backing with adhesive flashing behind the Hardie panel siding to secure and seal the fasteners.*
12. ***New Fill Trim:*** *Where typ trim details conflict provide 2"x pre-primed & painted decay resistant redwood or cedar re-sawn or Hardie Trim to fill the space as required. Provide flashing per detail 2/D1. Provide samples / mock up for the owners to approve prior to construction.*
13. *Not Used*
14. ***Triangular Gable End Vent:*** *Provide an approx 18" tall x 4'-6" wide triangular screened and louvered galv, metal gable end vent w/ the slope angle to match w/ the roof slope. Provide 2"x4" pre-primed & painted corrosion resistant sill trim w/ adhesive flashing similar to detail 2/D1. See the roof vent calc's on the roof plan sheet for additional requirements.*
15. ***2"X4" Window trim:*** *Indicated 2"x4" pre-primed & painted re-sawn decay resistant redwood or cedar or 4" Hardie Trim window trim. Provide flashing per detail 3/D1. Provide samples / mock up for the owner(s) to approve prior to construction.*
16. ***Attic Access / Gable End Vent:*** *Provide a min 30"x30" screened and louvered galv, metal attic access door / gable end vent. This shall be a hinged door with latch w/ a min 30"x30" clear access opening to access the attic furnace and attic space. Provide trim to match the doors and windows w/ adhesive flashing similar to detail 3/D1. See detail 5/D2 & the roof vent calc's on the roof plan sheet for additional requirements.*

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PLANS PREPARED BY:

JAMES GEORGE
PROJECT DESIGNER

REVISIONS:

1 PROOFREAD REV. PRIOR TO PLAN CHK 1-20-2020

PROJECT TITLE:

SECOND HOME PLANS
FOR: SUSAN TURPIN

MORRISON LANE
FAIRFIELD, CA. 94534
APN# 0153-140-240

DATE:
12-29-19

SCALE:
AS NOTED

SHEET DESCRIPTION:
EXTERIOR ELEVATIONS FRONT & LEFT SIDES

SHEET NUMBER:
A1 of A7
W/ 29 SHEETS TOTAL

REAR / EAST SIDE EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"

RIGHT / SOUTH SIDE WEST SIDE EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"

KEY NOTES

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13. *Not Used*
14. ***Triangular Gable End Vent:*** *Provide an approx 18" tall x 4'-6" wide triangular screened and louvered galv, metal gable end vent w/ the slope angle to match w/ the roof slope. Provide 2"x4" pre-primed & painted corrosion resistant sill trim w/ adhesive flashing similar to detail 2/D1. See the roof vent calc's on the roof plan sheet for additional requirements.*
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PLANS PREPARED BY:

JAMES GEORGE
PROJECT DESIGNER

REVISIONS:

1 PROOFREAD REV. PRIOR TO PLAN CHK 1-20-2020

PROJECT TITLE:

SECOND HOME PLANS
FOR: SUSAN TURPIN

MORRISON LANE
FAIRFIELD, CA. 94534
APN# 0153-140-240

DATE:
12-29-19

SCALE:
AS NOTED

SHEET DESCRIPTION:
EXTERIOR ELEVATIONS REAR & RIGHT SIDES

SHEET NUMBER:
A2 or A7
W/ 29 SHEETS TOTAL

FLOOR PLAN GENERAL NOTES

SEE THE AS SHEETS FOR ADDITIONAL REQUIREMENTS

A. All windows to be dual glazed with there label listing the certified u-factor, SHGC and VT, shall not be removed before inspection by the enforcement agency, provide screens on operable windows. Verify all window rough openings with window manufactures prior to rough frame. See T-24 energy requirements for additional requirements.

B. All exterior doors to be solid core 1 3/8" thick with waterproof tight fit – consult with owners for approved style.

C. [HH=8'] Stands for header height and indicates the elevation to set the top of the window at. The builder shall then set the bottom of the actual header up above the top of the window as required. to allow for the rough opening around the window as required. by the window mfg's requirements. If the mfg allows it is a good practiced to set the bottom of the header 1/2" above the top of the window to allow for any possible deflection in the header. Then fill the void w/ spray foam after window installation.

D. Provide emergency egress from bedrooms as required.

E. All windows with-in 2' of a door, glass lights with-in a door, windows over stairs, windows with-in 5' of the top or bottom of stairs, and windows in a bathroom shall be tempered glass

F. Water-resistant gypsum board shall NOT be used on the ceilings typical.

G. Insulate and weather strip attic access panel w/ min R-38 batt insulation.

H. Not used

I. Not Used

J. Project specifications are called out as "Spec Div. 15020" Refer to the AS sheets on this set of plans to look up the specifications by the number referenced.

K. Door & Window Requirements: See spec division 8 for additional Requirements

L. Gyp BD Requirements: See spec division 09100 for requirements

M. Mechanical & Plumbing: See spec division 15 for requirements

N. Gas Fire Place Insert: The factory built metal fireplace insert and chimney / flue shall be UL listed and shall be installed per the MFG's requirements. The builder shall submit the MFG brand, make and model number with a spec sheet that indicates the UL Listing and installation requirements to the building department for approval prior to installation. Provide combustion air from the outside per the MFG's installation requirements. The insert shall be provided with tight fitting tempered glass doors.

O. Not Used

P. Mandatory Requirments to Limit Air Leakage: All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage shall be caulked, gasketed, weather-stripped or otherwise sealed to limit infiltration and exfiltration.

PLUMBING GENERAL NOTES:

SEE SPEC DIVISION 15 ON THE AS SHEETS FOR ADDITIONAL REQUIREMENTS

Additions & Alterations

1. The plumber and or builder shall verify all existing plumbing lines & elevations to determine where & how to tie into the existing system & provide the required slope and sizing per code.
2. When adding on to the existing plumbing system the plumber/builder shall verify all lines leading to the new added plumbing are correctly sized as required per code.

General Requirements

1. The plumber shall size all gas, water & sanitary drainage per current code requirements U.O.N. on plans.
2. All vents terminating thru roof if able shall be located to the rear of the house, or in a location not visible to guests, even though I am sure your work looks good.

Site Requirements

1. No trenches shall run parallel to a bearing footing any deeper than a 45° line drawn down from the edge of the footing [typical].
2. Water lines & sewer lines can be ran in the same trench if the sewer line material is approved for use within a building, if not the water line shall be located a minimum 12" above the sewer line.

Drainage Requirements

1. Min slope shall be 1/4" per ft or 1/8" per ft if the pipe is 4".
2. Cleanouts required each 100' for horizontal runs at all sinks at lowest level, see UPS for additional requirements.
3. Under floor cleanouts shall not exceed 20' from crawl access openings.
4. Trap seals shall be minimum 2" & maximum 4" typical.

Water Supply Requirements

1. Pressure thank & pump are required if the pressure is below 40 P.S.I. & a regulator is required if the pressure exceeds 80 P.S.I. Field verify pressure at meter & at house based on house elevation from meter.
2. Provide anti backflow vacuum breaker at hose bibs & minimum 3/4" supply line.
3. Provide a drain air gap at the dishwasher.

Gas Piping Requirements

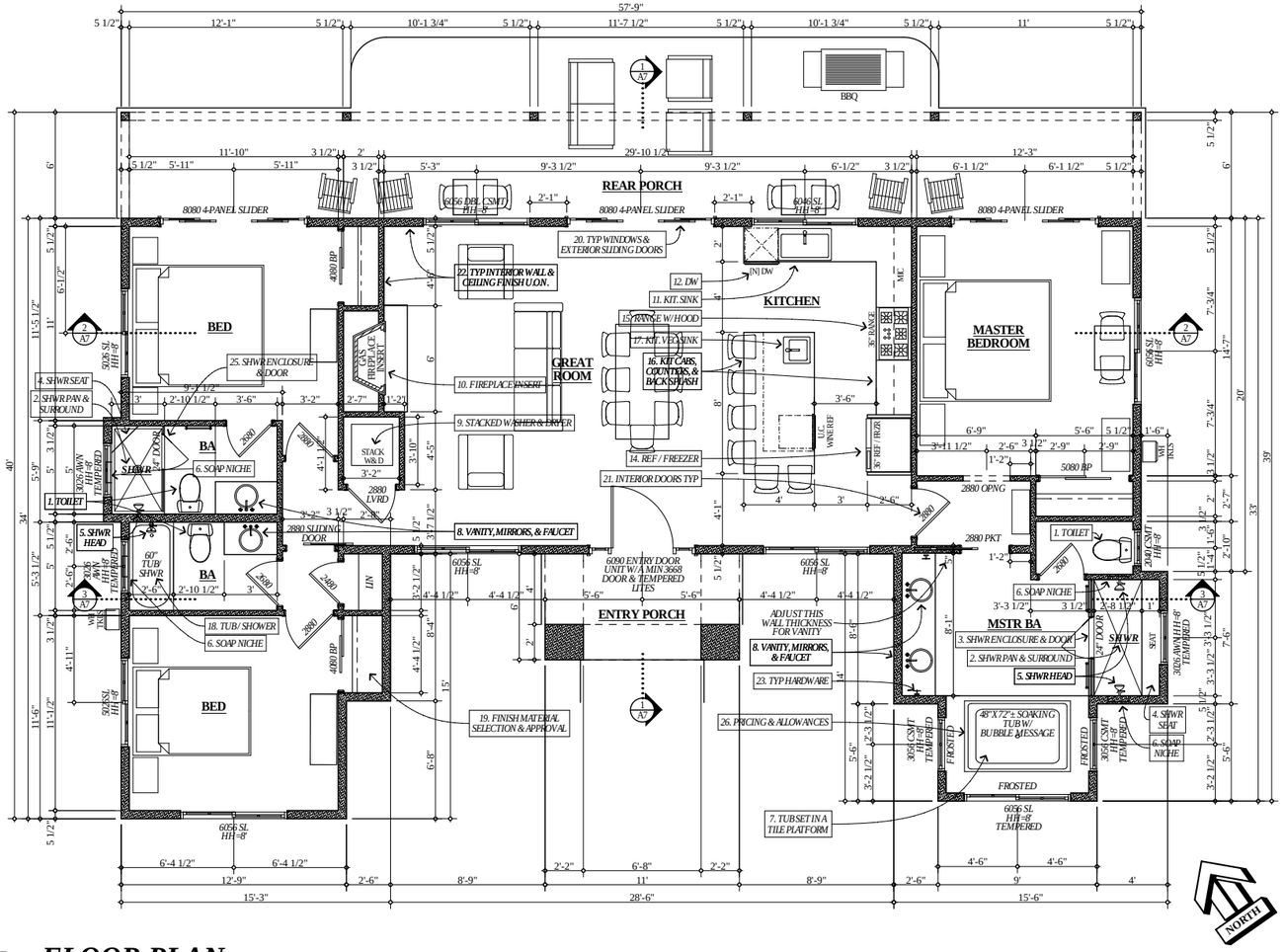
1. Fireplace gas valve / shut-off valve shall be located outside of the required hearth area but not more than 48" away from the appliance and in the same room.

Shower & Tub Requirements

1. Shower and tub/shower valves shall be pressure balanced or thermostatic mixing type anti scold device listed to 120° maximum.
2. Bathtub & shower wall to be constructed of a non-absorbent material to minimum height of 72" above drain of tub or shower. Shower pan regardless of shape is to have a minimum floor area of 1,024 sq inches and capable of encompassing a 30" circle inside drain pan.
3. Glass tub/shower and shower enclosures to be tempered glass labeled category II, shower door clear openings and openings are to be a minimum 22" wide. Shower doors shall swing outward.
4. Shower head shall not discharge directly toward the door.
5. Water dam shall be a minimum 2" tall & maximum 9" tall at shower.
6. Shower pan shall slope to drain minimum 1/4" per ft & maximum 1/2" per ft.

FLOOR PLAN KEY NOTES

1. **Toilet:** Provide a max 1.28 gallon elongated high-rise toilet. Consult w/ owner(s) for selection. See spec. Division 15600 for additional requirements.
2. **Shower Pan & Surround:** Construct a field built shower with an accented tile surround over a 1" thick reinforced mortar base & built up waterproof membrane shower pan. The shower pan shall be sloped at min 1/4" per foot to max 1/2" per foot to the drain typical. See spec. Divisions 15550, & 15720 for additional requirements typical. Provide a min 2" tall water dam measured from the inside of the shower. The tile surround shall extend up to min 72" above the finish floor. Consult w/ owner(s) for selection & layout.
3. **Shower Enclosure, Door, & Water Dam:** Provide a frameless tempered glass enclosure over a 48" tall half wall. Provide a tempered glass out swing or in and out swing shower door over a min 2" tall water dam measured on the shower pan side with tile finish & bull nose tile corners over reinforced mortar layer & waterproof membrane layer. The shower door is required to be min 22" wide per code. See plan for shower door size. Consult with the owner(s) for selection.
4. **Shower Seat:** Provide an accented tile seat w/ bull nose tile corners or a stone slab seat. The tile or stone slab seat finish shall be installed over a reinforced mortar layer & waterproof membrane layer. Slope the seat to drain into the shower pan. Consult with the owner(s) for selection.
5. **Showerheads:** Provide showerheads. Consult w/ the owner(s) for selection including height adjustment and possible lower jet and hand held. Showerheads shall flow @ max 2.0 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA Water Sense Specification for Showerheads.
6. **Shower Soap Niche:** Provide an accented tile soap niche w/ bull nose tile corners over a reinforced mortar layer & waterproof membrane layer or pre MFG niche insert. Slope the sill to drain into the shower pan. Consult with the owner(s) for selection and layout approval.
7. **Tub:** Provide an approx 48"x72" tub set in a raised accented tile platform w/ bull nose tile corners. The tile platform shall have tile installed over a min 1" thick reinforced mortar layer & a waterproof membrane layer. If the owner(s) choose a jetted tub or bubble messsage tub provide a pump access panel thru the face of the tile platform or through the adjacent wall as required. The access panel is to be located in the field with the owners based on the mfg's pump location. See spec division 15610 for additional requirements. Consult with the owner(s) for the tub selection as well as the tile selection and the access panel location.
8. **Vanity, Mirrors, & Faucet:** Provide a paint grade base cabinet with a stone slab counter top @ 36" above the floor & Back Splash, w/ sink(s). Provide a cased out mirror at each vanity sink. Consult w/ the owner(s) to refine the design prior to fabrication. Per the CAL GREEN requirements all vanity sinks shall have a max 1.2gpm @ 60psi & min 0.8gpm @ 20psi per the CAL GREEN requirements. All sconce lights shall be aligned with the mirrors. Consult w/ owner regarding med. Cab's.
9. **Stacked Clothes washer & Dryer:** Provide a stacked clothes washer & clothes dryer w/ a vent to the outside. Install the dryer per spec div 15200. Consult w/ owner(s) for selection prior to purchase and installation.
10. **Fireplace Insert:** Provide a MFG listed propane gas fireplace insert to be installed per the MFG's requirements. Provide a stone slab, brick or river rock veneer surround. Provide an 18" tall raised hearth to match the surround. Consult w/ the owner(s) to refine the design prior to fabrication. See the fireplace note "N" on this sheet under the floor plan general notes & see spec divisions 10050, 15250, 15525 & 15575 for additional requirements.
11. **Kitchen Sink:** Provide an apron style kitchen sink. Consult with the owner(s) for selection. Per the current CAL GREEN requirements kitchen sinks shall have a max flow of 1.8 gallons per minute at 60 PSI.
12. **Dishwasher:** Provide a slate finish dishwasher per Spec. Div. 15670 note #7. Consult w/ owner(s) for selection.
13. **Not used**
14. **Refrigerator / Freezer:** Provide a slate finish refrigerator / freezer with icemaker, Consult w/ owner(s) for selection prior to purchase and installation.
15. **Range W/ Hood:** Provide a 48" propane range / double oven with a custom hood above. The hood shall have a dedicated 20 amp circuit and shall be vented to the outside. The exhaust ducting shall have a back draft damper. The hood motor shall be rated as required for the range unit below. Consult w/ owner(s) for a custom hood design & selection prior to purchase and installation. See spec division 15325 for additional code requirements.
16. **Kitchen Cabinets, Counter tops, & Backsplash:** Provide paint grade kitchen cabinets with stone slab counter tops @ 36" above the floor w/ a full height tile or slab backsplash. Consult w/ the owner(s) to refine the design & layout prior to fabrication. The island shall have accent color cabinets.
17. **Kitchen Vegetable Sink:** Provide under mount style kitchen sink. Consult with the owners for selection. Per the current CAL GREEN requirements kitchen sinks shall have a max flow of 1.8 gallons per minute at 60 PSI. Consult w/ the owner(s) for selection.
18. **Tub / Shower:** Provide a 72" cast iron / porcelain finish MFG Bath tub w/ an accented tile surround up to min 72" above the finish floor. See the plumbing notes on this sheet & spec. Divisions 15550, & 15610 for additional requirements. Consult with the owner(s) for selection and a more refined design layout prior to construction. If a glass shower enclosure is installed it shall be a tempered glass enclosure with a min 22" wide out swing or sliding door.
19. **Finish Material selection and approval:** The builder shall consult with the owner(s) for approvals on all finish materials whether the materials are specified on the plans or not. Finish materials include but are not limited to cabinets, moldings, trim, baseboards, windows, doors, flooring, concrete slab finish, Plumbing fixture finish & color, door hardware, Faucet hardware, Electrical plug covers, paint, drywall texture ETC.
20. **Typ. Windows and exterior doors:** Windows and exterior doors shall be black or dark accent colored vinyl as mfg by Pella, Marvin, Milgard, or equal. Consult w/ owner(s) for selection options. Provide alt pricing for wood clad windows, fiberglass, and vinyl.
21. **Typ. Interior doors:** All interior doors shall be paint grade w/ raised paneling or tempered glass. All bedroom entrance doors shall be solid core for sound isolation. Case out all interior doors w/ paint grade trim. Consult w/ owner(s) for selection prior to purchase and installation.
22. **Typ. Wall and ceiling finish U.O.N.:** Interior walls and ceilings shall be lined with drywall and have an imperfect smooth or blown in knocked down texture with bull nose corners typical U.O.N. The ceilings shall be a lighter accent color throughout. The walls shall have baseboards. Consult w/ owner(s) for options prior to pricing, purchase, and installation. Options include but are not limited to wood paneling, crown molding, etc.
23. **Typ. Hardware:** All exposed metal hardware shall have a matching finish. This includes but is not limited to faucets, doorknobs, hinges, towel racks, etc. consult w/ owner(s). Not all hardware is shown on the plans. Provide towel hangers in each bathroom, doorstops at each door, cabinet doorknobs, Etc. Consult with the owner(s) to verify what hardware is to be included in each room typical.
24. **Not Used**
25. **Shower Enclosure, Door, & Water Dam:** Provide a frameless tempered glass enclosure W/ a tempered glass out swing or in and out swing shower door over a min 2" tall water dam measured on the shower pan side with tile finish & bull nose tile corners over reinforced mortar layer & waterproof membrane layer. The shower door is required to be min 22" wide per code. See plan for shower door size. Consult with the owner(s) for selection.
26. **Pricing / Allowance Note:** For bid purposes the bidders shall set cost allowances on all finish materials which shall be of an adequate amount to cover the price of the materials based on the level of quality and quantity of the materials described on the plans and or reflect the owners desired quality. The bidders shall submit samples of the finishes, fixtures, appliances, quality of work, etc. to the owner at the time of bid submittal to ensure the allowance are adequate to cover the owner(s) desired quality of the finish.



FLOOR PLAN

SCALE: 1/4" = 1'-0"

DOOR & WINDOW GLAZING NOTE:

DOOR & WINDOW MANUFACTURER'S LABELING SUBSTANTIATING THE U-FACTORS AND SHGC'S AS SPECIFIED ON CERTIFICATE OF COMPLIANCE CF-1R SHALL BE IN PLACE AT THE TIME OF THE FRAMING INSPECTION.
THE SHGC & U-FACTOR SHALL COMPLY W/ THE T-24 CF-1R ENERGY FORMS ON T24 SHEET(S)

NOTE:
SEE THE CAL GREEN REQUIREMENTS ON SHEETS AS6 & SHEETS CG-1 & CG-2

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PLANS PREPARED BY:
JAMES GEORGE
PROJECT DESIGNER

REVISIONS:
1 PROOFREAD REV. PRIOR TO PLAN CHK 1-20-2020

PROJECT TITLE:
SECOND HOME PLANS
FOR: SUSAN TURPIN
MORRISON LANE
FAIRFIELD, CA. 94534
APN# 0153-140-240

DATE: 12-29-19

SCALE: AS NOTED

SHEET DESCRIPTION: FLOOR PLAN

SHEET NUMBER: A3 or A7
W/ 29 SHEETS TOTAL

Use Permit Application No. U-20-04 (Turpin)

Initial Study and

Mitigated Negative Declaration

August 2021

CEQA Lead Agency:

County of Solano

Prepared by:

Department of Resource Management

TABLE OF CONTENTS

CHAPTER 1 - PART II OF INITIAL STUDY OF ENVIRONMENTAL IMPACTS

1.1 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:	Turpin
Application Number:	Use Permit U-20-04
Project Location:	2208 Morrison Lane Fairfield, CA 94534
Assessor Parcel No.(s):	0153-140-240
Project Sponsor's Name and Address:	Susan Turpin 1913 Dawnview Place Fairfield, CA 94534

General Information

This mitigated negative declaration (MND) has been prepared by the County of Solano, as lead agency, pursuant to the California Environmental Quality Act (CEQA) (Pub. Resources Code, § 21000 et seq.), to analyze and disclose the environmental effects associated with project. This document discusses the proposed project, the environmental setting for the proposed project, and the potential for 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

☐ Submit comments by the deadline of: September 7, 2021

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.

1.2 ENVIRONMENTAL DETERMINATION

On the basis of this Initial Study the Solano County Department of Resource Management finds:

☐ The proposed project could not have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ 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 proposed project could have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT (EIR) is required.

☐ 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.

☐ 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.

7/29/21
Date

Eric Wilberg
Eric Wilberg, Planner Associate
County of Solano
Department of Resource Management

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.

7/29/21
Date

Susan Turpin
Susan Turpin,
Project Proponent

1.3 ENVIRONMENTAL SETTING

The subject site is located at 2208 Morrison Lane, 2.5 miles west of the City of Fairfield. The property is situated within an agricultural setting identified as the Suisun Valley Agricultural Region by the Solano County General Plan. Land surrounding the project is utilized for agricultural production, predominantly vineyard cultivation.

The 25.02-acre property is relatively flat, exhibiting slopes of less than six percent. The parcel is undeveloped; however, building permits have been issued for a 4,596 square foot Primary Residence and 1,600 square foot detached garage near the southeast corner of the lot. The Putah South Canal runs along the eastern and southern borders of the parcel. Two residences are located within ¼ mile of the proposed facility.

Figure 1: Vicinity Map

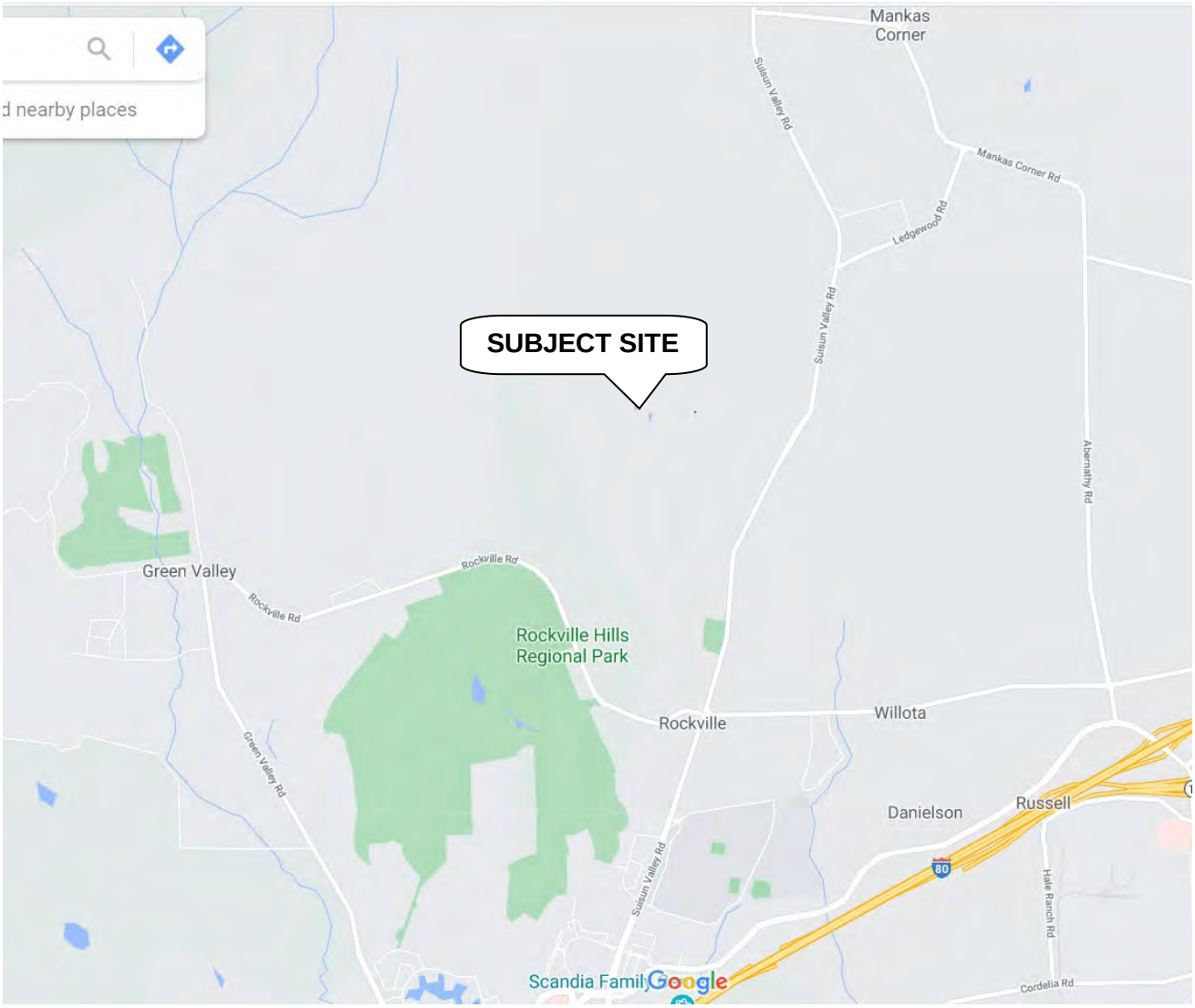


Figure 2: Assessor's Parcel Map

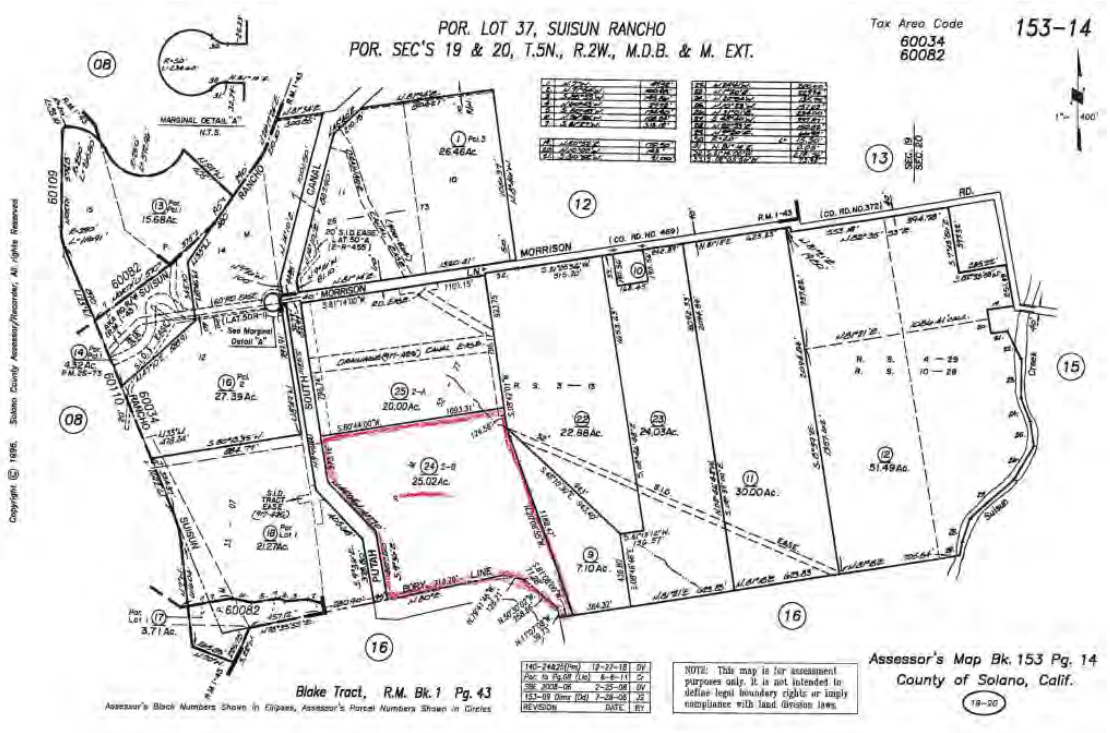


Figure 3: Aerial Photo Project Site – March 2019

1.4 PROJECT DESCRIPTION

The project involves the construction of a 4,738 square foot barn-styled structure to serve as a special event facility. It is anticipated that the event barn will host weddings, community events, fund raisers, holiday events, educational, and private gatherings. The event barn includes a main event hall space, commercial kitchen, dressing rooms, rest rooms, storage, and covered porch seating areas. The project includes eight events per year with up to 150 persons per event. Events may also occur outdoors within the proposed lawn areas north and east of the event barn.

Temporary staff providing catering and entertainment services would also be employed for each event. Staffing levels will be contingent on the size of the event and can be expected at a ratio of one staff person per fifteen guests. The facility would initially rely on outside catering for food service; however, it is anticipated that a commercial kitchen will be constructed within the event barn at a later phase of the project. Musical entertainment would likely occur at each event. All events will start no sooner than 10:00 a.m. and end by 10:00 p.m. Facility setup and cleanup shall be between the hours of 8:00 a.m. to 11:00 p.m.

A 531 square foot Guest Studio is planned to accompany the event facility to accommodate overnight lodging.

A 1,800 square foot Secondary Dwelling is also proposed to operate as a Vacation Rental Home near the proposed event barn. This use will operate independently of the event facility; however, also requires use permit issuance.

Building permits have been issued for a 4,596 square foot Primary Residence and 1,600 square foot detached garage near the southeast corner of the lot. These improvements are ministerial and not considered part of the Project.

Access/Circulation

Access to the site will be provided via private driveway off Morrison Lane through an existing 50-foot wide access and utility easement. The easement extends from Morrison Lane, through the adjacent parcel to the north (APN 0153-140-250) for a length of approximately 800 feet.

Parking

The project involves developing a gravel parking lot southwest of the event barn. A total of 75 parking spaces would be provided.

Signage

A 32 square foot sign is proposed for the facility. Location of the signage on-site has not been determined.

Domestic Water Supply

The project includes a domestic water well to supply potable water to the event barn, secondary dwelling, and guest studio.

Wastewater

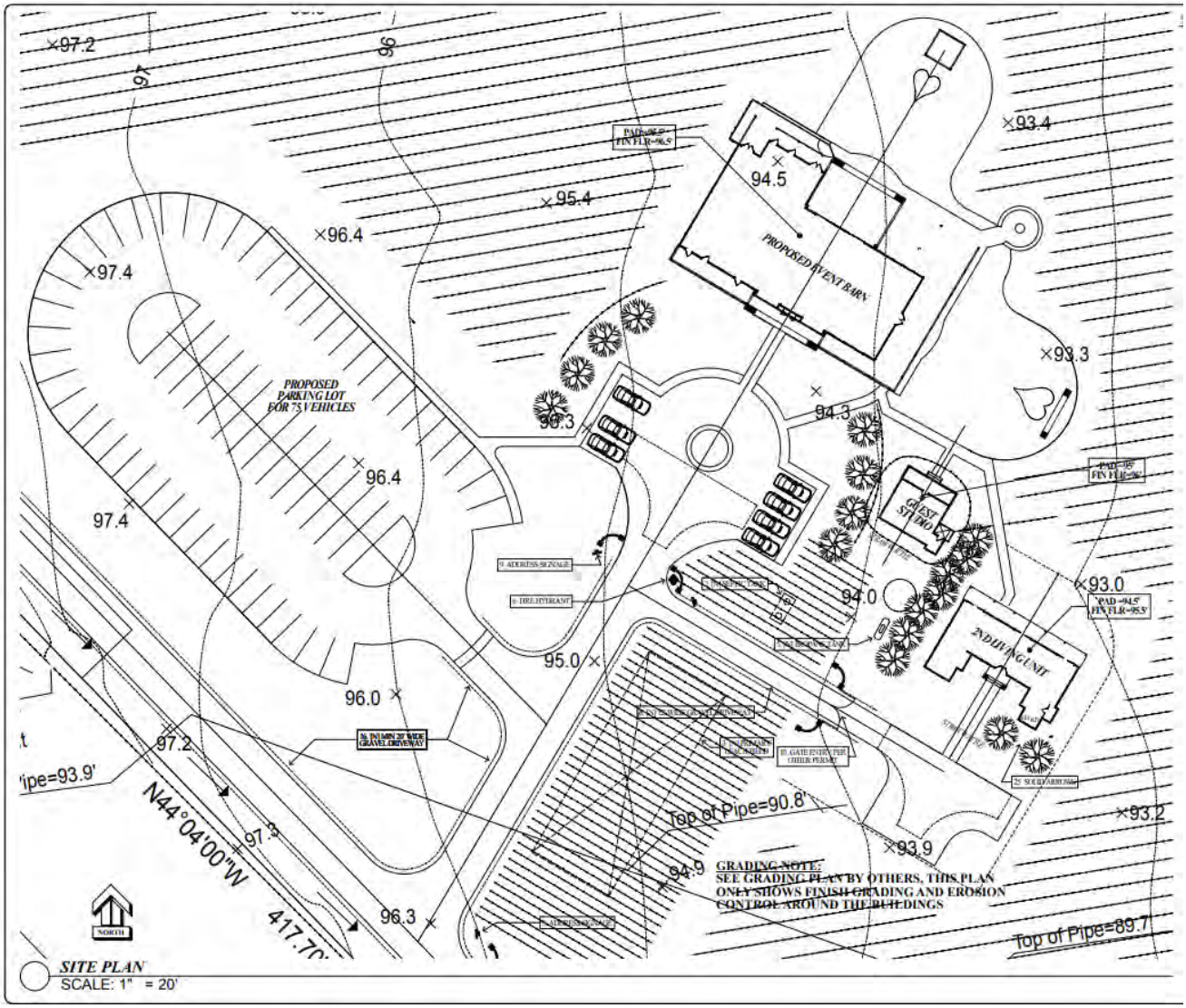
The project includes a new septic system to serve the event barn, secondary dwelling, and guest studio. This system would be separate from system serving the non-commercial residential development including the proposed primary dwelling and detached garage.

Irrigation Water

The subject property is located within the Solano Irrigation District Boundary and is currently provided with agriculture irrigation water between April and October through an existing agricultural service.

Figure 4: Proposed Site Plan

Figure 5: Detail Site Plan



1.5 ADDITIONAL DATA

NRCS Soil Classification:	Clear Lake clay (0 to 2 percent slopes), Conejo loam, Sycamore silty clay loam (0 to 1 percent slopes). Classes I, II, and III
Agricultural Preserve Status/Contract No.:	N/A
Non-renewal Filed (date):	N/A
Airport Land Use Referral Area:	N/A
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

Surrounding General Plan, Zoning and Land Uses

	General Plan	Zoning	Land Use
Property	Agriculture	Suisun Valley Agriculture “ASV-20”	Agriculture and Bed & Breakfast
North	Agriculture	Suisun Valley Agriculture “ASV-20”	Residence
South	Agriculture	Exclusive Agriculture “A-20”	Residential, stable
East	Agriculture	Suisun Valley Agriculture “ASV-20”	Agriculture (vineyard)
West	Agriculture	Exclusive Agriculture “A-20”	Agriculture (vineyard), Residence

1.6 LAND USE CONSISTENCY ANALYSIS

General Plan & Zoning

The subject site is designated Agriculture by the Solano County General Plan. Table LU-5 of the General Plan provides a description and intent of the Agricultural designation:

The (Agricultural Designation) *provides areas for the practice of agriculture as the primary use, including areas that contribute significantly to the local agricultural economy, and allows for secondary uses that support the economic viability of agriculture. Agricultural land use designations protect these areas from intrusion by nonagricultural uses and other uses that do not directly support the economic viability of agriculture.*

Further the General Plan identifies ten Agricultural Regions throughout the County, the subject site being located within the Suisun Valley Agricultural Region. Table AG-3 of the General Plan highlights the unique characteristics of each region and summarizes desired land uses.

The (Suisun Valley) *provides for agricultural production, agricultural processing facilities, facilities to support the sale of produce, and tourist services that are ancillary to agricultural production.*

The subject site is zoned Suisun Valley Agriculture "A-SV-20" consistent with the General Plan designation. Section 28.23 of the County Zoning Ordinance provides a table of allowed uses and permit requirements applicable to this zoning district. As seen on Table 28.23A, crop production, residential development, Vacation Rental, and Special Events facility are allowed or conditionally allowed land uses within the A-SV-20 Zoning District.

1.7 RESPONSIBLE, TRUSTEE, & AGENCIES THAT MAY HAVE JURISDICTION

Agencies that May Have Jurisdiction over the Project

- ❑ Solano County Department of Resource Management
- ❑ Solano Irrigation District
- ❑ Cordelia Fire Protection District
- ❑ California Department of Fish and Wildlife

CHAPTER 2 - ENVIRONMENTAL CHECKLIST

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 additional application materials 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 WITH MITIGATION MEASURES

Based on the Initial Study, Part I as well as the review of the proposed project by the Department of Resource Management, the project does not require mitigation measures to reduce potential impacts to less than significant levels.

- ❑ Biological Resources

Findings of LESS THAN SIGNIFICANT IMPACT

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

- ❑ Aesthetics
- ❑ Air Quality
- ❑ Geology and Soils
- ❑ Greenhouse Gas Emissions
- ❑ Noise
- ❑ Transportation and Traffic
- ❑ Mandatory Findings of Significance

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:

- ❑ Agricultural & Forestry Resources
- ❑ Cultural Resources
- ❑ Energy
- ❑ Hazards and Hazardous Materials
- ❑ Mineral Resources
- ❑ Population and Housing
- ❑ Public Services
- ❑ Recreation

- ❑ Hydrology and Water
- ❑ Land Use and Planning
- ❑ Tribal Cultural Resources
- ❑ Utilities and Service Systems
- ❑ Wildfire

2.1 AESTHETICS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?	☐	☐	☐	■
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	■
c. In nonurbanized areas, substantially degrade the existing visual character or quality of the site and its surroundings? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☐	■
d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	☐	☐	■	☐

Environmental Setting

Surrounding foreground views to the north, east, and south are that of a relatively flat agricultural landscape typical of the Suisun Valley Agricultural Region. Lands are predominantly planted in vineyards surrounding the subject site. Oak covered hillsides reaching elevations of approximately 600 feet above mean sea level are located west of the subject site. A riparian corridor along Suisun Creek consisting primarily of large trees and brush can be seen approximately 3,000 feet east of the subject site. The following photographs from Morrison Lane depict the landscape within the vicinity of the project.

Figure 6 – View Northeast from Morrison Lane at Subject Site

Figure 7 – View West from Morrison Lane at Subject Site

Figure 8 – View Southwest from Morrison Lane toward Subject Site

Impacts Discussion

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

The General Plan (Resources Chapter pg. RS-36) identifies the county's agricultural landscapes and oak and grass covered hills as scenic resources. In addition, Suisun Valley Road is identified as the nearest Scenic Roadway on Figure RS-5 of the General Plan.

Surrounding agricultural crop production and oak covered hills are considered scenic resources within the vicinity. As shown on the proposed site plan, development will be clustered near the western lot line, preserving a large portion of lot acreage for future agricultural production. Development will be set back approximately ¾ mile Suisun Valley Road, the nearest Scenic Roadway. Suisun Creek roughly parallels Suisun Valley Road at its intersection with Morrison Lane. A riparian corridor along the creek is comprised of large trees and brush and screens views of the subject site from the scenic roadway. **No Impact.**

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

There are no trees, rock outcroppings, or historic buildings within a state scenic highway that would be affected by the project. **No Impact.**

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

The project will be sited near proposed residential development on-site and preserves the agricultural landscape and scenic resource qualities of the property as well as surrounding lands. The barn-style design along with the size, mass, and height of the structure are typical of agricultural structures found throughout the Suisun Valley agricultural region. **No Impact.**

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

Exterior light fixtures on buildings, and along walkways, parking, and patio areas will be aimed downward and shielded to prevent glare or reflection and to minimize light pollution beyond the project boundaries. **Less than Significant Impact.**

2.2 AGRICULTURAL AND FORESTRY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	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?	☐	☐	☐	■
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	■
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?	☐	☐	☐	■
d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	■

Environmental Setting

As referenced on the 2018 California Department of Conservation Important Farmland map, the 25.02-acre property is classified as Grazing Land. The proposed land uses are allowed and conditionally allowed within the Suisun Valley Agriculture "A-SV-20" Zoning District.

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 project is located on Grazing Land and would not convert any Prime Farmland. **No Impact.**

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

The proposed land uses are allowed and conditionally allowed within the Suisun Valley Agriculture "A-SV-20" Zoning District (Reference Solano County Zoning Regulations Section 28.23 Table A). The subject site is not entered into 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 project would not result in the conversion of Farmland to a non-agricultural use, neither on or off site. **No Impact.**

d. Result in the loss of forest land or conversion of forest land to non-forest use? **No Impact.**

2.3 AIR QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	■
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	■	☐
c. Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	■	☐
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☐	■

Environmental Setting

The Suisun Valley is located within the San Francisco Bay Area Air Basin (SFBAAB), which is comprised of Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, 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 PM2.5 (24-hour) standards. In addition, western Solano County is currently designated as a nonattainment area for the state ozone (1-hour) and the state PM10 (24-hour) standards. Solano County is unclassified for the federal PM10 standard.

Impacts Discussion

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

The project does not conflict with or obstruct implementation of an air quality plan. **No Impact.**

b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

The project would operate below the thresholds and screening criteria established by the BAAQMD CEQA Guidelines for operational-related criteria air pollutant and precursor screening level sizes. **Less than Significant Impact.**

c. Expose sensitive receptors to substantial pollutant concentrations?

See discussion under (b) above. **Less than Significant Impact.**

d. Result in other emissions (such as those leading to odors) adversely 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). **No Impact.**

2.4 BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	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 Wildlife or U.S. Fish and Wildlife Service?	☐	■	☐	☐
b. 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 Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☐	■
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?	☐	☐	☐	■
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?				
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	■
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?	☐	☐	☐	■

Environmental Setting

As seen on the General Plan's Priority Habitat Areas map (Figure RS-1 of the General Plan), the subject site is not located within any identified wetland or vernal pool area, conservation area, critical habitat, or recovery area. The County does not have a tree preservation ordinance and no trees are proposed for removal. This project will not conflict with any conservation plans.

A letter submitted to the County by the California Department of Fish and Wildlife dated May 18, 2021 states that Special-status species with the potential to occur on or near the Project site include, but are not limited to, Swainson's hawk (Buteo swainsoni), listed as threatened pursuant to CESA; burrowing owl (Athene cunicularia), a California Species of Special Concern (SSC); various special-status plants, and the American badger a California Species of Special Concern.

Swainson's Hawk

Potentially suitable nesting trees exist in the oak woodland to the south of the Project site, other trees in the vicinity, and in riparian habitat of Suisun Creek ½ mile to the east. In addition, the agricultural land and open space near the Project provide potentially suitable foraging habitat. There are California Natural Diversity Database (CNDDB) occurrences of nesting Swainson's hawk approximately 2 miles east of the Project site and approximately 4 miles to the south. Swainson's hawks are present within the vicinity of the Project site and there is potentially suitable habitat for the species in the vicinity of the Project where the species could be impacted. To reduce impacts to less-than-significant CDFW recommends the following Mitigation Measures BIO-1A and BIO-1B:

Burrowing Owl

As identified by CDFW, there are two documented occurrences of burrowing owl within 4 and 4.5 miles southeast of the Project site according to the CNDDB. In accordance with CDFW, owls may be disturbed up to 1,640 feet from a project. Burrowing owls are present within the vicinity of the Project site and there is potentially suitable habitat for the species in on and adjacent to the site.

The Project could result in burrowing owl nest abandonment, loss of young, reduced health and vigor of owlets, or injury or mortality of adults. Additionally, the Project may result in a permanent reduction of burrowing owl habitat in Solano County. Burrowing owls are a California Species of Special Concern due to population decline and breeding range retraction. Based on the above, the Project may potentially significantly impact burrowing owls. To reduce impacts to less-than-significant CDFW recommends the following Mitigation Measures BIO-2A and BIO-2B:

Nesting Birds

Grassland and shrubs on-site as well as mature trees adjacent to the Project's southern border may provide nesting habitat for a variety of native nesting birds. Nesting birds may be disturbed by Project noise or human presence, which could lead to nest abandonment or reduced health and vigor of young, a potentially significant impact. To reduce impacts to less than significant, CDFW recommends the following Mitigation Measure BIO-3:

Special-Status Plants

California Natural Diversity Database identifies numerous special-status plants occurring within five miles of the Project site, including: pappose tarplant, California Rare Plant Rank, holly-leaved ceanothus, and Napa bluecurls among others. The Project has the potential to crush and kill special-status plants and could significantly impact special-status plants on-site. Special-status plants could also be indirectly impacted by the Project through, for example, changes to hydrology or introduction of invasive species. To reduce impacts to less than significant, CDFW recommends the following Mitigation Measure BIO-4:

American Badger

The project is located within grassland habitat that may be suitable for American badger, a California Species of Special Concern. Badgers range throughout most of California and can dig burrows in a single day; therefore, the species may occupy the Project site and adjacent habitat prior to Project construction. The citizen scientist tool iNaturalist documents a badger record approximately 5 miles southwest of the Project site.

The Project may result in injury or mortality to adult or young badgers, or burrow abandonment therefore resulting in potentially significant impact. To reduce impacts to less than significant, CDFW recommends the following Mitigation Measure BIO-5:

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 Wildlife 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 Wildlife or U.S. Fish and Wildlife Service have not been identified on-site; however have occurred within the vicinity and have the potential to be impacted by the Project. The following Mitigation Measures would reduce the potential for impacts to **less-than-significant**.

   Mitigation Measure BIO-1A: Swainson's Hawk Surveys

   If Project activities are scheduled during the nesting season for Swainson's hawks (March 1 to September 15), prior to beginning work on the Project, a qualified biologist shall conduct surveys according to the *Recommended timing and methodology for Swainson's Hawk Nesting Surveys in California's Central Valley*. Survey methods should be closely followed by starting early in the nesting season (late March to early April) to maximize the likelihood of detecting an active nest (nests, adults, and chicks are more difficult to detect later in the growing season because trees become less transparent as vegetation increases). Surveys shall be conducted: 1) within a

minimum 0.5-mile radius of the Project site or a larger area if needed to identify potentially impacted active nests, and 2) for at least the two survey periods immediately prior to initiating Project-related construction activities. Surveys shall occur annually for the duration of the Project. The qualified biologist shall have a minimum of two years of experience implementing the survey methodology resulting in detections. If active Swainson's hawk nests are detected, the Project shall implement a 0.5-mile construction avoidance buffer around the nest until the nest is no longer active as determined by a qualified biologist. If take of Swainson's hawk cannot be avoided, the Project shall consult with CDFW pursuant to CESA and obtain an ITP. CDFW Bay Delta Region staff is available to provide guidance on the ITP application process.

Mitigation Measure BIO-1B: Swainson's Hawk Habitat Mitigation

Loss of foraging habitat shall be mitigated at the appropriate ratio following CDFW's *Staff Report Regarding Mitigation for Impacts to Swainson's Hawks (Buteo swainsoni) in the Central Valley of California* prior to Project construction, and accepted by CDFW in writing. The Project shall be assumed to be within one mile of an active nest tree and mitigate at a 1:1 mitigation to impact ratio, unless protocol-level Swainson's hawk surveys are conducted demonstrating that Swainson's hawks are not nesting within one mile of the Project. Habitat mitigation shall include permanent preservation of foraging habitat through a conservation easement and implementing and funding a long-term management plan in perpetuity.

Mitigation Measure BIO-2A: Burrowing Owl Habitat Assessment, Surveys, and Avoidance

Prior to Project activities, a habitat assessment shall be performed consistent with CDFW protocol. The habitat assessment shall extend at least 150 meters from the Project area boundary and include burrows and burrow surrogates. If the habitat assessment identifies potentially suitable burrowing owl habitat, then a qualified biologist shall conduct surveys following the CDFW survey methodology. Surveys shall encompass the Project site and a sufficient buffer zone to detect owls nearby that may be impacted commensurate with the type of disturbance anticipated, and include burrow surrogates such as culverts, piles of concrete or rubble, and other non-natural features, in addition to burrows and mounds. Time lapses between surveys or Project activities shall trigger subsequent surveys, as determined by a qualified biologist, including but not limited to a final survey within 24 hours prior to ground disturbance. The qualified biologist shall have a minimum of two years of experience implementing CDFW survey methodology resulting in detections. Detected nesting burrowing owls shall be avoided pursuant to the buffer zone prescribed and in any passive relocation plan for non-nesting owls shall be subject to CDFW review.

Mitigation Measure BIO-2B: Burrowing Owl Habitat Mitigation

If the Project would impact an unoccupied nesting burrowing owl burrow or burrow surrogate (i.e., a burrow known to have been used in the past three years for nesting), or an occupied burrow (where a non-nesting owl would be evicted as described above), the following habitat mitigation shall be implemented prior to Project construction.

Impacts to each nesting site shall be mitigated by permanent preservation of two occupied nesting sites with appropriate foraging habitat within Solano County, unless otherwise approved by CDFW, through a conservation easement and implementing and funding a long-term management plan in perpetuity. The same requirements shall apply for impacts to non-nesting evicted owl sites.

Impacts to burrowing owl foraging habitat shall be mitigated by permanent preservation of foraging habitat at a 1:1 mitigation to impact ratio, in the same manner described above, and accepted by CDFW in writing.

The Project may implement alternative methods for preserving habitat with written acceptance from CDFW.

Mitigation Measure BIO-3: Nesting Bird Surveys

If construction, grading, or other Project related activities are scheduled during the nesting season, February 1 to September 1, a focused survey for active nests shall be conducted by a qualified biologist within 7 days prior to the beginning of Project related activities. If an active nest is found, the qualified biologist shall delineate a no-work-zone buffer distance around the nest that is site and species specific using high visibility fencing or flagging. The buffer distance shall be specified to protect the bird's normal behavior and prevent nesting failure or abandonment. No work shall occur within the no-work-zone until the nest is no longer active as determined by a qualified biologist. Fencing or flagging material shall be removed and properly disposed after Project activities are complete or the nest is no longer active, as determined by a qualified biologist. If a lapse in Project related work of 7 days or longer occurs, another focused survey shall occur before Project work is reinitiated.

Mitigation Measure BIO-4: Special-Status Plant Habitat Assessment and Surveys

A qualified biologist shall conduct a habitat assessment of the Project site and identify potential for special-status plants to occur on-site and adjacent to the site where plants could be indirectly impacted. If the habitat assessment indicates potential for special-status species to occur, then a qualified biologist shall conduct surveys during the appropriate blooming period for all special-status plants that have the potential to occur on and adjacent to the Project site prior to the start of ground-disturbing activities. Surveys shall be conducted following *Protocols for Surveying and Evaluating Impacts to Special-Status Native Plant Populations and Sensitive Natural Communities.* If special-status plants are found during surveys, the Project shall be re-designed to avoid impacts to special-status plants. If impacts to any special-status plants cannot be avoided completely during construction, the Project shall provide mitigation including off-site habitat preservation or another method accepted in writing by CDFW. The qualified biologist shall be knowledgeable about plant taxonomy, familiar with plants of the region, and have experience conducting botanical field surveys according to vetted protocols.

Mitigation Measure BIO-5: American Badger Assessment and Survey

A qualified biologist shall survey for the species including adjacent habitat prior to construction, avoiding occupied burrows, including a sufficient buffer approved by CDFW, and preparing and implementing a CDFW-approved relocation plan if badgers are found on or adjacent to the Project site.

b. 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 Wildlife or U.S. Fish and Wildlife Service?

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

The proposed project would occur and is located approximately 2,640 feet from the existing riparian corridor to the east. No other sensitive natural communities were found on or adjacent to the project site. **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. Approximately two acres of the site would be developed with the Special Event facility, associated parking, and Secondary Dwelling. A majority of the site is reserved for future agricultural production. **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. These types of ordinances have not been adopted within this region of the County. **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?*

Reference discussion (e) above. **No Impact.**

2.5 CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	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?	☐	☐	☐	■
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?	☐	☐	☐	■
c. Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☐	☐	■

Environmental Setting

The subject site consists of developing approximately two acres of an agricultural parcel. There are no structures proposed for removal, historical or otherwise.

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 structures on the project 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 historical agricultural use and ground disturbance of the property, it is not likely that 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. *Disturb any human remains, including those interred outside of dedicated cemeteries?*

Due to the agricultural 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 ENERGY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☐	■
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	■

Impacts Discussion

a. *Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?*

No Impact.

b. *Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?*

No Impact.

2.7 GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:	☐	☐	■	☐
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault?	☐	☐	■	☐
ii) Strong seismic ground shaking?	☐	☐	■	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	■	☐
iv) Landslides?	☐	☐	☐	■
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	■	☐
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	☐	■
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☐	■
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	■
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	■

Environmental Setting

The Seismic Shaking Potential map, Figure HS-3 of the General Plan depicts the project within the Highest Potential Earthquake Damage Area and within one mile of the Cordelia Fault. The project is not located within an Alquist-Priolo fault zone. Per General Plan Figure HS-6, the project site has Very Low liquefaction potential. The Landslide Stability map (Figure HS-5) depicts the project within an area of least landslide susceptibility (Area 1).

The project involves grading to develop access, building pad, and parking area. Proposed 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. *Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:*

   i. *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?*

      The site is not located within an Alquist-Priolo Fault Zone; however, is located within one mile of the Cordelia Fault identified in the General Plan. New construction would require issuance of building permit(s) requiring structures to be built to the latest Uniform Building Code. **Less Than Significant Impact.**

   ii. *Strong seismic ground shaking?*

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

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

      The subject site is located within an area of Very Low Liquefaction Potential. The project will require a soils and geologic report and a foundation and structural engineering designed to minimize any impacts from liquefaction. **Less Than Significant Impact.**

   iv. *Landslides?*

      The subject site is located within an area Least Susceptible to Landslide. **No Impact.**

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

   The project will disturb approximately two acres of vacant land. Issuance of a grading and drainage permit is necessary prior to any construction, which will impose conditions which prevent soil erosion. **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 project 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.**

f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

No unique paleontological resource or unique geologic feature have been identified on-site. **No Impact.**

2.8 GREENHOUSE GAS EMISSIONS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	■	☐
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	■

Environmental Setting

Reference 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?

Construction activities and operational vehicular traffic associated with up to eight special events per year with up to 150 persons per event will not have significant impact on greenhouse gas emissions (GhG) as the impact of GhG emissions is considered to be global in nature. As proposed, the project should not conflict with any goals or policies of the Solano

County General Plan, which are intended to reduce or indirectly reduce GhG emissions. **Less Than Significant Impact.**

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

The project does not conflict with or obstruct implementation of an air quality plan. **No Impact.**

2.9 HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	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?	☐	☐	☐	■
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?	☐	☐	☐	■
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	■
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?	☐	☐	☐	■
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?	☐	☐	☐	■
f. Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	■
g. 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?

Environmental Setting

The project does not involve the transportation, generation, or storage of hazardous materials.

As seen on Figure 2A of the Travis Air Force Base Land Use Compatibility Plan, the subject property is located outside of the LUCP Area Influence Zone. The site is located greater than two miles from a public use airport and not within the vicinity of a private airstrip.

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 would not transport, use, or dispose of hazardous materials. **No 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. **No 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 outside of the Travis LUCP area of influence and 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. *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.**

g. 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.**

2.10 HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☐	■
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☐	■
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces, in a manner which would:	☐	☐	☐	■
i) Result in substantial erosion or siltation on- or off-site;	☐	☐	☐	■
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	☐	☐	☐	■
iii) 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; or	☐	☐	☐	■
iv) Impede or redirect flood flows?	☐	☐	☐	■
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	■

e.	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	■

Environmental Setting

The project would utilize an on-site septic system to handle wastewater discharge. A domestic drinking water well will serve the project. 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 or otherwise substantially degrade surface or ground water quality?*

The project requires private septic system permitting through Solano County Environmental Health, whereas adherence to those permit requirements protects against violation of any water quality standards or waste discharge. **No Impact.**

b. *Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?*

The project will be served by on-site well for domestic drinking water and will not require a substantial increase in ground water utilization. The intermittent nature of the events allows for groundwater recharge. **No Impact.**

c. *(i – iv) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces?*

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. *In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?*

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

e. *Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?*

Reference (a) above. **No Impact.**

2.11 LAND USE AND PLANNING

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Physically divide an established community?	☐	☐	☐	■
b.	Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	■

Environmental Setting

The subject site is designated Agriculture by the Solano County General Plan. Further, the General Plan identifies ten Agricultural Regions throughout the County, the subject site being located within the Suisun Valley Agricultural Region.

The subject site is zoned Suisun Valley Agriculture "A-SV-20" consistent with the General Plan designation. Section 28.23 of the County Zoning Ordinance provides a table of allowed uses and permit requirements applicable to this zoning district. As seen on Table 28.23A, crop production, residential development, and Special Events Facilities are allowed or conditionally allowed land uses within the A-SV-20 Zoning District.

Impacts Discussion

a. *Physically divide an established community?*

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

b. *Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?*

Table LU-5 of the General Plan provides a description and intent of the Agricultural designation:

The (Agricultural Designation) *provides areas for the practice of agriculture as the primary use, including areas that contribute significantly to the local agricultural economy, and allows for secondary uses that support the economic viability of agriculture. Agricultural land use designations protect these areas from intrusion by nonagricultural uses and other uses that do not directly support the economic viability of agriculture.*

Table AG-3 of the General Plan highlights the unique characteristics of each region and summarizes desired land uses: *The* (Suisun Valley) *provides for agricultural production, agricultural processing facilities, facilities to support the sale of produce, and tourist services that are ancillary to agricultural production.*

The project does not conflict with the intent of the Solano County General Plan, Suisun Valley Strategic Plan, or the Suisun Valley Agriculture Zoning District. **No Impact.**

2.12 MINERIAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	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?	☐	☐	☐	■
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?	☐	☐	☐	■

Environmental Setting

As seen on the Mineral Resources map, Figure RS-4 of the Solano County General Plan, there are no active mines or mineral resource zones within the vicinity of the project site.

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?*

Reference (a) above. **No Impact.**

2.13 NOISE

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	■	☐
b. Generation of excessive ground borne vibration or ground borne noise levels?	☐	☐	■	☐
c. For a project located within the vicinity of a private airstrip or 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?

Environmental Setting

The site is surrounded by agriculturally zoned properties. Table HS-2 of the Solano County General Plan indicates a community noise exposure of less than 75 dBA to be normally acceptable for agricultural uses. The nearest sensitive receptor(s) (residences) within ¼ mile north and south of the project site.

Impacts Discussion

a. *Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project 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 from on-going agricultural practices along with temporary construction are anticipated to be less than significant because of the temporary nature along with the distance to nearest sensitive receptors existing in the agricultural setting. Social gatherings would be held indoors within the event barn and suppress noise levels from extending beyond parcel boundaries. **Less Than Significant Impact.**

b. Generation of excessive ground borne vibration or ground borne noise levels?

Reference (a) above. **Less Than Significant Impact.**

c. *For a project located within the vicinity of a private airstrip or 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 outside the area of influence of the Travis Air Force Base Land Use Compatibility Plan (LUCP) and as seen on Figure 2B of the LUCP, the subject site located outside any of the identified noise contours. The project is not located within the vicinity of a private airstrip. **No Impact.**

2.14 POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Induce substantial unplanned 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)?

b.	Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	■

Environmental Setting

The project includes a Secondary Dwelling, a land use allowed by right within the zoning district, which will not substantially affect population and housing.

Impacts Discussion

a. *Induce substantial unplanned 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 substantially induce population growth or construct infrastructure that could induce population growth. **No Impact.**

b. *Displace substantial numbers of existing people or 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.**

2.15 PUBLIC SERVICES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	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:				
Fire Protection?	☐	☐	☐	■
Police Protection?	☐	☐	☐	■
Schools?	☐	☐	☐	■

Parks?	☐	☐	☐	■
Other Public Facilities?	☐	☐	☐	■

Environmental Setting & 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 subject site is located within and currently served by the Cordelia Fire protection district and is within the jurisdiction of the Solano County Sheriff's Department for the unincorporated County. No schools or parks will be affected. The project will utilize an on-site domestic water well. An on-site septic system would serve the project with no impacts to municipal sanitation services. **No Impact.**

2.16 RECREATION

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	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?	☐	☐	☐	■
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?	☐	☐	☐	■

Environmental Setting & Impacts Discussion

The project does not involve or affect recreational facilities or resources.

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 involve or affect recreational facilities or resources. **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 involve or affect recreational facilities or resources. **No Impact.**

2.17 TRANSPORTATION

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	☐	☐	☐	■
b. Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b) "vehicle miles traveled"?	☐	☐	■	☐
c. Substantially increase hazards due to a geometric design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	■
d. Result in inadequate emergency access?	☐	☐	☐	■

Environmental Setting

The subject site is accessed via private driveway off Morrison Lane. The project involves up to eight events annually with up to 150 person per event. In addition, events are temporary in nature and anticipated to occur in favorable weather during Spring through Fall. Pursuant to Section 28.94(A)(8) of the Zoning Regulations, the parking requirements for the special events land use requires one space per four persons at capacity. Using this formula, the project is expected to increase traffic along Morrison Lane by 38 vehicles for events operating at maximum capacity. Under the maximum capacity scenario, an increase of an additional 72 round trips can be anticipated per event. Events are of sufficient duration that the inbound and outbound trips occur in separate hours, thus the number of trips on the road network at one time is half of the total volume.

Impacts Discussion

a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

The project does not conflict with any alternative transportation plans or policies. **No Impact.**

b. Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b) which establishes criteria for analyzing transportation impacts, in particular vehicle miles traveled?

In December 2018, the California Office of Planning and Research (OPR) issued a Technical Advisory on Evaluating Transportation Impact in CEQA. The advisory document outlines screening thresholds for land use projects to identify when a project can be expected to cause a less-than-significant impact, particularly with regard to vehicle miles traveled (VMTs). The OPR advisory identifies Small Projects as those which generate or attract fewer than 110 trips per day, which generally may be assumed to cause a less than significant impact.

The project has the potential to increase traffic along Morrison Lane by 72 vehicle trips, eight times per year, which averages to 1.5 daily trips per year. The project meets the Small Project definition. **Less Than Significant Impact.**

c. *Substantially increase hazards due to a geometric design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*
The proposed facility does not include any features which create dangerous conditions. **No Impact.**

d. *Result in inadequate emergency access?*

The project does not alter the access to the site and will have sufficient ingress and egress. **No Impact.**

2.18 TRIBAL CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the project cause a substantial adverse change in the significance of a tribal resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	☐	☐	☐	■
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☐	☐	■
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☐	■

Environmental Setting

The subject site consists of developing approximately two acres of an agricultural parcel. There are no structures proposed for removal, historical or otherwise.

Impacts Discussion

a. *Would the project cause a substantial adverse change in the significance of a tribal resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1.*

No tribal or historical resources have been identified on the subject site. **No Impact.**

2.19 UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Require or result in the construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☐	■
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☐	☐	☐	■
c. 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?	☐	☐	☐	■
d. Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☐	■
e. Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	■

Environmental Setting

The subject site is located within the district boundaries of the San Francisco Regional Quality Control Board. The project includes a new on-site private septic system and domestic water well. A later phase of the project includes construction of a commercial kitchen within the event barn which will necessitate the installation of a grease interceptor on the septic system. Construction of the project requires issuance of a grading permit from Solano County Public Works, in part, to ensure on-site retention of potential stormwater runoff due to increased impervious surface area.

Impacts Discussion

a. *Require or result in the construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?*

The subject site is located within the San Francisco Bay Regional Water Quality Control Board District. The project will utilize on-site wastewater treatment methods therefore would not exceed RWQCB requirements. **No Impact.**

b. *Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?*

The project will utilize an onsite domestic water well and new private septic system. **No Impact.**

c. *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?*

Reference (a) above. **No Impact.**

d. *Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?*

Solano County is served by two landfills which maintain more than a fifteen-year capacity for the county's solid waste disposal needs. The project will not substantially increase solid waste generated on-site. **No Impact.**

e. *Comply with federal, state, and local statutes and regulations related to solid waste?*

As permitted, on-site solid waste disposal complies with federal, state, and local statutes and regulations related to solid waste. **No Impact.**

2.20 WILDFIRE

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	■

b.	Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	■
c.	Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	■
d.	Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	■

Environmental Setting

The project is sited on relatively flat terrain within the Suisun Valley. As seen on Figure HS-9 of the Solano County General Plan Wildland Fire Hazard Area map, the property is located within an area designated “low or none” for wildland fire hazard. In addition, the project is located outside the California Board of Forestry and Fire Protection’s State Responsibility Area.

Impacts Discussion

a. Substantially impair an adopted emergency response plan or emergency evacuation plan?

There are no identified adopted emergency response plans applicable to the project. **No Impact.**

b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

There are no identified wildfire risks associated with the project. **No Impact.**

c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

Reference (b) above. **No Impact.**

d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

Reference (b) above. **No Impact.**

2.21 MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Does the project have the potential to substantially 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, substantially 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?	☐	☐	■	☐
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.	☐	☐	■	☐
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	■	☐

Impacts Discussion

a-c. No environmental impacts attributable to this proposal have been identified that would 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, eliminate important examples of the major periods of California history or prehistory, have impacts that are individually limited, but cumulatively considerable, or cause substantial adverse effects on human beings. **Less Than Significant Impact.**

CHAPTER 3 – 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. (See Section 5.0 Distribution List)

3.2 Public Participation Methods

The Initial Study is also 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

Solano County Department of Resource Management
Planning Services Division
675 Texas Street
Fairfield, CA 94533

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

3.3 List of Preparers

Solano County Department of Resource Management

This Initial Study was prepared by the Solano County Department of Resource Management.

3.4 Distribution List

Federal Agencies

State Agencies

CA Department of Fish & Wildlife

Regional Agencies

Local Agencies

Cordelia Fire District
Solano County Building & Safety Division
Solano County Environmental Health Division
Solano County Public Works Engineering Division
Solano Irrigation District

Comments of Richard A Zimmerman
Re: Mitigated Negative Declaration for U-20-04 (Turpin)
September 7, 2021

2.9 HYDROLOGY AND WATER

Comment A-1

The Draft Mitigated Negative Declaration does not adequately assess the hydrology and drainage of the site. The property is in a pocket on the western side of Suisun Valley, a location where drainage issues have occurred in the past as evidenced by the numerous drainage canals on adjacent properties. Examination of the current USGS 1:24000 topographical map (Mount George Quadrangle, California 7.5 Minute Series 2018) shows the presence of wetlands on the property. The Solano Irrigation District ("SID") Putah South Canal is adjacent to two sides of the property and several SID drainage easements are located on adjacent upstream and parallel properties. The FEMA Flood map for the area shown that portions of the northern and eastern side of the property are within a FEMA Flood Zone A.

A-2

The Draft Mitigated Declaration makes no mention of the presence of wetlands on the property. Development of wetlands opens significant state and federal regulatory issues and, as a significant impact, may require a full Environmental Impact Review under CEQA. This issue must be addressed, and the impact of wetland development included in the final environmental document.

A-3

Additionally, the extensive impermeable surfaces required for the event center, rental structures, 75 parking spaces, and the primary residence will increase surface water runoff and exacerbate local drainage issues and flooding potential. The environmental assessment of the proposed development must contain an evaluation of, and appropriate mitigation for potential drainage and flooding issues.

SECTION 2.12 NOISE

A-4

The Environmental Setting description for this section states that a community noise exposure of less than 75 dBA LDN is acceptable for agricultural uses. The land use proposed in this project is an event center which is not an agricultural use. Consequently, an events center use is subject to the requirements of Solano County Code section 28.73.30(B)(6)(f)(2) that precludes amplified noise that exceeds 65 dBA at any property line. Any noise assessment for this project must use the 65dBA level. The "LDN" designation (day-night averaging) of the noise measurement parameter is inapplicable here due to the straight 65dBA level specified by Solano County Code section 28.73.30(B)(6)(f)(2).

A-5

The Impacts Discussion of this section states: "Social gatherings would be held indoors within the events barn and suppress noise levels from extending beyond parcel boundaries." Since this is a mitigation measure, the Mitigated Negative Declaration must include a specific restriction limiting amplified sound to the interior of the events center barn.

SECTION 2.16 TRANSPORTATION AND TRAFFIC

The traffic analysis for this study is merely conjecture. A better estimate for the number of vehicles at an event would be 2.5 attendees per vehicle, raising the number of attendee vehicles to 60. Otherwise, there is no actual traffic study. A-6

The actual traffic problem is the cumulative traffic impact arising from the number of special events uses in Suisun Valley. This cumulative impact has not been adequately addressed in any study. Social events for the existing or proposed projects in Suisun Valley target weekend afternoons and evenings during the warm weather months from May to early October. The impact of these events concentrated in time and place will be consequential. In the relatively near future, multiple concurrent events concluding at or near 10:00 p.m. will raise the specter of traffic congestion and hazardous driving throughout Suisun Valley. Without a comprehensive assessment of the potential cumulative impact, we will only have to wait and see. A-7

May 27, 2021

RECEIVED

MAY 28 2021

COUNTY OF SOLANO
RESOURCE MANAGEMENT

Solano County Department of Resource Management

675 Texas St.

Fairfield, Ca 94533

Regarding Use Permit Application U-20-04 (Turpin)

Comments on Initial Study and Negative Declaration Report

To Whom It May Concern,

Comment B-1

I am an adjacent property owner and reside at 2206 Morrison Lane. Our property and home are just west of 2208 Morrison Land and overlooks the proposed site of the extensive event facility, two rental units and the massive parking lot. I have read the proposed use permit as well as the Initial Study and Negative Declaration Report. I find the Negative Declaration seriously flawed in its findings and assumptions. I site the following examples:

1. (2.2) The statement saying the property is grazing land is incorrect when in fact it is prime agricultural farmland and has been in the past planted in grapes. The Solano County General Plan designates all of Suisun Valley as prime agricultural land. B-2

2. 2.1) The statement of no impact to views and scenery does not address the valley view of the immediate neighbors to the west within ¼ mile of the site. Our views will be forever harmed. We will be looking down on an almost football field sized parking lot along with 3 commercial structures two of which are intended to be rental units for overnight stays or longer. (Stay duration is not specified in the declaration). A parking lot of this size alone does not belong in a rural residential clustered neighborhood such as Morrison Lane. I realize Solano County does not classify Morrison Lane as rural residential, but it is in fact how we who live here view the environment we live in. Families who have purchased agricultural properties of 25 acres or more in a rural area on a quiet country lane do not expect to have to look at or contend with the ramifications of a 75-car parking lot and commercial enterprise right in the middle of farmland. How is this conducive to supporting the aesthetics of the area and encouraging farming in an area experiencing great pressure to develop? I strongly disagree with the no impact finding. B-3

3. Land use and Planning. Many wine producing counties in California are carefully reviewing and limiting the explosive commercial growth in their wine country areas. Moratoriums on permits for event centers and tourist vacation rentals are being put in place to protect farmlands, area esthetics and to prohibit excessive commercialization and the negative impacts it brings with it. Suisun Valley has 8-9 event centers operating here already with more in the pipeline. We should learn from other counties who are farther along in dealing with these issues and act B-4

accordingly to protect Suisun Valley from excessive development of this type. Does this area really need more commercialization situated at the end of a quiet rural road in the middle of a farming area where there are already 13 acres of land on the east end of Morrison Lane designated for Agricultural Tourism uses?

4. This whole Negative Declaration is based on the very questionable assertion by the applicant that there will only be 7-8 events per year. This assertion appears nonsensical in terms of the scope and cost of the project when weighed against the financial feasibility with only that many events per year. The long-term ramifications should be considered prior to issuance of a conditional use permit which would allow commercial development into this area whether this project fails or not.

B-5

Please feel free to contact me if you have further questions about my concerns.

Sincerely,

Robert D. Russum, DVM

707-863-9098

bolinrussum@msn.com

Solano County Department of Resource Management

675 Texas St., Suite 550

Fairfield, Ca 94533

May 26, 2021

Regarding Use Permit Application U-20-04 (Turpin)

Comments on Initial Study and Negative Declaration Report

Comment

To Whom It May Concern:

I am an adjacent property owner to 2208 Morrison Lane, the site of the proposed project.

I have reviewed the Initial Study and associated documents and would like to express the following concerns and comments regarding the Initial Study and Negative Declaration Report:

1. 2.2 Suisun Valley is designated as Prime Farmland per the Solano County General Plan, Chapter 3, Figure AG-1. This parcel has not historically been designated as grazing land as referenced in the Impacts discussion. I strongly disagree with the "No Impact" designation. The impact is significant in that an area of farmland would be converted to commercial property with only a vague passing reference regarding agricultural activity on the property. This reference is on page 16, 2.1 of the Study. The site plan indicates the commercial development will be clustered near the western lot line. In this paragraph is the reference to "acreage for future agriculture production." I could find no other reference in the Study regarding a specific plan for agricultural activity or the production of any type of agricultural product on this farmland parcel. C-1

On page 12, 1.3.1 General Plan. Table LU-5 of the General Plan provides a clear definition and intent of the Agricultural designation. "This designation provides areas for the practice of agriculture as the primary use, including areas that contribute significantly to the local agricultural economy, and allow for secondary uses that support the economic vitality of the agriculture. Agricultural land use designations protect these areas from intrusion by non-agriculture uses and other uses that do not directly support the economic vitality of agriculture. " C-2

Application for a conditional use permit which would allow commercial development on farmland with no established primary agricultural production of any kind is against the intent and definition of the Solano County General Plan. It would allow commercial activities without the established, desired underpinning of agriculture in the valley. This action would conflict with the General Plan and The Suisun Valley Strategic Plan. It would have a significant long-term impact on this parcel and potentially many others in Suisun Valley. If this permit is granted it would set a dangerous precedent and remove economic protection for farmland. C-3

2. 2.14, 2.16, Use permit for Event Center. We strongly object to the conclusions in section 2.14. and 2.16 and feel further evaluation of Morrison Lane road safety is needed. The conditional use permit for an event facility, if issued for this property, would be added to a list of 9 already existing or soon to be open event centers in Suisun Valley. Several more applications are either in the permit process or will be applied for soon. These event centers are within a few miles of each other and will be hosting events simultaneously in Suisun Valley on weekends, holidays, during spring, summer and fall months. The C-4

increased traffic these events will bring to major roads in the Valley and smaller lanes like Morrison Lane will have a significant negative impact, increasing traffic congestion, making frequently enjoyed activities such as biking, jogging, walking on the Lane less safe thereby negatively affecting the overall quality of life and the rural character of our neighborhood. An increase in the number of auto accidents will also likely occur.

I am extremely concerned that the impact of the events occurring on many of the same days throughout the year was not considered with respect to Sheriff and Fire department staffing levels when the No Impact conclusion was made for this use permit. I feel strongly that there will be significant negative impacts to response times for both the Fire and Sheriff department services in case of emergencies for those who live on Morrison Lane. Morrison Lane residents along with an additional 150+ event center attendees attempting to flee a dangerous situation on this county road, is a recipe for disaster. The proposed event center is sited at the very end of this narrow, dead-end lane. Many residential homes are situated close to the road as are the utility poles and power lines. There are two sharp blind 90 degree turns and an S curve on Morrison Lane which, under our normal traffic numbers and conditions, must be approached with caution. Morrison Lane has been under mandatory evacuations many times in recent years due to wild land fires nearby threatening our lives, homes, animals, and property. C-5

3. Page 9 of the Initial Study and Negative Declaration lists the commercial structures which will be built as part of this project. Included on the list is a guest studio which will be rented for overnight lodging and a secondary dwelling which will be rented out as a vacation rental. The 531 square foot guest studio, which is a stand-alone structure, is a second rental dwelling on the same property. Permitting a second rental does not comply with the general requirements of Ordinance No. 2018-1798 section 28.75.30. which states only one dwelling on the property may be used as a vacation house rental and the owner must reside in the other dwelling. C-6

Vacation home rentals have been a contentious issue in Solano County and in many other counties in California. The Solano County Board of Supervisors in April 2021 set a moratorium on any new permits in rural residential zones in our county. The serious problems and issues which prompted the Board to set the moratorium on new short-term vacation rental use permits are not just limited to rural residential zones, they occur in agricultural areas too. Allowing 2 rental units on the Turpin property only increases the probability that there will be negative impacts to the permanent Morrison Lane community residents. C-7

I welcome your contact if you have any questions regarding my comments or concerns.

Sincerely,

Linda M. Russum

Linda M. Russum

2206 Morrison Lane

bolinrussum@msn.com

707-863-9098

ATTACHMENT F

Solano County Department of Resource Management
675 Texas St., Suite 5500
Fairfield, CA

May 26, 2021

Re: Use Permit Application U-20-04
Comments on Initial Study and Negative Declaration Report

Comment

To Whom It May Concern:

We are the owner and residents/heirs of 2204 Morrison Lane. We have read the available documents on the Initial Study and Negative Declaration for the proposed events facility at 2208 Morrison Lane (use permit application U-20-04) and have the following comments and concerns:

D-1

1) The property in question is designated Agriculture by the Solano County General Plan. This means that the property may be used for agricultural production, agricultural processing facilities, facilities to support the sale of agriculture and tourist services that are ancillary to agricultural production. As we read the proposal, there is no mention of any proposed agricultural use of the project that would fill any of these uses and therefore qualify it as Agri-business or Agri-tourism. In addition, section 2.2 on page 17 states that the project is on grazing land and would not convert any farmland. This land in fact was used for vineyards until the vineyard was removed. The land has been barren since that time. We can attest that at no point has this property been used for grazing. The fact is this property does have significant agricultural potential and the proposed project would be removing agricultural land from production. A 75 slot parking lot is quite substantial in size and would further remove a large area of land from agricultural use. For comparison, the parking lots of Taco Bell and Dennys at the Cordelia junction have about 65 slots combined.

D-2

2) We object to the conclusions from section 2.12 Noise, which indicates a less than significant impact on noise levels to the surrounding area. The hills at the end of Morrison Lane have an amphitheater effect on noise generated, especially in the flat land before them. The plan indicates social events will be held both indoors and outdoors, but claims that the event barn will suppress noises and prevent them from extending beyond the parcel. As amplified music is commonly used in events such as those proposed at this event center, we find that this statement is not in line with what has been observed at other event centers. For example, amplified music is used frequently at events at the Vezer Blue Victorian event center. Even with the amplified music being played indoors, the music can be heard at disrupting levels at the surrounding residences. The amphitheater effect

of the hills at the end of Morrison Lane will worsen the noise level heard by existing residents and would certainly be a substantial periodic increase in the ambient noise level in the project vicinity. It must also be mentioned that the Solano Land Trust has purchased the land behind Morrison Lane (Rockville Trails) for use of nature hikes, horseback riding, and biking. From our experience, we can say that amplified music at 2208 Morrison Lane will certainly have a negative effect on those who will come to Rockville Trails to enjoy the sounds and experiences of nature.

3) We have concerns of statement that the proposed project would not have an impact on emergency access. Morrison Lane is a dead end road with only one way out and this proposed project is at the end of the lane. We have concerns of how a gathering with up to 150 guests, plus a number of support staff, will be able to safely evacuate along with the other residents and animals of Morrison Lane in the event of a wildfire or other catastrophic event. D-3

4) We object to how the proposed project would affect traffic on Morrison Lane. 2.16 states there is a less than significant impact, because it only increases the daily trips an average of 1.5 daily trips per year. This is fine if you are considering wear and tear on the road itself. However, in reality, the traffic pattern would be greatly increased all on one day and have a negative effect on those who live on Morrison Lane. While the study mentions an average of 38 vehicles per trip, the proposal of a 75 space parking lot indicates that the number of expected vehicles for an event is likely to be much higher. We have concerns of the safety of Morrison Lane residents and residences given the large number of vehicles that will be traversing the road for events. Morrison Lane has three turns that are almost blind and a number of homes that are placed close to the road. We feel that there would be a substantial increase in hazards, particularly at these turns, and object to the finding in the report that there is no effect. The combination of drivers who are unfamiliar with the road and may also have used alcoholic beverages during an event makes this a more potentially dangerous situation that what has been addressed in the study. D-4

5) The study does little to look at how this proposed project will impact the existing community along Morrison Lane. As mentioned, the traffic on event days would increase substantially. Residents of Morrison Lane enjoy going for walks with their families and pets on the roadway or riding horses along the road. This amount of traffic will negatively affect their enjoyment of the Morrison Lane community. In addition, the increase in noise level would alter what is a very quiet and peaceful community. The quality of life of the current residents of Morrison Lane needs to be considered when deciding whether this project should be approved. In 2013, the Glashoff Farm at 5353 Williams Road was holding events such as weddings. Williams Road has a number of characteristics in common with Morrison Lane, including a large agricultural residential community, a dead end road with a single access point, an amphitheater effect from the hills in the region, and several dangerous turns along the road. The residents of Williams Road objected to the Glashoff Farms as an event center and complained about the noise, increased traffic, safety concerns, and general changes to the quality of life of the residents. The Glashoffs ultimately withdrew their petition for an event permit. D-5

Please feel free to contact any of us should you have further questions about our concerns.

Sincerely,

Paul G. Herman pgherm@aol.com 707-694-5342

Kristin C. Herman, M.D. dr.kid@wineandwalkerranch.com 916-730-7720

James D. Jones hayjones440@gmail.com 707-333-4047

Turpin Project U-20-04

RESPONSE TO COMMENTS ON THE MITIGATED NEGATIVE DECLARATION

November 2021

This section includes the comments received during circulation of the Draft Mitigated Negative Declaration (MND) for the Turpin Project and responses to those comments.

None of these comments introduce significant new information or affect the conclusions of the MND. The MND was circulated for a 30-day public review period August 6, 2021, through September 7, 2021. The County received comment letters from the following individuals on the Draft MND:

A. Richard A Zimmerman dated September 7, 2021
B. Robert D. Russum, DVM dated May 28, 2021
C. Linda M. Russum dated May 28, 2021
D. Paul G Herman, Kristin C. Herman M.D. and James D. Jones dated May 27, 2021

A copy of each letter is attached and following are responses to the comments.

A. Richard A. Zimmerman

Comment A-1: The Draft Mitigated Negative Declaration does not adequately assess the hydrology and drainage of the site. The property is in a pocket on the western side of Suisun Valley, a location where drainage issues have occurred in the past as evidence by the numerous drainage canals on adjacent properties. Examination of the current USGS 1:24000 topographical map (Mount George Quadrangle, California 7.5 Minute Series 2018) shows the presence of wetland on the property. The Solano Irrigation District ("SID") Putah South Canal is adjacent to two sides of the property and several SID drainage easements are located on adjacent upstream and parallel properties. The FEMA Flood map for the area shown that portions of the northern and eastern side of the property are within a FEMA Flood Zone A.

Response A-1: The proposed Project includes two stormwater detention ponds that will ensure that pre and post drainage levels remain the same and that the project does not impact stormwater drainage. A small portion on the eastern side of the project adjacent to the Putuh Creek drainage is located in a FEMA Flood Zone A, however, a majority of the site including the proposed development area is not within a flood zone. Therefore, there would be no impacts.

Comment A-2: The Draft Mitigated Declaration makes no mention of the presence of wetlands on the property. Development of wetlands opens significant state and federal regulatory issues and, as a significant impact, may require a full Environmental Impact Review under CEQA. This issue must be addressed, and the impact of wetland development included in the final environmental document.

Response A-2: A wetlands survey of the site was prepared by Lucy McMillan, MS, Environmental Scientist, dated October 29, 2021. According to the survey, no wetlands are present on the site. Therefore, there is no impact.

Comment A-3: Additionally, the extensive impermeable surfaces required for the event center, rental structures, 75 parking spaces, and the primary residence will increase surface water runoff and exacerbate local drainage issues and flooding potential. The environmental assessment of the proposed development must contain an evaluation of, and appropriate mitigation for potential drainage and flooding issues.

Response A-3: Page 32 of the MND indicates that stormwater will be retained onsite and discharged at pre-development rates resulting in no impact. The proposed use is located on the central portion of the site and therefore, will not increase runoff offsite. The buildings comprise 7,069 square feet of building space on 25 acres, which will not significantly increase impermeable surfaces. The Project will be required to secure any required permits.

Comment A4: The Environmental Setting description for this section states that a community noise exposure of less than 75 dbA LDN is acceptable for agricultural uses. The land use proposed in this project is an event center which is not an agricultural use. Consequently, an events center use is subject to the requirements of Solano County Code section 28.73(B)(6)(f)(2) that precludes amplified noise that exceeds 65 dBA at any property line. Any noise assessment for this project must use the 65 dBA level. The "LDN" designation (day-night averaging) of the noise measurement parameter is inapplicable here due to the straight 65dBA level specified by Solano County Code section 28.73.30(B)(6)(f)(2).

Response A-4: This comment is acknowledged. The Applicant shall reside at the site and shall ensure that noise levels are met. The Applicant shall have control over the noise volume. Further, the Special Events will be held in the central portion of the site. The Applicant has agreed to maintain noise levels at the property line at 65 db and as noted in Condition No. 19.

Comment A-5: The Impacts Discussion of this section states: "Social gatherings would be held indoors within the events barn and suppress noise levels from extending beyond parcel boundaries." Since this is a mitigation measure, the Mitigated Negative Declaration must include a specific restriction limiting amplified sound to the interior of the events center barn.

Response A-5: This is not a mitigation measure, but part of the project description, which proposes special events within the events barn. No revisions to the MND are required. Condition No. 19 will require that noise levels remain at or below 65dB at the property line.

Comment A-6: The traffic analysis for this study is merely conjecture. A better estimate for the number of vehicles at an event would be 2.5 attendees per vehicle, raising the number of attending vehicles to 60. Otherwise, there is no actual traffic study.

Response A-6: As noted on page 38 of the MND 72 round trips are estimated, which exceeds the 60 referenced in this comment. In addition, it is estimated that trips will occur over time (not all people arriving or exiting at the same time). 72 trips occurring less than 12 days a year is a relatively low amount of traffic and would not be considered significant.

Comment A-7: The actual traffic problem is the cumulative traffic impact arising from the number of special events uses in Suisun Valley. This cumulative impact has not been adequately addressed in any study. Social events for the exiting or proposed projects in Suisun Valley target weekend afternoons and evenings during the warm weather months from May to early October. The impact of these events concentrated in time and place will be consequential. In the relatively near future, multiple concurrent events concluding at or near 10:00 p.m. will raise the traffic congestion and hazardous driving throughout Suisun Valley. Without a comprehensive assessment of the potential cumulative impact, we will only have to wait and see.

Response A-7: Weekend traffic would not result in a significant cumulative impact. It is outside the typical peak hour during weekdays. This use would occur less than 12 days a year and is considered less than significant.

B. Robert D Russum

Comment B-1: I am an adjacent property owner and reside at 2206 Morrison Lane. Our property and home are just west of 2208 Morrison Lane and overlooks the proposed site of the extensive event facility, two rental units and the massive parking lot. I have read the proposed use permit as well as the Initial Study and Negative Declaration Report. I find the Negative Declaration seriously flawed in its findings and assumptions. I site the following examples:

Response B-1: This is an introductory statement, and no response is required.

Comment B-2: (2.2) The statement saying the property is grazing land is incorrect when in fact it is prime agricultural farmland and has been in the past planted in grapes., The Solano County General Plan designates all of Suisun Valley as prime agricultural lane.

Response B-2: The state Department of Conservation Division of Land Resource Protection Farmland Mapping and Monitoring Program designates land in Solano County as Prime, of Local Importance and Grazing Land. According to the 2018 map, the site is officially designated by the state as Grazing Land. Grazing land is land which is the existing vegetation is conducive to grazing. The MND reference is correct. Figure AG-1 also shows the Project site as Grazing Land (brown shaded area denoting grazing land).

Conditions of approval include Condition No. 2 which requires that agricultural use be established within five years of the use permit. The Special Event Facility is considered incidental to agricultural uses and allowed with a use permit.

Comment B-3: 2.1) The statement of no impact to views and scenery does not address the valley view of the immediate neighbors to the west with ¼ mile of the site. Our views will be forever harmed. We will be looking down on an almost football field sized parking lot along with 3 commercial structures two of which are intended to be rental units for overnight stays or longer. (Stay duration is not specified in the declaration). A parking lot of this size alone does not belong in a rural residential clustered neighborhood such as Morrison Lane. I realize Solano County does not classify Morrison Lane as rural residential, but it is in fact how we who liver here view the environment we live in. Families who have purchased agricultural properties of 25 acres or more in a rural area on a quiet country lane do not expect to have to look at or contend with the ramifications of a 75-car parking lot and commercial enterprise right in the middle of farmland. How is this conducive to supporting the aesthetics of the area and encouraging farming in an area experience great pressure to development. I strongly disagree with the no impact finding.

Response B-3: The Project is located in the central portion of the site. Landscaping will be planted that will screen the uses and further, vineyards and/or orchards are proposed to surround the facility which will serve to screen the uses as well (Condition No. 2). Therefore, aesthetic impacts would be less than significant.

Special Event Facilities and associated overnight accommodations are allowed with a use permit. Conditions Nos. 30-40 are included to ensure that short term quest rentals meet all of the Solano County requirements.

Comment B-4: Land Use and Planning. Many wine producing counties in California are carefully reviewing and limited the explosive commercial growth in their wine country areas. Moratoriums on permits for event centers and tourist vacation rentals are being put in place to protect farmlands, area esthetics, and to prohibit excessive commercialization and the negative impacts it brings with it. Suisun Valley has 8-9 event centers operating here already with more in the pipeline. We should learn from other counties who are farther along in dealing with these issues and act accordingly to protect Suisun Valley from excessive development of this type. Does this area really need more commercialization situate at the end of a quiet rural road in the middle of a farming area where there are already 13 acres of land on the east end of Morrison Land designated for Agricultural tourism uses?

Response B-4: The proposed use is consistent with the General Plan and Zoning District which allows Special Event Facilities and Guest Rentals with a Use Permit.

Comment B-5: This whole Negative Declaration is based on the very questionable assertion by the applicant that there will only be 7-8 events per year. This assertion appears nonsensical in terms of the scope and cost of the project when weighed

against the financial feasibility with only that many events per year. The long-term ramifications should be considered prior to issuance of a conditional use permit which would allow commercial development into this area whether this project fails or not.

Response B-5: Condition Nos. 1 and 6, will limit the events per year, and ensure compliance with the County's regulations. According to the California Environmental Quality Act (CEQA) Guidelines Section 15131 (a) *economic or social effects of a project shall not be treated as significant effects on the environment.*

C. Linda M. Russum

Comment C-1: I am an adjacent property owner to 2208 Morrison Lane, the site of the proposed project. I have reviewed the Initial Study and associated documents and would like to express the following concerns and comments regarding the Initial Study and Negative Declaration Report:

Response C-1: This is an introductory statement, and no response is required.

Comment C-2: 1.2.2 Suisun Valley is designated as Prime Farmland per the Solano County General Plan, Chapter 3, Figure AG-1. This parcel has not historically been designated as grazing land as referenced in the impact's discussion. I strongly disagree with the "no Impact" designation. The impact is significant in that an area of farmland would be converted to commercial property with only a vague passing reference regarding agricultural activity on the property. This reference is on page 16, 2.1 of the Study. The site plan indicates the commercial development will be clustered near the western lot line. In this paragraph is the reference to "acreage for future agricultural production" I could find no other reference in the Study regarding a specific plan for agricultural activity or the production of any type of agricultural product on the farmland parcel.

Response C-2: Conditions of approval include Condition No. 2 which requires that agricultural use be established within five years of the use permit. The Special Event Facility is considered incidental to agricultural uses and allowed with a use permit.

Comment C-3: On page 12, 1.3.1 General Plan. Table LU-5 of the General Plan provides a clear definition and intent of the Agricultural designation. "This designation provides areas for the practice of agriculture as the primary use, including areas that contribute significantly to the local agricultural economy, and allow for secondary uses that support the economic vitality of the agriculture. Agricultural land use designations protect those areas from intrusion by non-agriculture uses and other uses that do not directly support the economic vitality of agriculture.

Application for a conditional use permit which would allow commercial development on farmland with no established primary agricultural production of any kind is against the intent and definition of the Solano County General Plan. It would allow commercial activities without the stablished, desired underpinning of agriculture in the valley. This action would conflict with the General Plan and the Suisun Valley Strategic Plan. It

would have a significant long-term impact on this parcel and potentially many others in Suisun Valley. If this permit is granted it would set a dangerous precedent and remove economic protection for farmland.

Response C-3: Condition No. 2 of the Use Permit requires that agricultural use be established within five years of the granting of the use permit. It is acknowledged that the primary use must be the agricultural use. Special Event Facilities and associated guest rentals are allowed by the Zoning District with a Use Permit and are therefore consistent with the General Plan, Suisun Valley Strategic Plan and Zoning District.

A 2007 report that established the vision and economic innovation of Suisun Valley indicates that *Suisun Valley is a unique farming region that supports profitable family farms and quality of life for all its residents. It is a destination for tourists seeking world class wine, identifiable Suisun Valley farm products and a beautiful agricultural landscape with no fallow land.*

The Special Event Facility and quest accommodations are consistent with the vision of the Strategic Plan by bringing additional tourists to Suisun Valley and providing economic opportunities.

Comment C-4. 2.14, 2.16, Use permit for Event Center. We strongly object to the conclusions in section 2.14 and 2.16 and feel further evaluation of Morrison Lane road safety is needed. The conditional use permit for an event facility, if issued for the property would be added to a list of 9 already existing or soon to be open event centers in Suisun Valley. Several more applications are either in the permit process or will be applied for soon. These event centers are within a few miles of each other and will be hosting events simultaneously in Suisun Valley on weekends, holidays during spring, summer and fall months. The increased traffic these events will bring to major roads in the Valley and smaller lands like Morrison Lane will have a significant negative impact, increasing traffic congestion, making frequently enjoyed activities such as bike, jogging, walking on the Lane less safety thereby negatively affecting the overall quality of life and the rural character of our neighborhood. An increase in the number of auto accidents will also likely occur.

Response C-4: Solano County Public Works staff reviews each project that comes in to ensure that traffic impacts are less than significant. The events would occur primarily on the weekends during non-peak hour traffic conditions (weekday a.m. and p.m. commute times). Therefore, the project would result in less than significant traffic impacts.

Comment C-5: I am extremely concerned that the impact of the events occurring on may of the same days throughout the year was not considered with respect to Sheriff and Fire department staffing levels when the No Impact conclusion was made for this use permit. I feel strongly that there will be significant negative impacts to response times for both the Fire and Sheriff department services in case of emergencies for those who live on Morrison Lane. Morrison Lane residents along with an additional 150+ event center attendees attempting to flee a dangerous situation on this county road, is a recipe for disaster. The proposed event center is sited at the very end of this narrow, dead-end lane. Many residential homes are situated close to the road as are the utility poles and power lines. There are two sharp blind 90 degree turns and an S curve on

Morrison Lane which, under our normal traffic numbers and conditions, must be approached with caution. Morrison Lane has been under mandatory evacuations many times in recent years due to wildland fires nearby threatening our lives, homes, animals and property.

Response C-5: The Solano County Public Works division and the Cordelia Fire Department have reviewed the plans. The Project will meet the County's building and fire safety codes and Condition No. 27 requires: The Project shall provide roadway widths, turnarounds and surfaces as outlined in the Fire Safe Regulation Checklist blobdload.aspx (solanocounty.com).

Comment C-6: 3. Page 9 of the Initial Study and Negative Declaration lists the commercial structures which will be built as part of this project. Included on the list is a guest studio which will be rented for overnight lodging and a secondary dwelling which will be rented out as a vacation rental. The 531 square foot guest studio, which is a stand-alone structure, is a second rental dwelling on the same property. Permitting a second rental does not comply with the general requirements of Ordinance No 2018-1798 section 28.75.30 which states only one dwelling on the property may be used as a vacation house rental and owner must reside in the other dwelling.

Response C-6: The Project is consistent with the ordinance and zoning requirements. According to Section 28.73.30 of the Solano Zoning Code, Special Event Facilities may include up to five guestrooms, providing overnight lodging for up to 10 event attendees, if approved by the zoning administrator or planning commission. The guest studio is incidental to the Special Event Facility and is not intended for rental when Special Events are not scheduled (Condition No. 41).

The Guest rentals will be in conjunction with the owner who will reside on the site and is consistent with Ordinance 2018-1798. Condition Nos. 30-41 will ensure that guest rental are consistent with the Solano County rules and regulations for short term rentals.

Comment C-7: Vacation home rentals have been a contentious issue in Solano County and in many other counties in California. The Solano County Board of Supervisors in April 2021 set a moratorium on any new permits in rural residential zones in our county. The serious problems and issues which prompted the Board to set the moratorium on new short-term vacation rental use permits are not just limited to rural residential zones, they occur in agricultural areas too. Allow 2 rental units on the Turpin property only increases the probability that there will be negative impacts to the permanent Morrison Lane community residents.

Response C-7: The moratorium does not apply to the subject property because it is over 20 acres in size. Further, the owner will occupy the site which substantially cuts down on the potential for impacts. Condition Nos. 30-41 are included to ensure that the County's rules and regulations are followed, and impacts are reduced.

D. Paul G Herman, Kristin C. Herman and James D. Jones

Comment D-1: We are the owner and residents/heirs of 2204 Morrison Lane. We have read the available documents on the Initial Study and Negative Declaration for the proposed events facility at 2208 Morrison Lane (Use permit application U-20-04) and have the following comments and concerns:

The property in question is designated Agriculture by the Solano County General Plan. This means that the property may be used for agricultural production, agricultural processing facilities, facilities to support the sale of agriculture and tourist services that are ancillary to agricultural production. As we read the proposal, there is no mention of any proposed agricultural use of the project that would fill any of these uses and therefore qualify it as Agri-business or Agri-tourism. In addition, section 2.2 on page 17 states that the project is on grazing land and would not covert any farmland. This land in fact was used for vineyards until the vineyard was removed. The land has been baren since that time. We can attest at no point has this property been used for grazing. The fact is this property does have significant agricultural potential and the proposed project would be removing agricultural land from production. A 75 slot parking lot is quite substantial in size and would furth remove a large area of land from agricultural use. For comparison, the parking lots of Taco Bell and Denny's at the Cordelia junction have about 65 slots combined.

Response D-1: As shown on the proposed site plan, future vineyards and/or orchards are proposed. In addition, Condition No. 2 will require that the agricultural use be established within five years of the Use Permit. Special Event Facilities and Guest Rentals are allowed within the Zoning District with a use permit.

Comment D-2: We object to the conclusions from section 2.12 Noise, which indicates a less than significant impact on noise levels to the surrounding area. The hills at the end of Morrison Lane have an amphitheater effect on noise generated, especially in the flat land before them. The plan indicates social events will be held both indoors and outdoors, but claims that the event barn will suppress noises and prevent them from extending beyond the parcel. As amplified music is commonly used in events such as those proposed at this event center, we find that this statement is no in line with what has been observed at other event centers. For example, amplified music is used frequently at events at the Vezer Blue Victorian event center. Even with the amplified music being play indoors, the music can be heard at disrupting levels at the surrounding residences. The amphitheater effect of the hills at the end of Morrison Lane will worsen the noise level heard by existing residents and would certainly be a substantial periodic increase in the ambient noise level in the project vicinity. It must also be mentioned that the Solan land Trust has purchased the land behind Morrison Lane (Rockville Trails) for use of nature hikes, houseback riding and biking. From our experience, we can say that amplified music at 2208 Morrison Lane will certainly have a negative effect on those who will come to Rockville trails to enjoy the sounds and experiences of nature.

Response D-2: The Project will be required to meet the County's noise requirements including maintaining a noise level of 65 dB at the property line and as required by Condition No. 19. This will ensure that noise levels are less than significant. Noise levels below 65 dB would not create a significant impact on open space areas or adjacent residences.

Comment D-3: We have concerns of statement that the proposed project would not have an impact on emergency access. Morrison Lane is a dead end road with only one way out and this proposed project is at the end of the lane. We have concerns of how a gathering with up to 150 quests, plus a number of support staff, will be able to safely evacuate along with the other residents and animals of Morrison Lane in the event of a wildfire or other catastrophic event.

Response D-3: The Solano County Public Works division and the Cordelia Fire Department have reviewed the plans. The Project will meet the County's building and fire safety codes and Condition No. 27 requires: The Project shall provide roadway widths, turnarounds and surfaces as outlined in the Fire Safe Regulation Checklist blobdload.aspx (solanocounty.com).

Comment D-4: We object to how the proposed project would affect traffic on Morrison Lane. 2.16 states there is a less than significant impact, because it only increases the daily trips an average of 1.5 daily trips per year. This is fine if you are considering wear and tear on the road itself. However, in reality, the traffic pattern would be greatly increased all on one day and have a negative effect on those who live on Morrison Lane. While the study mentions an average of 38 vehicles per trip, the proposal of a 75 space parking lot indicates that the number of expected vehicles for an event is likely to be much higher. We have concerns of the safety of Morrison Lane residents and residences given the large number of vehicles that will be traversing the road for events. Morrison Lane has three turns that are almost blind and a number of homes that are placed close to the road. We feel that there would be a substantial increase in hazards, particularly at these turs ant that ether would be a substantial increase in hazards, particularly at these turns and object to the finding in the report tat there is no effect. The combination of drivers who are unfamiliar with the road and may also have used alcoholic beverages during an event makes this a more potentially dangerous situation than what has been addressed in the study.

Response D-4: The proposed Project would have 8-12 Special Events per year with up to 150 persons per event. However, not all events will have the maximum number of people. In fact, many events may be much smaller. Twelve events per year is considered a small Special Event Facility. In addition, it is expected that guests would arrive and leave during a staggered time over several hours, during non-rush hour non-peak traffic times. Therefore, traffic impacts are considered less than significant. The Public Works Division has reviewed the proposal and determined that Morrison Lane is sufficient to handle the proposed use.

Comment D-5: The study does little to look how this proposed project will impact the existing community along Morrison Lane. As mentioned, the traffic on event days would increase substantially. Residents of Morrison Lane enjoy going for walks with their families and pets on the roadway or riding horses along the road. This amount of traffic will negatively affect their enjoyment of the Morison Lane community. In addition, the increase in noise level would alter what is a very quiet and peaceful community. The quality of life of the current residents of Morrison Lane needs to be considered when deciding whether this project should be approved. In 2013, the Glashoff Farm at 5353 Williams Road was holding events such as weddings. Williams Road has a number of characteristics in common with Morrison Lane, including a large agricultural residential community, a dead end road with a single access point, am amphitheater effect from the hills in the region, and several dangerous turns along the road. The residents of Williams Road objected to the Glashoff Farms as an event center and complained about the noise, increased traffic, safety concerns and general changes to the quality of life of the residents. The Glashoffs ultima8tely withdrew their pretention for an event permit.

Response D-5: The Special Event Facility and associated guest rentals are allowed uses with a Use Permit. The comment regarding the Glashoff Farms project is informational and does not require a response.

Lucy Macmillan, M.S.

Environmental Scientist

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October 29, 2021

Ms. Susan Turpin
2208 Morrison Lane
Fairfield, Solano County, California

Re: Wetlands Delineation
2208 Morrison Lane
Fairfield, California

Dear Ms. Turpin:

This letter provides a summary of the methods and results of a wetland delineation conducted on approximately 25 acres located at 2208 Morrison Lane in Fairfield, California. The project site is approximately 2.5 miles due west of the City of Fairfield and is accessed by a recently constructed driveway to a house under construction. The site has a long history of being in agricultural use since at least 1983 as determined by aerial photographs viewed on Google Earth. Currently the site may be characterized as a fallow hayfield with the exception of some improvements associated withe construction of the proposed home. The Putah South Canal runs along the eastern and southern borders of the parcel.

On October 11, 2021 I and Ms. Anya Perron-Burdick, M.S and Ms. Erica Caddell conducted a wetland delineation on the site. The purpose of the wetland assessment was to characterize the nature and extent of areas on the project site that are potentially subject to U.S. Army Corps of Engineers' (Corps) jurisdiction pursuant to Section 404 of the Clean Water Act (33 U.S.C. 1344) and Regional Water Quality Control Board (RWQCB) regulation pursuant to Section 401 of the Clean Water Act and the Porter Cologne Act. We also looked for potential creeks or drainages that may be subject to the California Department of Fish and Wildlife pursuant to Section 1600 of the California Fish and Game Code.

No potential wetlands or creeks were identified on the project site.

A description of agency jurisdictional authority is provided below followed by a discussion of the methods and results of the assessment.

1.0 Corps of Engineers

Unless exempt from regulation, all proposed discharges of dredged or fill material into waters of the United States require U.S. Army Corps of Engineers (Corps) authorization under Section 404 of the Clean Water Act (33 U.S.C. 1344) and Clean Water Act Section 401 authorization from the Regional Water Quality Control Board (RWQCB). Waters of the United States generally include tidal waters, lakes, ponds, rivers, streams (including intermittent streams), wetlands (excluding isolated wetlands for the Corps), and farmed wetlands.

The Corps identifies wetlands using a "multi-parameter approach" which requires positive wetland indicators in three distinct environmental categories: hydrology, soils, and vegetation. According to the Corps of Engineers Federal Wetlands Delineation Manual (Environmental Laboratory, 1987), except in certain situations, all three parameters must be satisfied for an area to be considered a jurisdictional wetland.

The *Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region* is utilized when conducting jurisdictional wetland determinations in areas identified within the boundaries of the Western Mountains, Valleys, and Coast. The project site falls within the Western Mountains, Valleys, and Coast region and so wetlands identified on the site were delineated using that guidance.

1.1 Potential Wetlands

Section 328.3 of the Federal Code of Regulations defines wetlands as:

"Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas."

EPA, 40 CFR 230.3 and CE, 33 CFR 328.3 (b)

The three parameters used to delineate wetlands are the presence of hydrophytic vegetation, wetland hydrology, and hydric soils. According to the Corps Manual, for areas not considered “problem areas” or “atypical situations”:

"….[E]vidence of a minimum of one positive wetland indicator from each parameter (hydrology, soil, and vegetation) must be found in order to make a positive wetland delineation."

Vegetation

Plant species identified are assigned a wetland status according to the U.S. Fish and Wildlife Service list of plant species that occur in wetlands (Reed 1988). This wetland classification system is based on the expected frequency of occurrence in wetlands as follows:

OBL	Always found in wetlands	>99% frequency
FACW	Usually found in wetlands	67-99%
FAC	Equal in wetland or non-wetlands	34-66%
FACU	Usually found in non-wetlands	1-33%
UPL/NL	Upland/Not listed (upland)	<1%

The Corps Manual and Supplements require that a three-step process be conducted to determine if hydrophytic vegetation is present. The first step is the Dominance Test (Indicator 1); the second is the Prevalence Index (Indicator 2); the third is Morphological Adaptations (Indicator 3). The Dominance Test requires the delineator to apply the “50/20 rule”. The dominant species are chosen independently from each stratum of the community. In general, dominant species are determined for each vegetation stratum from a sampling plot of an appropriate size surrounding the sample point. Dominants are defined as the most abundant species that individually or collectively account for more than 50 percent of the total vegetative cover in the stratum, plus any other species that, by itself, accounts for at least 20 percent of the total cover. If greater than 50 percent of the dominant species has an OBL, FACW, or FAC status, the sample point meets the hydrophytic vegetation criterion.

If the sample point fails the 50/20 rule and both hydric soils and wetland hydrology are not present, then the sample point does not meet the hydrophytic vegetation criterion, unless the site is a problematic wetland situation. However, if the sample point fails Indicator 1, but hydric soils and wetland hydrology are both present, the delineator must apply the Indicator 2, Prevalence Index. The Indicator 3, Morphological Adaptations, is rarely used in this region.

Hydrology

The Corps jurisdictional wetland hydrology criterion is satisfied if an area is inundated or saturated for a period sufficient to create anoxic soil conditions during the growing season (a minimum of 14 consecutive days). Evidence of wetland hydrology can include primary indicators, such as visible inundation or saturation or oxidized root channels, or secondary indicators such as the FAC-neutral test or the presence of a shallow aquitard. Only one primary indicator is required to meet the wetland hydrology criterion; however, if secondary indicators are used, at least two secondary indicators must be present to conclude that an area has wetland hydrology.

Soils

The Natural Resource Conservation Service (NRCS) defines a hydric soil as follows:

"A hydric soil is a soil that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part."
Federal Register July 13, 1994, U.S. Department of Agriculture, NRCS

Soils formed over long periods under wetland (anaerobic) conditions often possess characteristics that indicate they meet the definition of hydric soils. The supplement provides a list of the hydric soil indicators that are known to occur in region. Soil samples were collected and described according to the methods provided in the supplements. Soil chroma and values were determined using a Munsell soil color chart (Kollmorgen 1975). If any of the soil samples met one or more of the hydric soil indicators described in the supplement hydric soils were determined to be present.

1.2 Waters of the U.S. (Other Waters)

"Other waters" or "Waters of the United States" (WUS) other than wetlands are also potentially subject to Corps jurisdiction. WUS subject to Corps jurisdiction include ponds, lakes, rivers, streams (including ephemeral and intermittent streams), and all areas below the High Tide Line (HTL) subject to tidal influence. Jurisdiction in non-tidal areas extends to the ordinary high water mark (OHW) defined as:

"*...that line on the shore established by the fluctuations of water and indicated by physical characteristics such as clear, natural line impresses on the bank, shelving, changes in the characteristics of the soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas.*"

Federal Register Vol. 51, No. 219, Part 328.3 (e). November 13, 1986

1.3 Central Valley Water Quality Control Board

The Regional Water Quality Control Board regulates waters of the State pursuant to Sections 13260(a)(1) and 13050(e) of the State Water Code, and the Porter Cologne Act. In addition, anyone proposing to conduct a project that requires a federal permit or involves dredge or fill activities that may result in a discharge to U.S. surface waters and/or "Waters of the State" are required to obtain a Clean Water Act (CWA) Section 401 Water Quality Certification and/or Waste Discharge Requirements (Dredge/Fill Projects) from the Regional Water Quality Control Board, verifying that the project activities will comply with state water quality standards. The most common federal permit for dredge and fill activities is a CWA Section 404 permit issued by the Corps of Engineers (North Coast Regional Water Quality

Control Board, 2007). In general, the RWQCB employs similar wetland delineation techniques for identifying wetland areas potentially subject to its regulation.

Section 401 of the CWA grants each state the right to ensure that the State's interests are protected on any federally permitted activity occurring in or adjacent to Waters of the State. In California, the Regional Water Quality Control Boards (Regional Board) are the agency mandated to ensure protection of the State's waters. So if a proposed project requires a U.S. Army Corps of Engineers CWA Section 404 permit, falls under other federal jurisdiction, and has the potential to impact Waters of the State, the Regional Water Quality Control Board will regulate the project and associated activities through a Water Quality Certification determination (Section 401).

However, if a proposed project does not require a federal permit, but does involve dredge or fill activities that may result in a fill discharge to "Waters of the State", the Regional Board has the option to regulate the project under its state authority (Porter-Cologne) in the form of Waste Discharge Requirements or Waiver of Waste Discharge Requirements. Waters of the State include isolated wetlands, which are not regulated by the Corps.

In 2019, the State of California developed its definition of a wetland to address arid conditions in the west. The definition differs from the federal definition in that a wetland can include only wetlands soil and hydrology and not hydrophytic wetland vegetation. However, if the area does have vegetation, it must include wetland vegetation in order to be classified a wetland.

1.5 Background Review

Prior to conducting the on-site wetlands assessment within the study area, various background materials relating to the site were reviewed. These include aerials from Google earth and the Fairfield South U.S.G.S. 7.5-minute quadrangle. No potential wetland signatures were observed on the project site in the background review. The Putah South Canal was identified to the south and west of the project site.

Additionally, the Soil Survey of Solano County (web Soil Survey) was reviewed to determine if any of the soils on the project site are mapped as hydric soils. The presence of a hydric soil-mapping unit on a project site can suggest the presence of potential wetland habitats and therefore is another tool used in potential wetland identification.

Clear Lake clay (0 to 2 percent slopes), Conejo loam, and Sycamore silty clay loam (0 to 1 percent slopes) are mapped on the project site. Of these units, Clear Lake clay, which is mapped on the northeastern portion of the site, is listed as a hydric soil. The other two units are not listed as hydric nor do they have hydric inclusions.

1.6 Wetland Assessment and Results

On October 11, 2021 we conducted a wetland delineation within the Study Area. The Study Area boundary is delineated on Plate 1. Recent aerial photographs of the property were also reviewed on Google Earth.

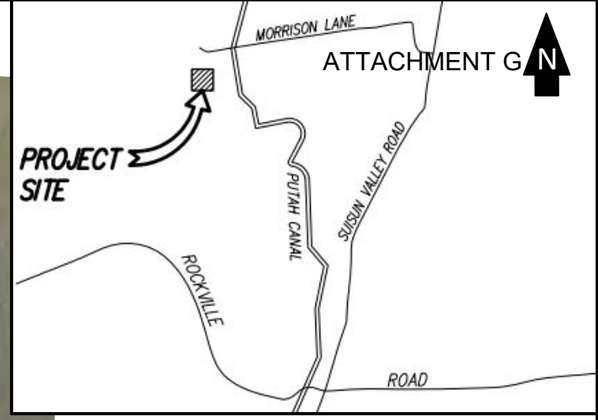
The dominant vegetation community within the Study Area is non−native annual grassland with patches of the native coyote bush (*Baccharis pilularis*) present on the interiors of the site. Two drainage ditches were recently constructed on the project site per the project engineers plans for the site and were constructed last year according to the project contractor

The project site was walked to look for observations of wetland vegetation, low depressions, or other potential wetland indicators. No potential wetland features were observed. Four data points were sampled at various locations across the property to generally characterize herbaceous composition. The primary plant species observed were upland grasses including the highly invasive Medusa head (*Taenetherium caput-mesusae*), rip-gut brome (*Bromus diandrus*) and oat (*Avena* sp.). Soils on the site were relatively uniform which is common for land that has been intensively farmed for years. Soils were characterized as silty clam loam with a matrix color of 10 YR 2/2.

If you have any questions regarding my assessment please feel free to call me at 315-389-9199 or email me at lucymacmillanconsulting@gmail.com. Thank you.

Sincerely,

Lucy Macmillan, M.S.
Environmental Scientist



Map Key

- Parcel Boundary
- Entrance Driveway
- FEMA Flood Drainage Excavation
- Building Envelopes
- Topography
- Wetland Data Sampling Point

Anya Perron-Burdick, M.S.
Professional Ecological Services
2923 Grinnel Drive, Davis, CA 95618
(707) 529-0904 anya.burdick@gmail.com

MAP DETAILS: APB
DRAFT: 10/31/2021
REVISION:
REVISION:

N

1 in = 100 ft

Wetland Assessment Data Points

Lands of Turpin
2208 Morrison Lane, Solano County, CA
APN: 015-14-0240

PLATE 1

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: 2208 Morrison Lane City/County: Fairfield Solano Sampling Date: 10/12/21

Applicant/Owner: Susan Turpin State: CA Sampling Point: 1

Investigator(s): L. Macmillan, A. Burdick, E. Caddell Section, Township, Range: S19 Fairfield South

Landform (hillslope, terrace, etc.): Flat disturbed Area Local relief (concave, convex, none): none Slope (%): 0

Subregion (LRR): LRRC Lat: Long: Datum:

Soil Map Unit Name: Clear lake clay, 0-2; Conejo loam; Sycamore silty clay loam NWI classification: ϕ

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✓ No ____ (If no, explain in Remarks.)

Are Vegetation PN, Soil N, or Hydrology N significantly disturbed? Are "Normal Circumstances" present? Yes ____ No ✓

Are Vegetation N, Soil N, or Hydrology N naturally problematic? (If needed, explain any answers in Remarks.) scrubbed right Area has been grazed the last yr.

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No ✓	**Is the Sampled Area within a Wetland?** Yes ____ No ✓
Hydric Soil Present?	Yes ____	No ✓	
Wetland Hydrology Present?	Yes ____	No ✓	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: ____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	____ = Total Cover		
Sapling/Shrub Stratum (Plot size: ____)			
1.			
2.			
3.			
4.			
5.			
	____ = Total Cover		
Herb Stratum (Plot size: 10 sq. feet)			
1. Lactuca ~~sativa~~ serriola	7	Y	FACU
2. Atriplex sp.	3	N	NA
3. Tarweed (Hemizonia sp.)	3	N	NA
4.			
5.			
6.			
7.			
8.			
	13 = Total Cover		
Woody Vine Stratum (Plot size: ____)			
1.			
2.			
	13 = Total Cover		

% Bare Ground in Herb Stratum 80 % Cover of Biotic Crust ____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species ____	x 1 = ____
FACW species ____	x 2 = ____
FAC species ____	x 3 = ____
FACU species ____	x 4 = ____
UPL species ____	x 5 = ____
Column Totals: ____ (A)	____ (B)

Prevalence Index = B/A = ____

Hydrophytic Vegetation Indicators:

___ Dominance Test is >50%

___ Prevalence Index is ≤3.0[1]

___ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ____ No ✓

Remarks:

SOIL

Sampling Point: 1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-5in.	10YR 2/2	100	None				silty clay loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) (**LRR C**)
- ___ 1 cm Muck (A9) (**LRR D**)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) (**LRR C**)
- ___ 2 cm Muck (A10) (**LRR B**)
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: Clay hardpan

Depth (inches): 5"

Hydric Soil Present? Yes ____ No ✓

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1) (**Nonriverine**)
- ___ Sediment Deposits (B2) (**Nonriverine**)
- ___ Drift Deposits (B3) (**Nonriverine**)
- ✓ Surface Soil Cracks (B6) shrink/swell
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Biotic Crust (B12)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water Marks (B1) (**Riverine**)
- ___ Sediment Deposits (B2) (**Riverine**)
- ___ Drift Deposits (B3) (**Riverine**)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ____ No ✓ Depth (inches): ____

Water Table Present? Yes ____ No ✓ Depth (inches): ____

Saturation Present? (includes capillary fringe) Yes ____ No ✓ Depth (inches): ____

Wetland Hydrology Present? Yes ____ No ✓

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

soils are clay Common shrink swell cracking, No algal mats

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: 2208 Morrison Lane City/County: Fairfield Solano Sampling Date: 10/12/21

Applicant/Owner: Susan Turpin State: CA Sampling Point: 2

Investigator(s): L. Macmillan, A. Burdick, E. Caddell Section, Township, Range: S19 Fairfield South

Landform (hillslope, terrace, etc.): Plain Local relief (concave, convex, none): — Slope (%): ~1

Subregion (LRR): LRRC Lat: Long: Datum:

Soil Map Unit Name: Clear lake clay, 0-2; Conejo loam; Sycamore silty clay loam NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✔ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? No Are "Normal Circumstances" present? Yes ✓ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? No (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes _____	No ✓	**Is the Sampled Area within a Wetland?** Yes _____ No ✓
Hydric Soil Present?	Yes _____	No ✓	
Wetland Hydrology Present?	Yes _____	No ✓	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	_____ = Total Cover		
Sapling/Shrub Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
	_____ = Total Cover		
Herb Stratum (Plot size: _____)			
1. Taeniatherum caput-medusae	60	Y	UPL
2. Bromus diandrus	15	N	UPL
3. Lactuca serriola	10	N	FACU
4. Lolium perenne	10	N	FAC
5. Avena sp.	5	N	UPL
6.			
7.			
8.			
	100 = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
	_____ = Total Cover		

% Bare Ground in Herb Stratum 0 % Cover of Biotic Crust _____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species 10	x 3 = 30
FACU species _____	x 4 = _____
UPL species 80	x 5 = 400
Column Totals: 90 (A)	430 (B)

Prevalence Index = B/A = 4.7

Hydrophytic Vegetation Indicators:

___ Dominance Test is >50%

___ Prevalence Index is ≤3.0[1]

___ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes _____ No ✓

Remarks:

dominated by upland grasses

SOIL

Sampling Point: 2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-8"	10YR 2/2	100					silty clay loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) (**LRR C**)
- ___ 1 cm Muck (A9) (**LRR D**)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) (**LRR C**)
- ___ 2 cm Muck (A10) (**LRR B**)
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: ~ 8"

Depth (inches): _____

Hydric Soil Present? Yes _____ No ✓

Remarks: very hard compact soil

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1) (**Nonriverine**)
- ___ Sediment Deposits (B2) (**Nonriverine**)
- ___ Drift Deposits (B3) (**Nonriverine**)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Biotic Crust (B12)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water Marks (B1) (**Riverine**)
- ___ Sediment Deposits (B2) (**Riverine**)
- ___ Drift Deposits (B3) (**Riverine**)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No ✓ Depth (inches): _____

Water Table Present? Yes _____ No ✓ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No ✓ Depth (inches): _____

Wetland Hydrology Present? Yes _____ No ✓

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: 2208 Morrison Lane City/County: Fairfield Solano Sampling Date: 10/12/21

Applicant/Owner: Susan Turpin State: CA Sampling Point: 3

Investigator(s): L. Macmillan, A. Burdick, E. Caddell Section, Township, Range: S19 Fairfield South

Landform (hillslope, terrace, etc.): field Local relief (concave, convex, none): none Slope (%): ~1

Subregion (LRR): LRRC Lat: Long: Datum:

Soil Map Unit Name: Clear lake clay, 0-2; Conejo loam; Sycamore silty clay loam NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✓ No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? No Are "Normal Circumstances" present? Yes ✓ No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? No (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No ✓	**Is the Sampled Area within a Wetland?** Yes ____ No ✓
Hydric Soil Present?	Yes ____	No ✓	
Wetland Hydrology Present?	Yes ____	No ✓	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: ____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	____ = Total Cover		
Sapling/Shrub Stratum (Plot size: ____)			
1.			
2.			
3.			
4.			
5.			
	____ = Total Cover		
Herb Stratum (Plot size: ____)			
1. Avena sp.	90	Y	UPL
2. Taeniatherum caput-medusae	5	N	UPL
3.			
4. Hordeum sp.	5	N	NA
5.			
6.			
7.			
8.			
	100 = Total Cover		
Woody Vine Stratum (Plot size: ____)			
1.			
2.			
	____ = Total Cover		

% Bare Ground in Herb Stratum 0 % Cover of Biotic Crust ____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species ____	x 1 = ____
FACW species ____	x 2 = ____
FAC species ____	x 3 = ____
FACU species ____	x 4 = ____
UPL species 95	x 5 = 475
Column Totals: 95 (A)	____ (B)

Prevalence Index = B/A = 5

Hydrophytic Vegetation Indicators:

___ Dominance Test is >50%

___ Prevalence Index is ≤3.0[1]

___ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ____ No ✓

Remarks:

SOIL

Sampling Point: 3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Redox Features Type[1]	Redox Features Loc[2]	Texture	Remarks
0-8"	10YR3/2	100					silty clay loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) (**LRR C**)
- ___ 1 cm Muck (A9) (**LRR D**)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) (**LRR C**)
- ___ 2 cm Muck (A10) (**LRR B**)
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No ✓

Remarks:

compact clay loam soil

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1) (**Nonriverine**)
- ___ Sediment Deposits (B2) (**Nonriverine**)
- ___ Drift Deposits (B3) (**Nonriverine**)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Biotic Crust (B12)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water Marks (B1) (**Riverine**)
- ___ Sediment Deposits (B2) (**Riverine**)
- ___ Drift Deposits (B3) (**Riverine**)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No ✓ Depth (inches): _____

Water Table Present? Yes _____ No ✓ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No ✓ Depth (inches): _____

Wetland Hydrology Present? Yes _____ No ✓

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: 2208 Morrison Lane City/County: Fairfield Solano Sampling Date: 10/12/21

Applicant/Owner: Susan Turpin State: CA Sampling Point: 4

Investigator(s): L. Macmillan, A. Burdick, E. Caddell Section, Township, Range: S19 Fairfield South

Landform (hillslope, terrace, etc.): Arch Local relief (concave, convex, none): none Slope (%): ~1

Subregion (LRR): LRRC Lat: Long: Datum:

Soil Map Unit Name: Clear lake clay, 0-2; Conejo loam; Sycamore silty clay loam NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✓ No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? No Are "Normal Circumstances" present? Yes ✓ No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? No (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No ✓	**Is the Sampled Area within a Wetland?** Yes ____ No ✓
Hydric Soil Present?	Yes ____	No ✓	
Wetland Hydrology Present?	Yes ____	No ✓	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: ____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	____ = Total Cover		
Sapling/Shrub Stratum (Plot size: ____)			
1.			
2.			
3.			
4.			
5.			
	____ = Total Cover		
Herb Stratum (Plot size: ____)			
1. Taeniatherum caput-medusae	50	Y	UPL
2.			
3. Avena sp.	40	Y	UPL
4. Hordeum sp.	10		NA
5.			
6.			
7.			
8.			
	100 = Total Cover		
Woody Vine Stratum (Plot size: ____)			
1.			
2.			
	____ = Total Cover		

% Bare Ground in Herb Stratum 0 % Cover of Biotic Crust ____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species ____	x 1 = ____
FACW species ____	x 2 = ____
FAC species ____	x 3 = ____
FACU species ____	x 4 = ____
UPL species 90	x 5 = 450
Column Totals: ____ (A)	____ (B)

Prevalence Index = B/A = 5

Hydrophytic Vegetation Indicators:

___ Dominance Test is >50%

___ Prevalence Index is ≤3.0[1]

___ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ____ No ✓

Remarks:

SOIL

Sampling Point: 4

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-8	10YR 2/2	100					silty clay loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) (**LRR C**)
- ___ 1 cm Muck (A9) (**LRR D**)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) (**LRR C**)
- ___ 2 cm Muck (A10) (**LRR B**)
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No ✓

Remarks: compact silty clay loam

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1) (**Nonriverine**)
- ___ Sediment Deposits (B2) (**Nonriverine**)
- ___ Drift Deposits (B3) (**Nonriverine**)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Biotic Crust (B12)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water Marks (B1) (**Riverine**)
- ___ Sediment Deposits (B2) (**Riverine**)
- ___ Drift Deposits (B3) (**Riverine**)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No ✓ Depth (inches): _____

Water Table Present? Yes _____ No ✓ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No ✓ Depth (inches): _____

Wetland Hydrology Present? Yes _____ No ✓

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

To: Solano County Board of Supervisors

Solano County Planners

From: Paul G. Herman

RE: Use Permit application U-20-04 Event Center at 2208 Morrison Lane, Suisun Valley.

As an introduction, I am an adjacent land owner for over 27 years, an active farmer now and for over 48 years, (not counting growing up years on the farm) and the original grape grower's representative to the Suisun Valley Fund Committee. The Committee was formed to enhance the agricultural industry in our Valley and indeed keep it from becoming "Napa-dized".

There are many things that are inappropriate about this project, but the most glaring is land use. Our committee was focused on enhancing agricultural in the Valley and in that vein set up the ATC's with 75 acres set aside in 8 locations for non-agricultural economic support venues. This Event Center has NO agricultural component what-so-ever, and even at that, it uses up 25 of the allotted 75 acres of land use and is NOT in or even contiguous to any of the zones. I would like to quote from the SV Strategic Plan on page 2-2. Most non-ag uses will be ag-supporting (here it says Willotta and existing units relate to that "most". Further, it says "Commercial uses are mainly located in areas designated for ATC's, with ONE exception" - Rockville. It also limits land use outside of the ATC's to "agricultural use".

Page 2-6 states that the Board is to make sure that the project is contiguous with an existing ATC, and to not cause the planned acres to exceed the 75 ATC acre limit. It must contribute to the Valley as an agricultural tourism destination!

Other problem areas are as follows:

In my experience when "people centered" projects are allowed in ag production areas the proper agricultural practices are compromised because of complaints even though the law stipulates otherwise. Furthermore, Morrison Lane is the only road in and out. With machinery and harvest trucking on a minimal road with no shoulders, there is a significant problem, not to mention the exiting risks to the one exit for a large population. In regard to the 8 events per year, I doubt that it can economically sustain the project and they will undoubtably seek more (see THE BARN -existing event center- article allowing it to have 12 events up from 6 events). It seems that there is no way to stop this encroachment. It is contrary to every thing that we worked so hard for.

Needless to say, I am firmly in opposition to this project and submit that you should be also!!!

Paul G. Herman

Paul G. Herman

Wilberg, Eric J.

From: Mary Browning <mbrowning@valleyinternet.com>
Sent: Thursday, May 27, 2021 2:10 AM
To: Harrison, Jamielynne B.; Schmidtbauer, Terry; Wilberg, Eric J.
Subject: U-20-04 (Turpin)

Terry Schmidtbauer
Director
Solano County Dept. of Resource Management
675 Texas Street, Suite 5500
Fairfield, CA 94533
(707)784-6765

Re: Opposition to Use Permit Application U-20-04

Dear Mr. Schmidtbauer,

Some of the original goals of the Suisun Valley Strategic Plan were to position Suisun Valley as a viable agritourism destination and build support for agriculture as a vital economic development base for Solano County. We all desire to see Suisun Valley remain in perpetual viable agricultural production. Valley stakeholders agreed on maintaining the agricultural character of Suisun Valley, while improving farm production.

The Turpin project is not an agricultural related enterprise. The project applicant is not a farmer and doesn't plan to produce farm products at the project location of 2208 Morrison Lane, Fairfield. This proposed event facility has no resemblance to the Marketing Plan goals, nor general guiding objectives of the Suisun Valley Strategic Plan, and would negatively impact the quality of life for residents of Morrison Lane with amplified noise and 150-person events at least 8 times per year. The parcel is undeveloped, except for a newly established paved driveway. The project on 25-acres would in fact pave over prime or unique farmland with new buildings, parking lot and road improvements for its primary income producing use. This land is not grazing land contrary to the statements contained in Chapter 2 of the Initial Study.

The County has been vigorous in its support for agriculture as a vital component of the economy. You must ensure that improvements are executed in an effective and beneficial manner. Suisun Valley has a limited inventory of farms, however, agriculture remains the desired land use. It is anticipated that this event center will host weddings, community events, fund raisers, holiday events, and private gatherings. Events will be held indoors but may also occur outdoors. None of these described uses has a nexus with agriculture. The proposed project is at the end of a quiet rural roadway. Morrison Lane abuts a regional park that attracts outdoor enthusiasts who come here to enjoy the scenic resources and peaceful tranquility. This project would substantially degrade these qualities for people living in the area and for those visiting the nearby park.

Solano County's Role: The County's updates to the zoning regulations helps with the goal to strengthen cooperation toward increased profitability. The expanded Agricultural Suisun Valley (A-SV-20) designation was made to allow for agritourism supporting uses. However, the County has not established limits on the number of event centers that will be permitted in the A-SV-20 zoning. When the 2008 Suisun Valley Strategic Plan was implemented, there were only a few wineries hosting primarily promotional events. At that time, within the unincorporated County -- most of which is currently designated agricultural -- the number of households was expected to double, from 7,380 in 2008 to 14,290 in 2030; the population was expected to double, from 19,990 to 39,460; and employment was anticipated to double, from 3,039 jobs to 6,644 jobs. It is critical that the County adequately address the environmental impacts resulting from that development. This must include planning wisely for impacts on the environment from increased human activities.

The last General Plan DEIR did not adequately identify all existing greenhouse gas emissions. An EIR must provide an accurate depiction of existing environmental conditions. (Cal. Code Regulations, Title 14 (CEQA Guidelines), Section 15125 (a). Before the impacts of a project can be assessed and mitigation measures considered, an EIR must describe the existing environment. It is only against this baseline that any significant environmental effects can be determined. In 2008, Solano County received a Letter of Concern from the State Attorney General's Office in regards to the Solano County General Plan Draft Environmental Impact Report SCH#2007122069. The majority of mitigation measures in the DEIR were found to be unenforceable preferences and goals, rather than definite commitments to adopt enforceable policies or specific standards.

True mitigation measures are implemented through ordinances, programs, development standards, and land use designations to reduce or avoid environmental impacts. See CEQA Guidelines, Section 15126.4 (a)(2). Each statement of policy should be paired with an enforceable, achievable standard.

The Suisun Valley Strategic Plan focused on an economic wish-list, unsupported by meaningful analyses. The County proposed to develop and adopt a Climate Action Plan, and intended to integrate the "CAP" into its General Plan. In the 13 years since, has Solano County amended the DEIR to make clear it's primary objectives of creating adaptation strategies to address the impacts of climate change on the county? It is essential to do so, and the CAP must be enforceable. The comments submitted by the Attorney General to the Solano County Department of Resource Management in 2008, pursuant to his duty to protect the natural resources of the State, speaks of DEIR's deficiencies that are of particular concern regarding the County's, and the State's, climate objectives. And to constitute permissible mitigation, the County's commitment to develop a Climate Action Plan needed to be further developed.

Given the number of projects in Suisun Valley that have been approved, planned or are under consideration, while still lacking meaningful traffic studies, an enforceable noise ordinance, and project limitations, it does appear a CAP has not been completed and won't be available for integration into the subsequent general plan update that is expected in 2021. Without a clear deadline for CAP completion, without mitigation specificity, monitoring and reporting, the County runs afoul of CEQA's rule against deferral.

In 2008, the DEIR did not sufficiently address the environmental impacts of the last General Plan Update. When will the County recirculate a DEIR that creates enforceable measures to mitigate global warming and that addresses the important issue of water supply?

There have been significant changes in the Suisun Valley since 2008. The results of which bare little resemblance to the original vision of preserving small family farms. What has happened is appalling. A beautiful, serene place is being turned into a parking lot for tourists. As CEQA Lead Agency, it appears that you are evading your responsibility to follow state law with this project proposal and other projects already approved.

Sincerely,

Mary Browning,
Suisun Valley

7 May 2021

• • •

Albert L Maas III
2302 Morrison Lane
Fairfield, CA 94534

Mr. Allan Calder
Planning Services Manager
Solano County Department of Resource Management
675 Texas Street, Suite 5500
Fairfield, CA 94533-6342

Subject: Permit Application No. U-20-04 (Turpin)

Sir,

It is my understanding that there is a matter coming up on the 28th of May this year on the development of an Event Center along with a Vacation Rental complex (Guest Studio and 1800 square foot Home) . I have a few concerns about this venture.

The first would be the major safety problem. We live on a dead end road with only one way in and one way out. This presents a number of safety concerns as this is a two lane Country Road. If there are a 150 plus cars and trucks (Owners, Guests and Workers) at an event and there is some type of incident (Medical, Alteration, Fire at the event or an Earth Quake, Wild Fire or other disaster) where are all the cars and trucks going that are at the event or the apartments so the emergency equipment can respond.

The next concern is the intersection of Morrison Lane and Suisun Valley Road. During the Summer and during Crush Suisun Valley Road is very very busy. Is the owner of this event facility going to fund the county to install a signal light at the intersection and/or indemnify the vineyard owner and cover the damage when the event goers try to bypass the intersection, diving through the vineyard to get out to Suisun Valley Road?

Continuing on is there some type of security going to be required during such events? With what we have seen lately in the news with the short rentals and large parties what type security is the county going to require (off duty sheriff or armed security guard)?

Is the owner of the Event Facility and Vacation Rental complex going to live on the property (I didn't see a owners home on the site plan)? If not who will be the live in party responsible and point of contact when the event gets out of hand so the **owner** can solve the problem? If this is a

business entity wouldn't it be better to have a facility like this adjacent to Suisun Valley Road like the Wine tasting rooms are, as opposed to at the end of a dead end road?

I understand that in the filing the owner has stated that his events will be closed by 10PM. I cannot think of anyone that believes that will happen, the real time would be more like midnight or later. Having a band or disk jockey banging out music all night is not the setting, we enjoy here now or hope to continue enjoying.

This is a quite country area and I believe that the residents like myself would like it to remain that way.

As we are all concerned with water in the valley where is this project getting its water (SID, Well, or Vallejo Water District)?

As this project is at the end of Morrison Lane it is also at the end of the PG&E power line. Has the owner/developer discussed with PG&E the draw on the grid and the effect the draw is going to have on all of us on this leg of the grid?

Albert L Maas III
COL (ret) USA

Kathy Pease

From: kiddieheart7 <kiddieheart7@aol.com>
Sent: Friday, September 10, 2021 3:03 PM
To: Kathy Pease
Cc: SUSAN TURPIN
Subject: Fw: Fwd: Use permit application #U-20-04 (Turpin)

Sent from the all new AOL app for iOS

On Friday, June 18, 2021, 9:36 AM, shane petersen <sgpetersen2000@gmail.com> wrote:

---------- Forwarded message ---------
From: **shane petersen** <sgpetersen2000@gmail.com>
Date: Fri, Jun 18, 2021 at 9:33 AM
Subject: Use permit application #U-20-04 (Turpin)
To: <ejwilberg@solanocounty.com>

We live on the property immediately neighboring the proposed event center. Keeping Morrison lane a peaceful and quiet street is very important to us as that is a major reason why we live here. However, it appears to us that the event center is well planned and designed, and having a maximum of 8 events per year keeps the increase in traffic and noise to a reasonable frequency. In short, we support the proposal.

Shane Petersen & Marie Nguyen
2252 Morrison lane

To: Eric Wilberg

Planner Associate Department of Resource Management Planning Services Division

675 Texas Street

Fairfield, CA 94533

ejwilberg@solanocounty.com

From: Ann Bedenk and Russell Babcock

1112 Woodside Road

Berkeley, CA 94708

510.848.8372

Re: Susan Turpin and Wags Way Ranch

Use Permit Application No. U-20-04 (Turpin) Initial Study and Mitigated Negative Declaration

Hello,

This is a letter of support for the proposed development of Wags Way Ranch by Susan Turpin. We have reviewed the Use Permit Application No. U-20-04 (Turpin) Initial Study and Mitigated Negative Declaration. The property has been carefully researched and we have no reservation to support the proposed project and see no significant effect on the environment. We believe that the development of Wags Way will add to the community of Suisun Valley.

We have discussed the Wags Way project with Susan and her husband Brent from the beginning of the project details and feel confident that this project has been thoroughly researched to ensure full success of the development.

We have met many of the people in the local community and have experienced firsthand how welcoming they are to Susan, Wags Way, and support having her join their neighborhood. We have been so impressed by the wonderful people that live in the area and know that Susan would fit in with the community spirit.

We have known Susan Turpin for 39 years. Susan has consistently demonstrated sound decision making in several real estate projects. Susan is a kind, considerate and dedicated person who would add to the wonderful character of Suisun Valley and Morrison Lane.

Sincerely,

Ann Bedenk and Russell A. Babcock