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DEPARTMENT OF RESOURCE MANAGEMENT

SOLANO COUNTY

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Planning Services Division

Solano County Zoning Administrator
Staff Report
MU-22-05

Application No. MU-22-05 **Project Planner:** Travis Kroger, Associate Planner	**Meeting of July 6, 2023** **Agenda Item No. 1**
Applicant 6734 Midway Partners, LLC 720 Fayette Street, Suite 700 Conshohocken, PA 19428	**Property Owner** Same as applicant

Action Requested
Consideration of Minor Land Use Permit application MU-22-05 by 6734 Midway Partners LLC to establish a Junkyard/Wrecking Yard for storage and sales of total loss vehicles on a 39.11-acre parcel located at 6734 Midway Road, one (1) mile south of the City of Dixon in the General Manufacturing ½ acre minimum (M-G-1/2) zoning district, APN 0112-080-120.

Property Information

Size: 39.11 acres	**Site Address**: 6734 Midway Road
Assessor's Parcel Number (APN): 0112-080-120	**SRA Designation:** N/A
Zoning: General Manufacturing ½ acre minimum (M-G-1/2)	**Land Use:** Junkyard, Wrecking Yard
General Plan: Agriculture	**Ag. Contract:** n/a
Utilities: Proposed on-site well and private septic system	**Access:** Existing driveway from Midway Road

Adjacent General Plan Designation, Zoning District, and Existing Land Use

	General Plan	Zoning	Land Use
North	Agriculture	Exclusive Agriculture 40-acre min (A-40)	Agriculture
South	Agriculture	Exclusive Agriculture 40-acre min (A-40)	Agriculture
East	Agriculture	Exclusive Agriculture 40-acre min (A-40)	Agriculture
West	Agriculture	General Manufacturing ½ acre minimum (M-G-1/2)	General Manufacturing

Environmental Analysis
The project qualifies for a Categorical Exemption from the California Environmental Quality Act pursuant to the following:

- CEQA Guidelines Section 15302, Class 2, Replacement or Reconstruction.
- CEQA Guidelines Section 15304 Class 4, Minor Alterations to Land

See the Environmental Analysis section for further details.

Staff Recommendation

Staff recommends that the Zoning Administrator **ADOPT** the attached resolution with respect to the enumerated findings and **APPROVE** Use Permit No. MU-22-05 subject to the recommended conditions of approval.

DISCUSSION

Setting

The subject property consists of 39 acres of land, located one (1) mile south of the City of Dixon on the south side of Midway Road in unincorporated Solano County. The site is mostly flat, with minimal vegetation except for trees and lawn in the northeast corner surrounding the existing structures, and several large piles of concrete in the middle of the parcel. Existing development includes a single-family dwelling served by a well and septic system, detached garage and storage building and two (2) metal barns, with access via three (3) existing driveways. All existing structures are proposed to be removed as part of this project. The existing trees are described in the attached arborist's report (Attachment D) and will also be removed. Most of the trees are in poor condition and relatively small.

Surrounding Land Use

North: On the north side of Midway Road, two (2) single family dwellings and a commercial dog kennel are located directly adjacent to the site, and a large agricultural processing facility is located to the northwest.

South: To the south of the project site, land uses are mainly agricultural row crops, with one residence 1/3 mile to the southwest.

East: The land use to the east of the project site is predominantly row crops.

West: Land uses to the west of the project site include row crops and orchards.

Historic Land Use & status as contaminated site:

This parcel is the former location of the Florin Tallow rendering plant, which occupied four (4) acres of the site. On May 23, 2001, a fire significantly damaged the facility which led to closure of the business, and the rendering plant and equipment were dismantled and removed in 2003. The site was contaminated with hydrocarbons, volatile organic compounds and tetrachloroethylene, and cleanup and monitoring was overseen by the Central Valley Regional Water Control Board (RWQCB) until 2009, at which time the levels of contamination had decreased to the point that the determination was made that no further action was required (Attachment F).

PROJECT DESCRIPTION

Proposed Use

The proposed use of the site is for storage and sales of theft recovery and total loss vehicles via online auctions. Vehicles will be parked as shown on the site plan in orderly rows, and no vehicles will be stacked at any time. No vehicles will be dismantled or crushed on-site but vehicles will be inoperable and may be damaged or missing parts.

The proposed project was reviewed and determined to be similar and like to the Junkyard, Wrecking Yard land use type in the M-G-1/2 zoning district and may be allowable subject to Minor Use Permit approval.

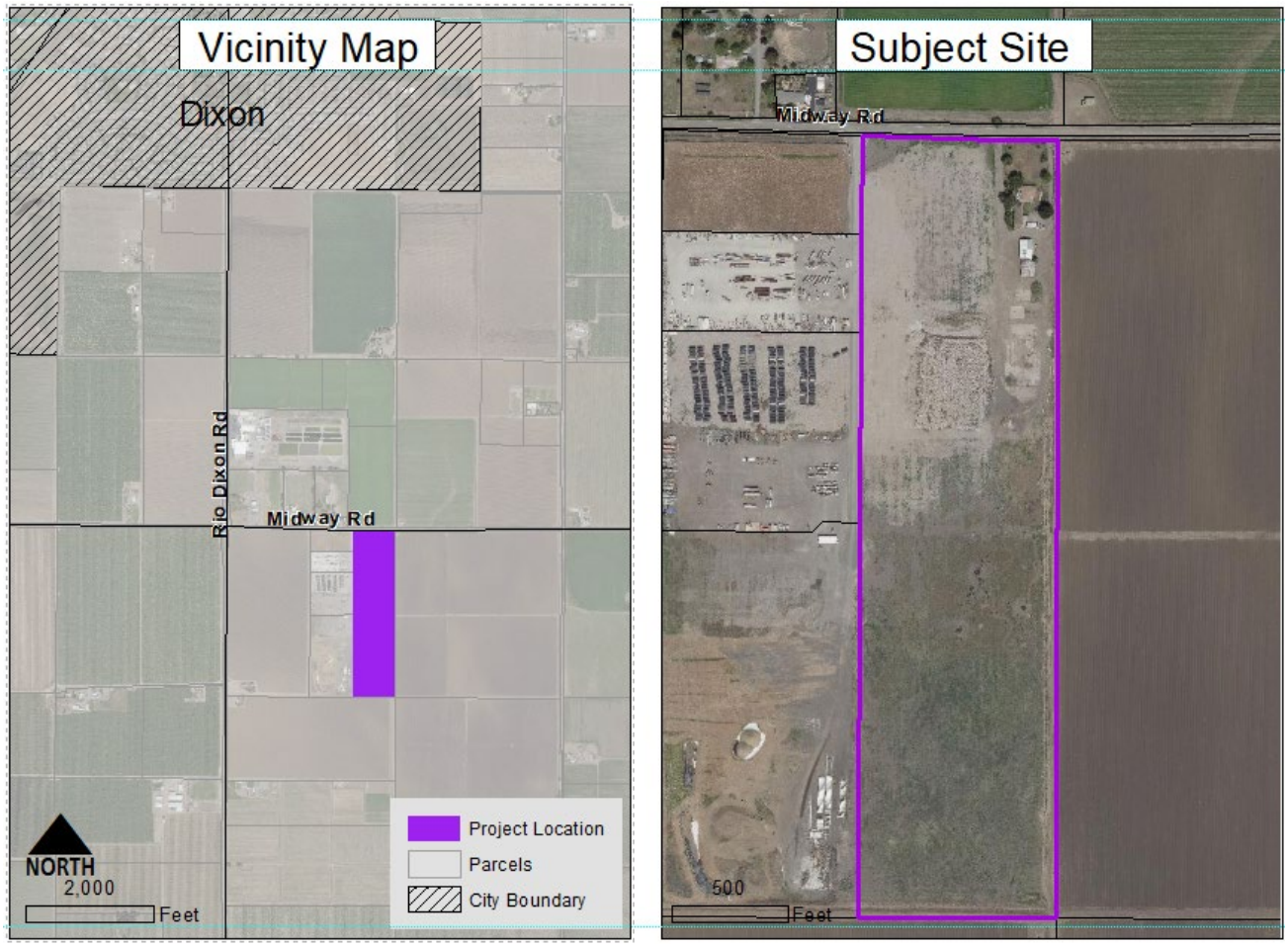


Figure 1: Vicinity map and subject site

Buildings

The proposed facility will include the construction of three (3) new buildings.

1. 30' x 75' (2,250 square feet) 3-sided motorcycle shed building for inspections of vehicles other than cars (motorcycles, ATVs, side-by-sides, and other small vehicles)
2. 150.5' x 40' (6,020 square feet) 3-sided vehicle inspection center building used for visual inspection of vehicles by insurance providers
3. 126' x 62' (7,812 square feet) main building used for office space and material storage

Utilities

The site is located outside of the sphere of influence of the City of Dixon. Although a City of Dixon sewer line runs near the site, sewer service is not available. As a result, development of the site will require installation of a new well and private sewage disposal system.

Access

Access will be provided via the existing easement from Midway Road along the western property line as shown on the site plan. The other two (2) existing driveways will be abandoned.

Traffic

Traffic to the site will mainly consist of transport trucks delivering and removing vehicles to and from the site, along with employees and occasional visits by the public to the office building. Per the attached traffic report (Attachment E), the site is expected to generate a maximum of 70-80 trips per day once the facility is operating at full capacity, which is not expected to result in a significant impact on the environment. The traffic report provided by the applicant was reviewed by the Public Works division and found to be sufficient.

Landscaping & Perimeter Fencing

According to the attached Arborist Report, all existing trees will be removed in order to construct the project which includes three (3) Oak trees that could qualify as Heritage-sized trees consisting of two Interior Live Oak – 31-inch dbh (diameter at breast height), and one Holly Oak - 31-inch dbh, totaling 93 inches of loss. The Arborist recommends compensating for the loss of Oak trees by replanting 93 15-gallon size of similar species into the new landscape plan. The tree replacement may be incorporated on-site. A minimum 25-foot-wide landscaped buffer along the property frontage is proposed. The landscape buffer consists of a raised berm, trees spaced at least one (1) per 50 feet of street frontage, shrubs, and ground cover. Drought-tolerant plantings shall be installed, and irrigation and maintenance will be provided by the project applicant/permittee.

An eight (8)-foot-tall chain-link fence with vinyl slats will be placed on the property lines, with gates for drop-off and loading of vehicles. The front yard fence shall be set back 25 feet from the front property line, and the trees positioned evenly across the front and sides of the property at a spacing of 50 feet. The new landscaping will provide a visual buffer along Midway Road.

Grading/Stormwater Management

A grading and stormwater management plan shall be prepared and reviewed by the Public Works division, which will include grading the site as shown on the site plan with a detention pond at the southeastern corner of the parcel, pads for the three (3) proposed buildings, improvements to the driveway and installation of a paved and striped parking area for employees and customers. The concrete currently stockpiled on the site will be crushed and spread to provide an appropriate surface for storage of vehicle inventory. The applicant estimates that the existing concrete plus the old slab foundations will all be used on-site, but any remaining concrete will be removed from the parcel within one year.

Removal of existing structures

Existing development on the site includes a single-family dwelling, detached garage and storage building, and two (2) metal barns. As part of the proposed development, all existing structures will be demolished and removed from the parcel. The applicant will obtain demolition permits and dispose of all materials in the appropriate manner.

LAND USE CONSISTENCY

General Plan

The project site is designated Agriculture by the General Plan Land Use diagram (Figure LU-1) of the Solano County General Plan and zoned General Manufacturing ½ acre minimum (M-G-1/2). The zoning predates the 2008 General Plan, and a general plan amendment is not required pursuant to the 2012 Board decision (Resolution 2012-030) to deem any property zoned M-G-1/2 as of 2008 General Plan consistent with the Agriculture Land Use Designation (Attachment H).

Zoning

General Standards*:* The proposed facility will meet all standards listed in Section 28.72.10 of the Solano County Code when operated in compliance with the proposed conditions of approval.

Specific Standards*:* The subject parcel is zoned M-G-1/2, where a Junkyard, Wrecking Yard is allowed with approval of a Minor Use Permit subject to the requirements of Sections 28.77.10(A) & (B)(1) of the Solano County Code, which include standards for access, lighting, parking, setbacks, and screening. As proposed and conditioned, this project will comply with all applicable zoning standards.

ENVIRONMENTAL ANALYSIS (CEQA)

The project qualifies for Categorical Exemption from the California Environmental Quality Act pursuant to the CEQA Guidelines Section listed below.

a. CEQA Guidelines Section 15302, Class 2, Replacement or Reconstruction.
   - Construction of the main building, vehicle inspection center and motorcycle shed buildings will be of substantially the same size, purpose and capacity as the previous development associated with the rendering plant that operated on the site.

b. CEQA Guidelines Section 15304 Class 4, Minor Alterations to Land
   - The site has previously been graded and has a slope of less than 10%; therefore, the proposed grading of the site and resurfacing with crushed concrete represents a minor alteration to the existing conditions.
   - Constructing the detention pond will also require minor grading with no significant impacts on the environment.
   - Planting trees and shrubs at the front of the property as proposed will not have any significant impact on the environment.

With the implementation of standard County conditions of approval, the development and operation of the proposed project is not anticipated to cause significant effects on the environment.

PUBLIC HEARING NOTICE

In accordance with Solano County Zoning Regulations, a Notice of Public Hearing (Attachment G) was published at least 15 days before the scheduled hearing in the Fairfield Daily Republic and Dixon Tribune. In addition, all property owners of real property as shown on the latest equalized assessment roll within 1/2 mile of the property, and all persons requesting notification, were mailed notices of the hearing.

RECOMMENDATION

Staff recommends that the Zoning Administrator **ADOPT** the mandatory and suggested findings and **APPROVE** Use Permit No. MU-22-05, subject to the recommended conditions of approval.

Attachments:
A. Draft Resolution
B. Assessor's Parcel Map
C. Development Plans
D. Arborist Report prepared by California Tree and Landscape Consulting, Inc., dated 3/31/2023
E. Traffic Report prepared by Linscott, Law & Greenspan, Engineers, dated 9/08/2022
F. Central Valley Regional Water Quality Control Board Letters
G. Public Notice
H. General Plan Amendment & Resolution 2012-030

SOLANO COUNTY ZONING ADMINISTRATOR
RESOLUTION NO. 23-XX

WHEREAS, the Solano County Zoning Administrator has considered Minor Land Use Permit application MU-22-05 by 6734 Midway Partners LLC to construct a Junkyard/Wrecking Yard for storage and sales of total loss vehicles on a 39.11-acre parcel located at 6734 Midway Road, one (1) mile south of the City of Dixon in the General Manufacturing ½ acre minimum (M-G-1/2) zoning district, APN 0112-080-120; and

WHEREAS, said Zoning Administrator 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 July 6, 2023, and

WHEREAS, after due consideration, the Zoning Administrator has made the following findings regarding said proposal:

1. **That the establishment, maintenance, or operation of the use or building conforms with the General Plan for the County concerning traffic circulation, population densities and distribution, and other aspects of the General Plan considered by the Zoning Administrator to be pertinent.**

   The project site is designated Agriculture by the General Plan Land Use diagram (Figure LU-1) of the Solano County General Plan. General Plan amendment G-11-01 and Resolution 2012-030 were approved by the Solano County Board of Supervisors to deem any property zoned General Manufacturing ½ acre minimum (M-G-1/2) as of 2008 consistent with the General Plan Land Use designation of Agriculture. The proposed use is a conditionally permitted use within the M-G-1/2 zoning district.

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

   The site is accessed via an existing driveway connection to Midway Road; and will be developed with a well and private sewage disposal system as proposed and conditioned.

3. **The subject use will not, under the circumstances of this 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.**

   With the proposed conditions, this project will not constitute a nuisance to surrounding properties, nor will it be detrimental to the health, safety, or welfare of County residents.

4. **The project qualifies for a Categorical Exemption from the California Environmental Quality Act pursuant to the following:**

   a. CEQA Guidelines Section 15302, Class 2, Replacement or Reconstruction.
      - The project includes construction of three (3) new commercial buildings, all of which are less than 10,000 square feet in size. The size and location of the proposed

development is similar to the development for the rendering plant previously located on this site.

b. CEQA Guidelines Section 15304 Class 4, Minor Alterations to Land.
   - The proposed grading and resurfacing of the site with crushed concrete, landscaping, fencing and construction of a detention pond all represent minor changes to the existing conditions.

BE IT THEREFORE RESOLVED that the Zoning Administrator has approved Minor Permit application MU-22-05 subject to the following recommended conditions of approval:

ADMINISTRATIVE

1. **Land Use.** The proposed land uses shall be established and operated in accord with the application materials and development plans for submitted for Minor Use Permit MU-22-05, revised April 25, 2023, and as approved by the Solano County Zoning Administrator. This permit would authorize a project consisting of a Junk Yard/Wrecking Yard to store and sell total loss and theft recovery vehicles located at 6734 Midway Road.

2. **Revisions or Modifications of Land Use.** Pursuant to Section 28.106(I) of the County Code, no additional land uses or activities including 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 and subsequent environmental review or a determination by the Director of Resource Management that the proposed modification is in substantial compliance with the existing approval.

3. **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 on all successors in interest of the permittee.

4. **Permits Required**. The Project shall 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.

5. **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.

6. **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 constitute as the "Zoning Clearance" necessary to file for the license.
7. **Exercise of Permit.** The permit shall be deemed exercised once all required action items below have been completed and verified by County staff. If the permit is not exercised

within one year of the date of issuance, the permittee may request that a 1-time extension of one (1) year to exercise the permit be granted by the Zoning Administrator, otherwise the permit will be deemed null and void with no further action.

8. **Permit Term.** The Use Permit shall be in effect for a five (5) year period with the provision that a five (5) year renewal may be granted if said request is received prior to the expiration date of July 6, 2028, and the uses remain the same and in compliance with the Conditions of Approval.

Action Needed - Administrative				
COA #	**Required to exercise Y/N**	**Action**	**When**	**Verified**
6	Y	Submit Business License application	By 7/17/24	

OPERATIONAL CONTROLS

9. **Hazard or Nuisance.** 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 residents, visitors, or property in the surrounding areas.

10. **Junk & Debris.** The premises shall be maintained in a neat and orderly manner and kept free of accumulated debris and junk. All existing stockpiled concrete shall either be crushed and used on-site or removed within one (1) year of issuance of this permit.

11. **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, as needed to prevent airborne dust.

12. **Construction Noise & Outdoor Sound.** During construction and operation, no noise shall exceed 65 dBA when measured at the property lines. The project contractor(s) shall limit all noise-producing construction-related activities, including the operating of any tools or equipment used in construction, grading, or demolition work, to between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday. No activity shall take place on Sunday, except by written permission of the Director of Resource Management.

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

14. **Parking.** The Facility shall provide parking on-site to accommodate all employees and visitors. 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.

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

16. **Landscaping.** Prior to issuance of the building permit, submit to the Planning Services Division a landscape and irrigation plan. The plan shall include a minimum 25-foot-wide

landscape buffer along the property street frontage consisting of a raised berm, trees spaced at minimum of 50 feet on center, shrubs, and ground cover. The landscape plan shall include a total of 93 inches of oak trees to compensate for the loss of oak trees as described in the Arborist Report. The landscape plan shall incorporate drought-tolerant plantings as well, and the permittee shall provide landscape irrigation and maintenance.

17. **Perimeter fencing**. An eight (8)-foot-tall chain-link fence with vinyl slats shall be installed around the perimeter of the property as shown on the approved plans. Front yard fencing shall be set back 25 feet from the property line, and gates provided for access to vehicle drop off and loading areas.

18. **Storage & Disposal of Vehicles.** All vehicles stored on-site shall be parked in an orderly manner as shown in the approved development plans, with no stacking of vehicles at any time. Vehicles will not be dismantled or crushed on-site, but incomplete vehicles may be stored and sold.

Action Needed -Operational Controls				
COA #	**Required to exercise Y/N**	**Action**	**When**	**Verified**
10	Y	Remove any excess concrete	By 7/17/23	
11	N	Control fugitive dust during operation	Per condition	
12	N	Request permission from Director prior to any construction on a Sunday	Per condition	
16	Y	Install landscaping per approved plans	By 7/17/24	
17	Y	Install fencing	By 7/17/24	

BUILDING AND SAFETY DIVISION

19. **Building Permit Application:** Prior to any construction or improvements taking place, a Building Permit Application shall first be submitted as per Section 105 of the 2022 California Building Code: “Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure shall first make application to the building official and obtain the required permit.”

20. **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.

21. **Site Accessibility Requirements:** The site and all facilities shall meet all the accessibility requirements found in Chapter 11B of the California Building Code. The Designer is required to design for the most restrictive 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 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 hard-scaped surfaces as specified by the CAS specialist and shall meet all the worst-case requirements between Chapter 11 B of the California Building Code and ADA Federal law.

22. **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 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. Number of stories
    g. Occupant Load
    h. Allowable Floor Area

23. **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.”

24. **Fire Safety.** An automatic commercial fire sprinkler shall be installed throughout any enclosed building. The fire district will reassess the site for fire, protection of life and property, and safety requirements at the time of Building Permit review.

Action Needed -Building Division				
COA #	**Required to exercise Y/N**	**Action**	**When**	**Verified**
19	Y	Submit Building Permit applications	By 7/17/24	

ENVIRONMENTAL HEALTH DIVISION

25. **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.

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

27. **Water Well Construction Permit Requirement:** The applicant shall obtain a water well construction permit from Environmental Health prior to commencing any drilling activities onsite. All water wells onsite shall meet the requirements of Solano County Code Ch. 13.10, including the minimum 100 ft. setback distance to all septic systems.

28. **Public Water System (PWS).** The permittee shall secure and maintain a current Public Water System permit from the California State Division of Drinking Water once the number of customers, employees and visitors accessing the property reaches 25 people for 60 days out of the year. Copies of all California Water Board Division of Drinking Water permitting shall be provided to the Department prior to operation.

29. **Well Construction & Testing.** Analysis of the site conditions at the former Florin Tallow Plant, file #29-80012, by Ground Zero Analysis Inc., dated July 25, 2005, recommends that future water supply wells on site have a minimum 150 ft. deep sanitary seal.

    a. The facility shall meet or exceed the well seal depth recommended by the “Ground Zero Analysis Inc.” letter, dated July 25, 2005, that recommends a minimum 150 ft. deep sanitary seal for any new water wells drilled on the site.

    b. Per the revised “Comfort Letter” from the CV-RWQCB dated 3/8/2023, the facility shall test the well water onsite for volatile organic compounds (VOCs), chlorinated solvents, and PFAS prior to use.

    c. If the water well sample results exceed the primary drinking standards Maximum Contaminant Levels (MCLs) for any pollutants, a continuously operating treatment device shall be installed on the well that will reduce the pollutant load to under the primary drinking water MCLs. If a continuously operating treatment device is installed on the water system, the applicant shall test the water system at least annually for the constituents of concern and provide those testing records to Environmental Health upon request.

30. **Sewage Disposal Requirements:** The Applicant shall apply for a permit to install an onsite wastewater treatment system (OWTS) that is adequately sized to handle the anticipated maximum wastewater generation by the proposed structure and uses under Solano County Code Ch. 6.4.

    a. The facility shall adhere to all requirements of Solano County Code Ch. 6.4 related to the design, siting, installation, operation, and maintenance of an onsite septic system.

    b. 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.

Action Needed -Environmental Health Division				
COA #	**Required to exercise Y/N**	**Action**	**When**	**Verified**
26	Y	Start commercial garbage service	By 7/17/24	
27	Y	Obtain water well construction permit final sign off	By 7/17/24	
28	N	Obtain PWS permit	Per condition	
29b	Y	Conduct well testing	By 7/17/24	
29c	N	Install treatment device as required	Per condition	
30	Y	Obtain septic permit	By 7/17/24	

DIXON FIRE DISTRICT

31. **Water Supply** for fire protection, either temporary or permanent, shall be made available as soon as combustible building materials arrive on site and shall meet flow requirements in Appendix B. CFC Section 3313 and Chapter 5.

32. **Fire Apparatus Access** shall comply with the 2022 CFC Section 503 and Appendix D as amended and adopted.

Action Needed -Dixon Fire District				
COA #	**Required to exercise Y/N**	**Action**	**When**	**Verified**
31	Y	Supply water for fire protection	By 7/17/24	

PUBLIC WORKS - ENGINEERING

33. **Grading Permit.** 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. Prior to construction, the applicant shall furnish a hydraulic and hydrologic report and grading plan signed and sealed by a registered California Civil Engineer.

34. **Encroachment Permit.** The permittee shall apply for, secure, and abide by the conditions of an encroachment permit for any private road connections to the public roadway. All private roadway connections to public roads shall meet Solano County Road Improvement Standards and Land Development Requirements.

35. **Commercial Driveway Required.** Applicant shall build a Commercial width driveway at the Gravel Driveway location shown on the site map provided in the application. The driveway shall conform to Figure 8 of the Solano County Road Standards. The driveway shall be paved to the right of way line for Midway Road. The paving shall be asphaltic concrete.

36. **Stormwater Management Plan.** Prior to construction, 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.

37. **Stormwater Pollution Prevention Plan (SWPPP).** Prior to issuance of grading permit, applicant shall apply for and obtain a Stormwater Pollution Prevention Plan (SWPPP) in accordance with National Pollution Discharge Elimination System (NPDES) and Water Board requirements. The SWPPP shall include the following major components:

    a. A comprehensive erosion and sediment control plan, depicting areas to remain undisturbed and providing specifications for revegetation of disturbed areas.

    b. A list of potential pollutants from building materials, chemicals, and maintenance practices to be used during construction and the specific control measures to be implemented to minimize release and transport of these constituents in runoff.

    c. Specifications and designs for the appropriate best management practices (BMPs) for controlling drainage and treating runoff in the construction phase.

    d. A program for monitoring all control measures that includes schedules for inspection and maintenance and identifies the party responsible for monitoring.

    e. A site map that locates all water quality control measures and all restricted areas to be left undisturbed.

Action Needed -Public Works Division				
COA #	**Required to exercise Y/N**	**Action**	**When**	**Verified**
33	Y	Submit Grading Permit application	By 7/17/24	
34	Y	Submit Encroachment Permit application	By 7/17/24	
35	Y	Construct driveway per approved plans	By 7/17/24	
36	Y	Submit stormwater management plan	By 7/17/24	
37	Y	Obtain SWPPP	By 7/17/24	

* *

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on July 6, 2023.

TERRY SCHMIDTBAUER, ZONING ADMINISTRATOR
RESOURCE MANAGEMENT

_____

Allan Calder, Planning Services Manager
Department of Resource Management

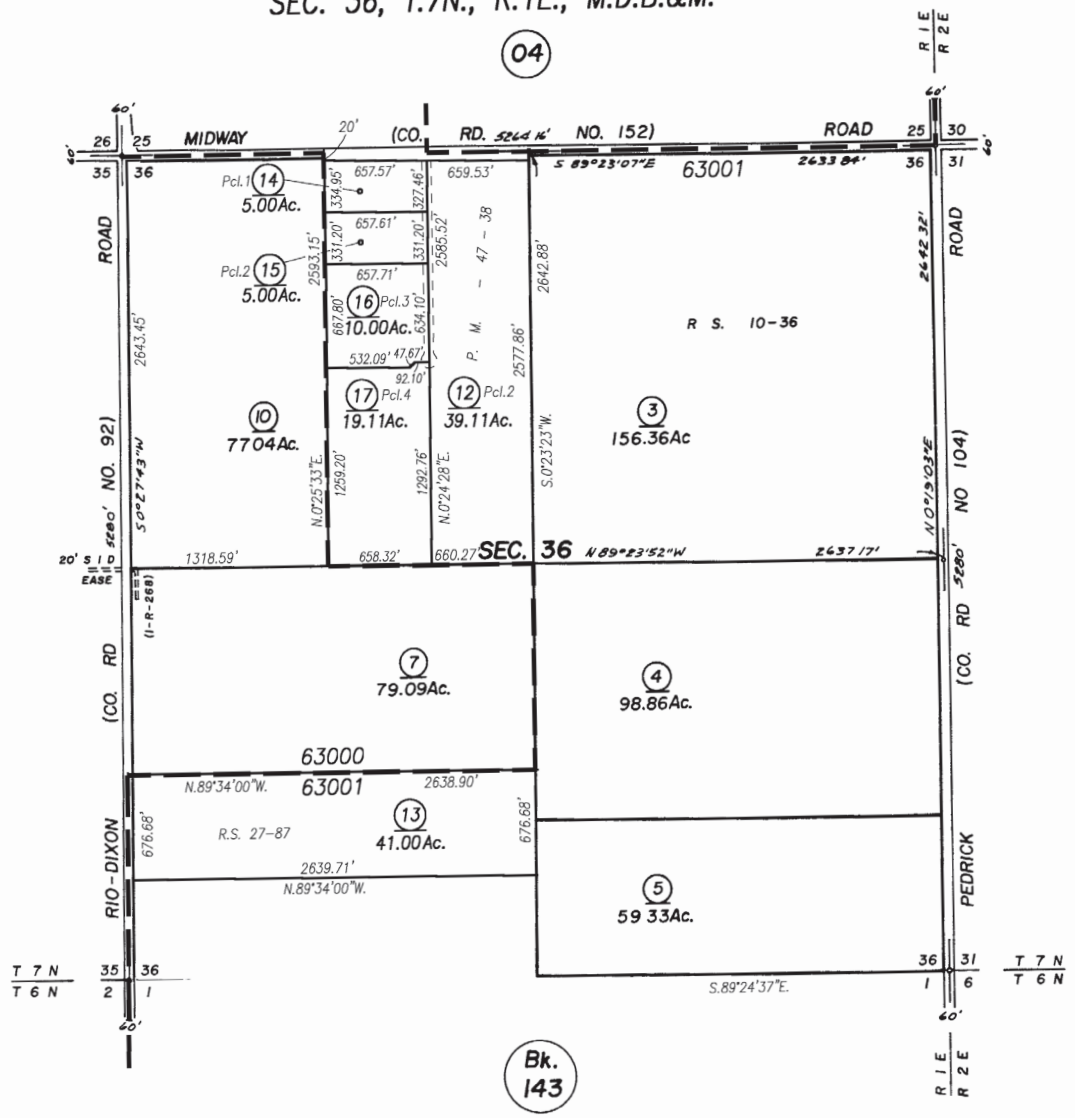
ATTACHMENT B

SEC. 36, T.7N., R.1E., M.D.B.&M.

Tax Area Code
63001
63000

112–08

1"= 800'



Assessor's Block Numbers Shown in Ellipses, Assessor's Parcel Numbers Shown in Circles

REVISION	DATE	BY
080–14Thru17(Pm) 5–17–18		DV
080–13 (Rs) 2–22–07		DV
Por. to Pg.143 &		
080–13 (Dd) 12–07–06		JS

NOTE: This map is for assessment purposes only. It is not intended to define legal boundary rights or imply compliance with land division laws.

Assessor's Map Bk. 112 Pg. 08
County of Solano, Calif.

19–20

AREA MAP
NO SCALE

IMPROVEMENT PLANS
FOR
6734 MIDWAY ROAD
SOLANO COUNTY CALIFORNIA
ALTERRA PROPERTY GROUP
APRIL 2023

VICINITY MAP
NO SCALE

SOLANO COUNTY GRADING NOTES:

A. ALL WORK SHALL BE DONE IN A MANNER WHICH WILL MINIMIZE SOIL EROSION. PROPOSED DEVELOPMENT AND ROADWAY ALIGNMENTS SHALL BE FITTED TO THE TOPOGRAPHY WHERE PRACTICAL TO MINIMIZE EROSION. EXISTING NATURAL VEGETATION SHALL BE RETAINED AND PRESERVED WHEREVER POSSIBLE AND PRACTICAL. EXPOSURE OF SOIL TO EROSION BY REMOVAL OF VEGETATION SHALL BE LIMITED TO THE SMALLEST AREA AND SHORTEST TIME PRACTICAL. EXPOSURE OF SOILS SHALL BE LIMITED TO AN AREA IN WHICH WORK WILL BE COMPLETED PRIOR TO THE ONSET OF THE RAINY SEASON, TO ENSURE THAT THE SOIL IS STABILIZED AND VEGETATION IS ESTABLISHED IN ADVANCE OF THE RAINY SEASON (OCTOBER 15 –APRIL 15).

B. FACILITIES SHALL BE CONSTRUCTED TO RETAIN SEDIMENT PRODUCED ON SITE. SEDIMENT BASINS, SEDIMENT TRAPS, AND SIMILAR REQUIRED MEASURES SHALL BE INSTALLED PRIOR TO ANY CLEANING OR GRADING ACTIVITIES, AND SHALL BE MAINTAINED THROUGHOUT ANY SUCH OPERATIONS UNTIL REMOVAL IS AUTHORIZED. SUCH STRUCTURES SHALL BE DESIGNED TO MINIMIZE POTENTIAL MOSQUITO PROBLEMS. SEEDING, MULCHING, AND OTHER SUITABLE STABILIZATION MEASURES SHALL BE USED TO PROTECT EXPOSED ERODIBLE AREAS IN ADVANCE OF THE RAINY SEASON. PERMANENT SEDIMENT RETENTION FACILITIES AND FINAL STABILIZATION MEASURES SHALL BE INSTALLED AS SOON AS PRACTICAL AND A PLAN FOR THEIR MAINTENANCE DEVELOPED AND ADHERED TO.

C. PROVISIONS SHALL BE MADE TO MITIGATE ANY INCREASED RUNOFF CAUSED BY ALTERED SOIL CONDITIONS DURING AND AFTER CONSTRUCTION.

D. NEITHER CUT NOR FILL SLOPES SHALL BE STEEPER THAN TWO PARTS HORIZONTAL TO ONE PART VERTICAL (2:1) UNLESS A GEOLOGICAL OR ENGINEERING ANALYSIS INDICATES THAT STEEPER SLOPES ARE SAFE AND APPROPRIATE EROSION CONTROL MEASURES ARE SPECIFIED. THE TOP OF CUTS AND THE TOE OF FILLS SHALL NOT BE CLOSER THAN FIVE (5) FEET FROM ANY PROPERTY LINE OR ROAD RIGHT OF WAY.

E. CLEARED VEGETATION AND EXCAVATED MATERIALS SHALL BE DISPOSED OF IN A MANNER WHICH REDUCES THE RISK OF EROSION, AND IN CONFORMANCE WITH THE PROVISIONS OF THE APPROVED GRADING PERMIT. TOPSOIL SHALL BE CONSERVED FOR USE IN REVEGETATION OF DISTURBED AREAS WHENEVER POSSIBLE OR PRACTICAL.

F. WATERWAYS SHALL BE DESIGNED TO MINIMIZE EROSION. WIDE CHANNELS SHALL GENERALLY BE CONSTRUCTED WITH RELATIVELY FLAT SIDE SLOPES AND LINED WITH APPROPRIATE VEGETATION.

G. EVERY EFFORT SHALL BE MADE TO PRESERVE EXISTING CHANNELS AND WATERCOURSES. NO WORK SHALL BE PERFORMED WITHIN A CHANNEL OR WATERCOURSE UNLESS NO REASONABLE ALTERNATIVE IS AVAILABLE. IF SUCH WORK IS PERFORMED, IT SHALL BE LIMITED TO THE MINIMUM AMOUNT NECESSARY. NEITHER CUTS NOR FILLS SHALL ENCROACH UPON CHANNELS, WATERCOURSES, OR FLOODPLAINS IN A MANNER WHICH ADVERSELY AFFECTS OTHER PROPERTIES.

H. ALL FILL MATERIAL SHALL NOT INCLUDE ORGANIC, FROZEN OR OTHER DELETERIOUS MATERIALS. NO ROCK OR SIMILAR IRREDUCIBLE MATERIAL GREATER THAN 12 INCHES IN ANY DIMENSION SHALL BE INCLUDED IN FILLS.

I. ALL FILL SUPPORTING A STRUCTURE MUST BE COMPACTED TO 90 PERCENT OF MAXIMUM DENSITY AS DETERMINED BY ASTM D1557, MODIFIED PROCTOR, IN LIFTS NOT EXCEEDING 12 INCHES IN DEPTH.

GEOTECHNICAL NOTES:

1. GRADING CONSTRUCTION SHALL COMPLY WITH THE GEOTECHNICAL REPORT PREPARED BY BAEZ GEOTECHNICAL GROUP, BGG PROJECT NO. G282.01, DATED MAY 12, 2022. SAID REPORT IS REFERENCED AND INCORPORATED INTO THIS PLAN SET. THE CONTRACTOR SHALL OBTAIN A COPY OF THE GEOTECHNICAL REPORT AND BE FAMILIAR WITH THE REQUIREMENTS PRIOR TO CONSTRUCTION.

CONCLUSIONS AND RECOMMENDATIONS

2. SITE PREPARATION AND GRADING

2.1. THE AREAS TO BE GRADED SHOULD BE CLEARED OF DEBRIS, SURFACE VEGETATION, ORGANICS, AND EXISTING BURIED STRUCTURES (IF PRESENT).

2.2. THE EXISTING SURFACE LAYER OF CRUSHED CONCRETE CAN BE REMOVED, STOCKPILED, AND UTILIZED IN THE GRAVEL–COVERED STORAGE LOT SECTION. THE STOCKPILES OF BROKEN CONCRETE CAN ALSO BE CRUSHED TO PRODUCE A SUBBASE MATERIAL TO BE UTILIZED IN THE GRAVEL–COVERED PARKING LOT AREAS.

2.3. IF ZONES OF SOFT OR LOOSE SOIL ARE ENCOUNTERED DURING GRADING OPERATIONS, ADDITIONAL OVEREXCAVATION OF THE LOOSE SOILS MAY BE REQUIRED TO EXPOSE DEEPER, FIRM SOILS. THIS SHOULD BE DETERMINED IN THE FIELD BY THE SOILS ENGINEER.

2.4. THE SUBGRADE SOIL IN FLATWORK AND PAVEMENT AREAS SHOULD BE TREATED WITH 5% LIME BY WEIGHT. A DRY UNIT WEIGHT OF 100 PCF SHOULD BE UTILIZED FOR CALCULATING LIME SPREAD RATES FOR THE ONSITE SOILS. THE PERCENTAGE OF LIME USED FOR TREATMENT AND THE THICKNESS OF THE SOIL TREATMENT IS DISCUSSED IN MORE DETAIL IN THE STORAGE AREA SECTION RECOMMENDATIONS SECTION OF THIS REPORT.

2.5. LIME TREATMENT SHOULD BE PERFORMED AFTER MASS GRADING AND UNDERGROUND UTILITY INSTALLATION HAVE BEEN COMPLETED. WE RECOMMEND THAT THE LIME TREATED SOILS BE PERMITTED TO MELLOW FOR A MINIMUM OF 48 HOURS PRIOR TO BEGINNING COMPACTION OPERATIONS. THE LIME TREATED SOIL SURFACE SHOULD THEN BE COVERED WITH 2–INCHES OF CLASS 2 AGGREGATE BASE (AB) TO PROTECT THE TREATED SURFACE. THE CURING PERIOD BEFORE HEAVY EQUIPMENT TRAFFIC IS PERMITTED ON THE TREATED SURFACE IS DISCUSSED IN MORE DETAIL IN THE STORAGE AREA SECTION RECOMMENDATIONS SECTION OF THIS REPORT.

2.6. SAMPLES OF TREATED SOIL SHOULD BE COLLECTED AND PLACED IN SEALED CONTAINERS FOR LABORATORY TESTING. LABORATORY MAXIMUM DENSITY TESTS SHOULD BE PERFORMED AFTER THE LIME HAS BEEN PERMITTED TO MELLOW FOR 48 HOURS.

2.7. THE LIME TREATMENT CONTRACTOR SHOULD HAVE EQUIPMENT CAPABLE OF SPREADING THE LIME AUTOMATICALLY AT A CONSISTENT, SPECIFIED SPREAD RATE AND SHOULD PROVIDE THE EQUIPMENT TO PERFORM PAN TESTS IN THE FIELD TO VERIFY THE LIME SPREAD RATE. THE CONTRACTOR SHOULD HAVE EQUIPMENT CAPABLE OF COMPACTING THE COMPLETE 18–INCH–THICK SECTIONS OF LIME TREATED SOIL.

2.8. TYPICALLY, LIME TREATED SOILS WILL INCREASE IN VOLUME BY ABOUT 1–INCH OF VERTICAL THICKNESS FOR EVERY 1–FOOT OF TREATED SOIL.

2.9. LIME TREATED SOIL WILL BURN THE ROOTS OF VEGETATION. HENCE, IN PROPOSED LANDSCAPE AREAS, LIME TREATED SOILS SHOULD BE EXCAVATED, REMOVED, AND REPLACED WITH UNTREATED SOIL. A LINER OR BARRIER SHOULD BE PLACED ALONG THE SIDEWALLS OF LANDSCAPE ISLANDS TO PREVENT LATERAL ROOT MIGRATION INTO THE TREATED SOIL SECTION.

2.10. LIME TREATED SOILS SHOULD BE COMPACTED TO AT LEAST 90 PERCENT RELATIVE COMPACTION AT MOISTURE CONTENTS NOT LESS THAN 3 PERCENT OVER THE OPTIMUM MOISTURE. THE TARGET AVERAGE RELATIVE COMPACTION SHOULD BE 92 PERCENT.

2.11. UNTREATED, ONSITE EXPANSIVE SOILS SHOULD BE COMPACTED TO BETWEEN 84 AND 88 PERCENT RELATIVE COMPACTION AT MOISTURE CONTENTS NOT LESS THAN 5 PERCENT OVER THE OPTIMUM MOISTURE.

2.12. RELATIVE COMPACTION REFERS TO THE IN–PLACE DRY DENSITY OF SOIL EXPRESSED AS A PERCENTAGE OF THE MAXIMUM DRY DENSITY, AS DETERMINED BY ASTM D1557 COMPACTION TEST PROCEDURE. OPTIMUM MOISTURE IS THE WATER CONTENT (PERCENTAGE BY DRY WEIGHT) CORRESPONDING TO THE MAXIMUM DRY DENSITY.

2.13. OBSERVATION AND SOIL DENSITY TESTS SHOULD BE PERFORMED DURING SITE PREPARATION, GRADING, AND SOIL TREATMENT OPERATIONS TO ASSIST THE CONTRACTOR IN OBTAINING THE REQUIRED DEGREE OF COMPACTION AND PROPER MOISTURE. WHERE THE COMPACTION IS OUTSIDE THE RANGE REQUIRED, ADDITIONAL EFFORT AND ADJUSTMENTS TO THE MOISTURE CONTENT SHOULD BE MADE UNTIL THE SPECIFIED COMPACTION AND MOISTURE CONDITIONING ARE ACHIEVED.

2.14. THE SOIL ENGINEER SHOULD BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY GRADING OPERATIONS. THE PROCEDURE AND METHODS OF GRADING MAY THEN BE DISCUSSED BETWEEN THE CONTRACTOR AND THE SOILS ENGINEER.

3. STORAGE AREA SECTION RECOMMENDATIONS

3.1. THE FOLLOWING ARE RECOMMENDED MELLOWING DAYS, TO ALLOW FOR CURING OF THE LIME TREATED SOILS BEFORE HEAVY EQUIPMENT IS PERMITTED TO DRIVE ON THE TREATED SURFACE FOR PLACEMENT OF SUBBASE OR CLASS 2 AB.
4% LIME TREATED SOIL – 5 DAYS MELLOWING/CURING BEFORE HEAVY EQUIPMENT TRAFFIC
5% LIME TREATED SOIL – 4 DAYS MELLOWING/CURING BEFORE HEAVY EQUIPMENT TRAFFIC
6% LIME TREATED SOIL – 3 DAYS MELLOWING/CURING BEFORE HEAVY EQUIPMENT TRAFFIC

3.2. PAVEMENT SECTIONS:

3.3. SUBBASE – EXISTING CONCRETE SURFACE COVER AND BROKEN CONCRETE

3.3.1. THE EXISTING CONCRETE COVERING THE NORTHWESTERN PORTION OF THE SITE CAN BE UTILIZED AS SUBBASE. IF THE BROKEN CONCRETE STOCKPILED AT THE SITE IS CRUSHED TO 2–INCH–MINUS SIZE, THIS MATERIAL CAN ALSO BE UTILIZED AS SUBBASE. IT MAY BE MORE DESIRABLE TO CRUSH THE CONCRETE TO $1\frac{1}{2}$–INCH–MINUS OR 1–INCH–MINUS FOR USE AS THE GRAVEL SURFACE COVERING, FOR DRIVABILITY REASONS IF THE SUBBASE IS PLACED AT THE TOP OF THE GRAVEL SECTION.

3.4. MOISTURE CUTOFF BARRIER SUGGESTION

3.4.1. A 4–FEET–DEEP MOISTURE CUTOFF WALL SHOULD BE CONSIDERED AROUND THE PERIMETER OF THE VEHICLE STORAGE AREAS THAT WILL BE ADJACENT TO OPEN/UNIMPROVED GROUND, DRAINAGE FACILITIES, OR LANDSCAPE AREAS. THE MOISTURE CUTOFF WALL CAN CONSIST OF A 1–FOOT–THICK REINFORCED CONCRETE CURTAIN WALL, A MINIMUM 15–MIL VISQUEEN LAYER, OR ANOTHER ACCEPTABLE MATERIAL. THE INTENT OF THE MOISTURE CUTOFF IS TO REDUCE THE POTENTIAL FOR REPEATED SHRINKING AND SWELLING OF THE SUBSURFACE SOILS DUE TO SEASONAL MOISTURE CHANGES.

SHEET INDEX

PLAN PRELIMINARY
NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER DANIEL W. CULLEN No. 26162 CIVIL STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER RODNEY A. SHERRY No. 61537 CIVIL STATE OF CALIFORNIA

REV	DATE	DESCRIPTION	BY
1	04/20/2023	County Comments	N.W.
2			
3			
4			
5			
6			
7			
8			

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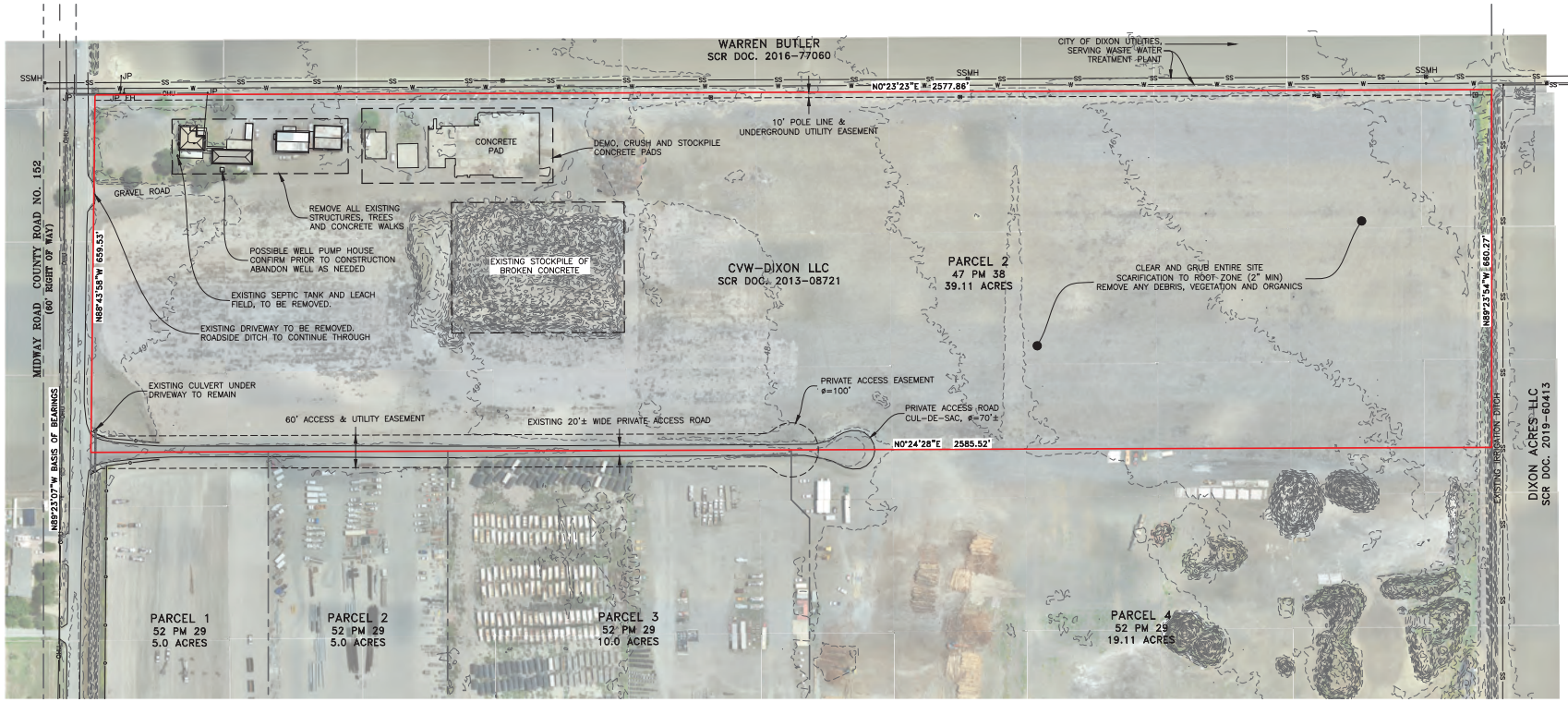
Dan Cullen RCE 26162 Rod Sherry RCE 61537

COVER SHEET & GENERAL NOTES
6734 MIDWAY ROAD
DIXON, CALIFORNIA
PREPARED FOR: ALTERRA PROPERTY GROUP

SCALE:	
DATE:	04/21/2023
DESIGN BY:	RAS
DRAWN BY:	NJW
CHECKED BY:	RAS
FIELD BOOK:	
SHEET NUMBER:	C1 OF 10 SHEETS
PROJECT #	22126



LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN UNINCORPORATED PORTION OF THE COUNTY OF SOLANO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL TWO, AS SHOWN ON THAT CERTAIN PARCEL MAP FILED JANUARY 16, 2006 IN BOOK 47 OF PARCEL MAPS, PAGE 38, SOLANO COUNTY RECORDS.

APN 0112-080-120

BASIS OF BEARINGS:

THAT FOUND MONUMENT LINE OF MIDWAY ROAD BETWEEN RIO-DIXON ROAD (STATE HIGHWAY 113) AND PEDRICK ROAD (COUNTY ROAD NO. 104) AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED IN BOOK 47 OF PARCEL MAPS AT PAGE 38, SOLANO COUNTY RECORDS. SAID MONUMENT LINE TAKEN AND ACCEPTED AS NORTH 89°23'07" WEST.

PROJECT BENCHMARK:

FOUND RR SPIKE AT THE INTERSECTION OF RIO-DIXON ROAD (STATE HIGHWAY 113) AND MIDWAY ROAD (COUNTY ROAD 152). ELEVATION BASED UPON A FAST-STATIC GPS OBSERVATION AND A NATIONAL GEODETIC SURVEY (NGS) OPUS SOLUTION.

ELEVATION = 52.71 NAVD88

FLOOD ZONE:

'ZONE A' DESIGNATED SPECIAL FLOOD HAZARD AREA (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, WITH NO BASE FLOOD ELEVATION. PER FEMA FLOOD MAP NUMBER 06095C0200F, REVISED AUGUST 2, 2012.

DEMO NOTES:

1. ALL CONCRETE TO BE DEMOLISHED MAY BE CRUSHED, STOCKPILED AND UTILIZED IN SUBBASE FOR PROPOSED GRAVEL SURFACE. SEE GEOTECHNICAL NOTES, SHEET C1.
2. LOCATE EXISTING WELL, ABANDON AS NEEDED.
3. LOCATE EXISTING SEPTIC TANK AND LEACH FIELD, REMOVE AS NEEDED.

AERIAL SURVEY NOTES:

1. AS-BUILT DATA SHOWN HEREON IS REPRESENTATIVE OF EXISTING SITE CONDITIONS DURING AN AERIAL SURVEY PERFORMED ON 11/13/2021.
2. AERIAL SURVEY DATA ACQUIRED VIA DJI PHANTOM 4 PRO DRONE AND REDUCED VIA PIX4D MAPPER PRO.
3. GROUND CONTROL POINTS SET AND ACQUIRED VIA TOPCON GPS RTK NETWORK METHODOLOGY.
4. CONTOUR LINES HAVE BEEN GENERATED FROM PIX4D MAPPER PRO DIGITAL TERRAIN MODEL.

SURVEYOR'S STATEMENT:

THIS MAP REPRESENTS A TOPOGRAPHIC SURVEY.

ALL INFORMATION SHOWN REGARDING THE BOUNDARY IS COMPILED FROM RECORD ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY. NO WARRANTY, EXPRESSED OR IMPLIED, IS GIVEN AS TO THE ACCURACY OR COMPLETENESS OF THE BOUNDARY INFORMATION SHOWN HEREON.

100 0 100 200

Scale 1" = 100'

LEGEND

FH	FIRE HYDRANT
JP	JOINT POLE
OHU	OVERHEAD UTILITY LINES
PM	PARCEL MAP
SCR	SOLANO COUNTY RECORDS
SD	STORM DRAIN LINE
SS	SANITARY SEWER LINE
SSMH	SANITARY SEWER MAN HOLE
W	WATER LINE

SUBJECT BOUNDARY LINE

ADJACENT BOUNDARY LINE

EASEMENT LINE, AS NOTED

MONUMENT LINE

METAL FENCE

PLAN PRELIMINARY
NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER
DANIEL W. CULLEN
No. 26162
CIVIL
STATE OF CALIFORNIA

REV	DATE	DESCRIPTION	BY
			N.W.
A	9/30/22	County Comments	

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TOPOGRAPHY & DEMOLITION PLAN

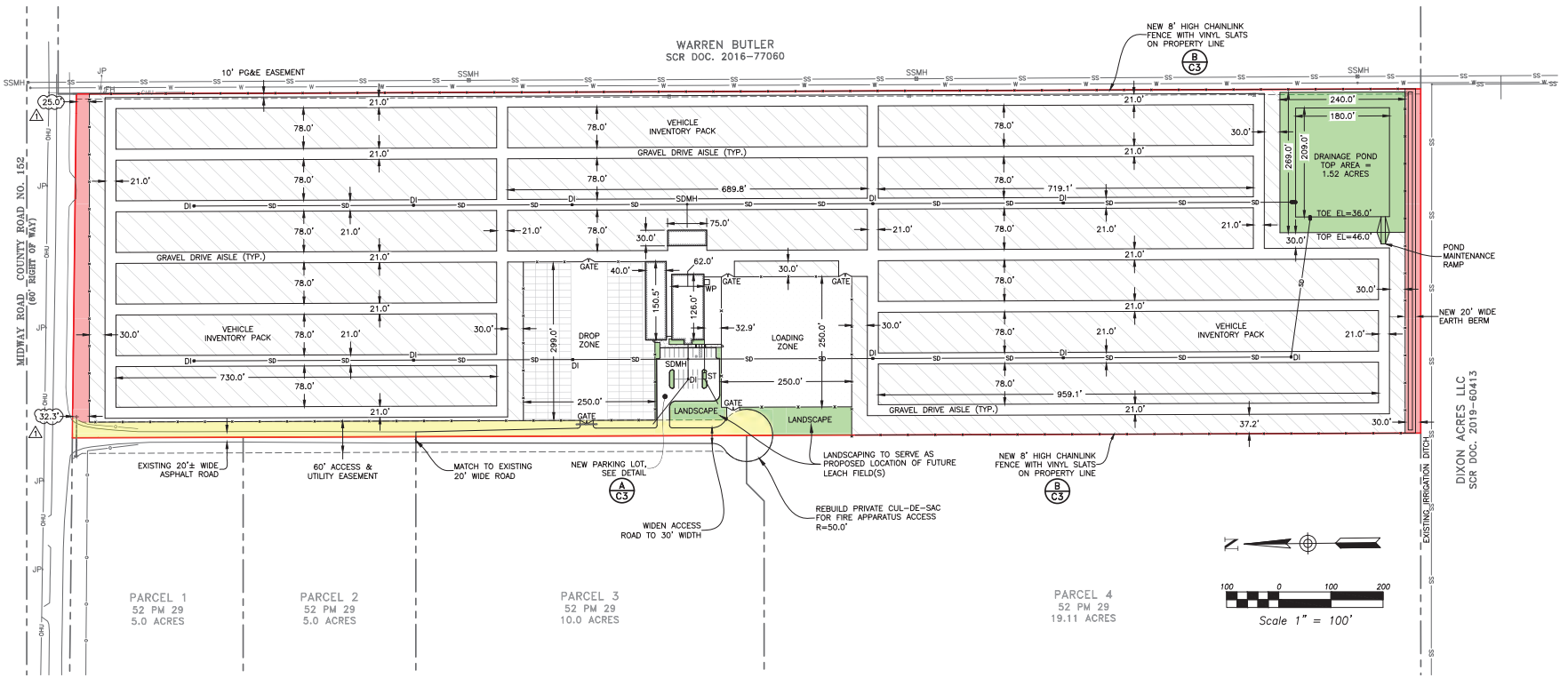
6734 MIDWAY ROAD

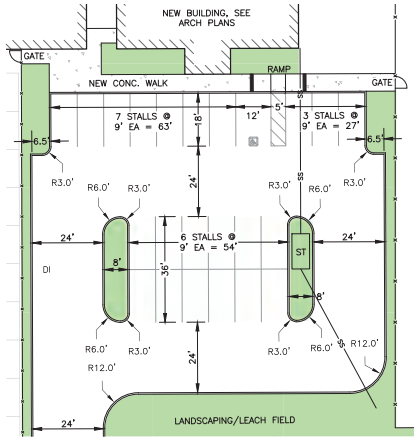
DIXON, CALIFORNIA

PREPARED FOR: ALTERRA PROPERTY GROUP

SCALE:	1"=100'
DATE:	04/21/2023
DESIGN BY:	RAS
DRAWN BY:	NJW
CHECKED BY:	RAS
FIELD BOOK:	
SHEET NUMBER:	C2
	OF 10 SHEETS
PROJECT #	22126

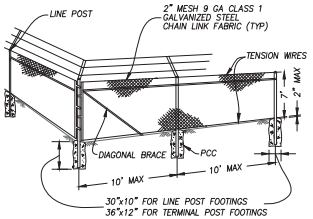
ATTACHMENT C



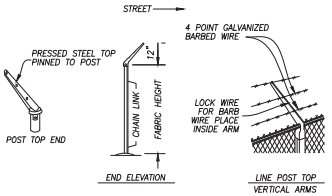


A C3 PARKING LOT DIMENSION DETAIL 1"=20'

NOTES:
1. PROVIDE 3 STRANDS OF TWISTED 12.5 GAUGE WIRE WITH 4-POINT, 14 GAUGE BARBS SPACED APPROXIMATELY 5" APART, OR AS NEEDED TO MATCH EXISTING FENCE.
2. SUPPORT ARMS AT AN ANGLE OF 45° FROM VERTICLE, FACING OUT, WITH CLIPS ATTACHING 3 STRANDS OF BARBED WIRE TO EACH SUPPORT ARM AND SUFFICIENT STRENGTH TO SUPPORT 200-LB. WEIGHT APPLIED AT THE OUTER STRAND.



FENCE CORNER ASSEMBLY



BARBED WIRE POST TOP

B C3 CHAINLINK FENCE W/ BARBED WIRE NTS

SITE NOTES:

FUTURE BUILDING, SEPTIC AND WATER WELL ARE NOT PART OF THESE PLANS. BUILDING PLANS WILL BE BY SEPARATE SUBMITTAL/PERMIT

AREA BREAKDOWN:

TOTAL PARCEL AREA:	1,703,555 SF (39.11 ACRES)
SETBACK AREA:	37,759 SF (0.87 ACRES)
ACCESS EASEMENT AREA:	41,405 SF (0.95 ACRES)
DRAINAGE POND AREA:	66,000 SF (1.52 ACRES)
LANDSCAPING AREA:	14,937 SF (0.34 ACRES)
DEVELOPABLE AREA:	1,543,454 SF (35.43 ACRES)

NOTE: DEVELOPABLE AREA IS DEFINED AS ACRES CAPABLE OF STORING INVENTORY, DRIVE AISLES, BUILDINGS AND PARKING AREAS)

DEVELOPABLE AREA CONSISTS OF THE FOLLOWING AREAS:

VEHICLE STORAGE AREA:	1,450,908 SF (33.31 ACRES)
NEW BUILDINGS:	16,218 SF (0.37 ACRES)
PAVED PARKING & LOADING AREA:	76,328 SF (1.75 ACRES)

PLAN PRELIMINARY
NOT FOR CONSTRUCTION

LEGEND

DI	DRAIN INLET
FH	FIRE HYDRANT
JP	JOINT POLE
OHU	OVERHEAD UTILITY LINES
PM	PARCEL MAP
SCR	SOLANO COUNTY RECORDS
SD	STORM DRAIN LINE
SS	SANITARY SEWER LINE
ST	SEPTIC TANK
SD	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
W	WATER LINE
WP	WELL PUMP

SUBJECT BOUNDARY LINE
ADJACENT BOUNDARY LINE
EASEMENT LINE, AS NOTED
CHAIN LINK FENCE
NEW BUILDING
DRAINAGE POND/LANDSCAPING
VEHICLE STORAGE PARKING
SETBACK AREA
ACCESS EASEMENT AREA
ASPHALT PAVING
CONCRETE PAVING

REGISTERED PROFESSIONAL ENGINEER RODNEY A. SHERRY No. 61537 CIVIL STATE OF CALIFORNIA

REV	DATE	DESCRIPTION	BY
			N.W.
	9/30/2021	County Comments	

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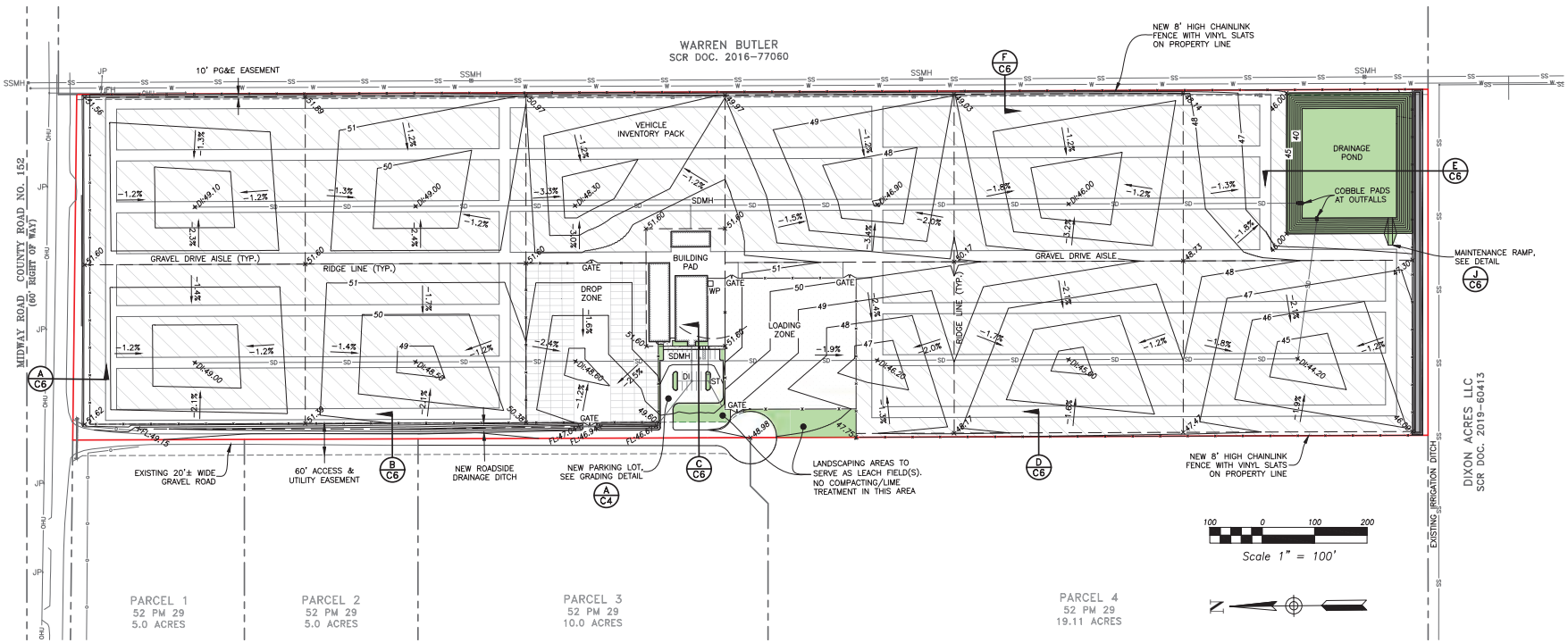
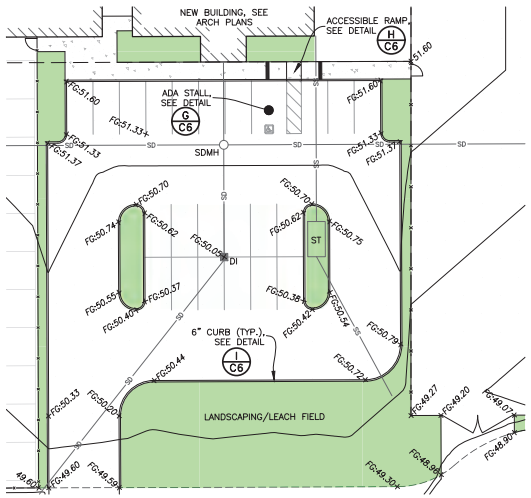
DIMENSIONED SITE PLAN

6734 MIDWAY ROAD

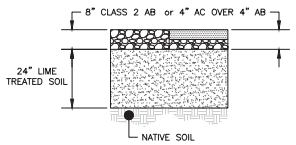
DIXON, CALIFORNIA
PREPARED FOR: ALTERRA PROPERTY GROUP

SCALE:	1"=100'
DATE:	04/21/2023
DESIGN BY:	RAS
DRAWN BY:	NJW
CHECKED BY:	RAS
FIELD BOOK:	
SHEET NUMBER:	C3
	OF 10 SHEETS
PROJECT #	22126

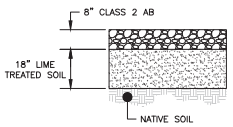




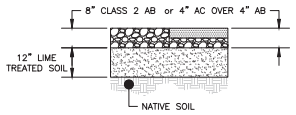
A C4 PARKING LOT DETAIL 1"=2



B1 C4 PAVEMENT DUTY A SECTION 1"=2



B2 C4 PAVEMENT DUTY B SECTION 1"=2



B3 C4 PAVEMENT DUTY C SECTION 1"=2

B C4 SURFACE SECTIONS 1"=2

PAVEMENT SCHEDULE:

AREA/ZONE	PAVEMENT DUTY
DROP ZONE	A
LOADING ZONE	A (w/ASPHALT)
MAIN ROADS	A
GRAVEL DRIVE AISLES	B
INVENTORY PACKS	C
BUYER PARKING LOT	C (w/ASPHALT)
BUILDING PAD	NO LIME TREATMENT

GRADING QUANTITIES:

1. EXISTING BROKEN CONCRETE STOCKPILE: 18,000± CY
2. NET CUT (EXISTING GRADE TO SUBGRADE): 2,000± CY
3. GRAVEL VOLUME (INCLUDING BROKEN CONCRETE): 36,850 CY

GRADING NOTES:

1. SURFACE SHOULD BE CLEARED OF DEBRIS, SURFACE VEGETATION, ORGANICS AND ANY BURIED STRUCTURES
2. STOCKPILED CRUSHED CONCRETE MAY BE UTILIZED IN GRAVEL SUBBASE.
3. SITE DESIGNED FOR 2,000± CUBIC YARDS OF EXCESS CUT MATERIAL TO ACCOUNT FOR SCARIFICATION AND COMPACTION OF SUBGRADE.
4. ALL SOILS REMAINING UPON COMPLETION OF ROUGH GRADING SHALL BE SPREAD EVENLY OVER THE ENTIRE SITE.

LEGEND

DI	DRAIN INLET
FH	FIRE HYDRANT
FG	FINISHED GRADE
FL	FLOW LINE
JP	JOINT POLE
OHU	OVERHEAD UTILITY LINES
PM	PARCEL MAP
SCR	SOLANO COUNTY RECORDS
SD	STORM DRAIN LINE
SS	SANITARY SEWER LINE
ST	SEPTIC TANK
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
W	WATER LINE
WP	WELL PUMP

SUBJECT BOUNDARY LINE
ADJACENT BOUNDARY LINE
EASEMENT LINE, AS NOTED
HIGH POINT GRADE BREAK
CHAIN LINK FENCE
NEW BUILDING
DRAINAGE POND/LANDSCAPING
EARTH BERM
INVENTORY PARKING PACK

PLAN PRELIMINARY
NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER
RODNEY A. SHERRY
No. 61537
CIVIL
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REV	DATE	DESCRIPTION	BY
A	9/30/2021	County Comments	N.W.

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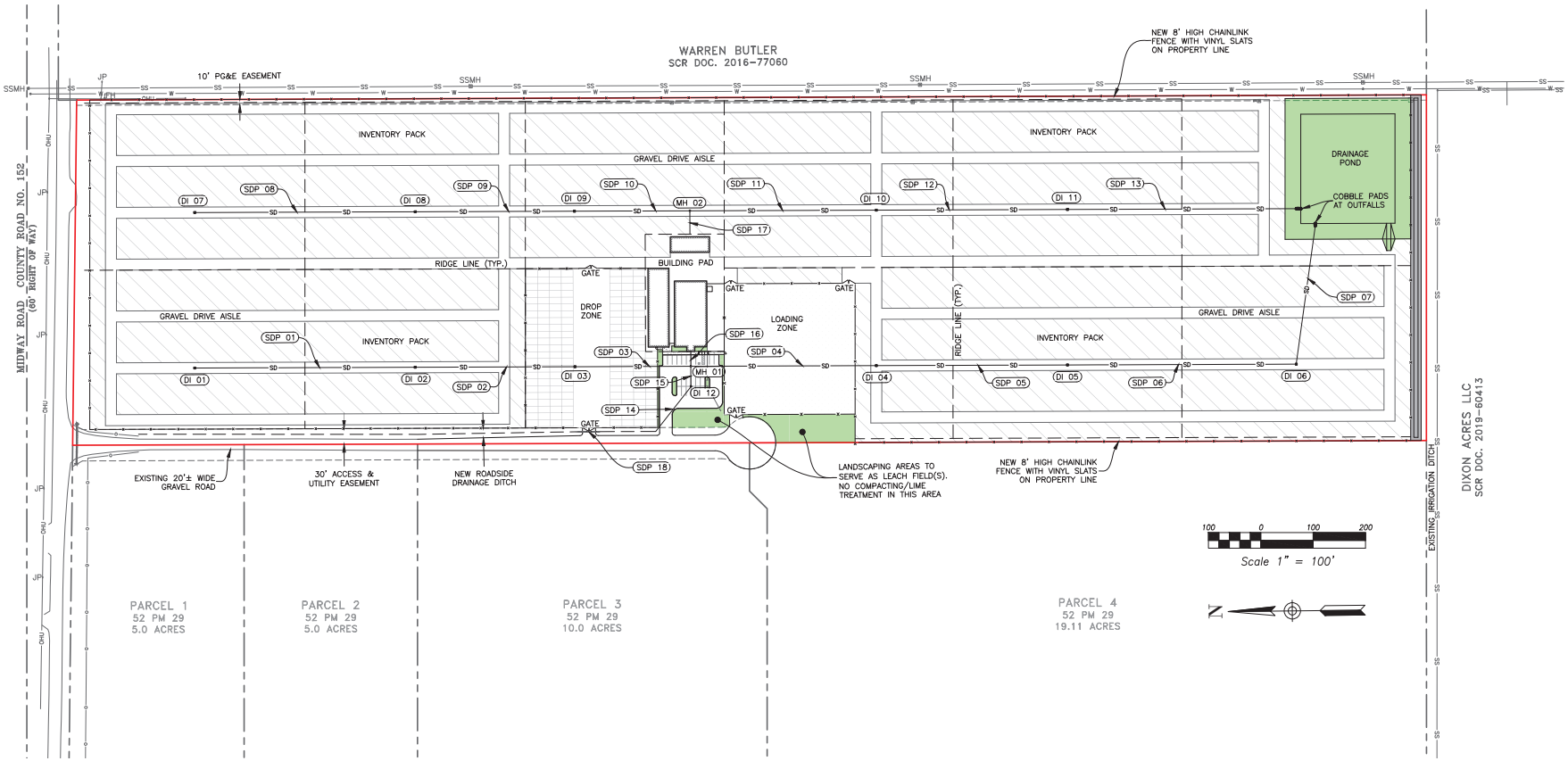
Dan Cullen #CE 29102 Rod Sherry #CE 61537

GRADING PLAN
6734 MIDWAY ROAD
DIXON, CALIFORNIA
PREPARED FOR: ALTERRA PROPERTY GROUP

SCALE:	1"=100'
DATE:	04/21/2023
DESIGN BY:	RAS
DRAWN BY:	NJW
CHECKED BY:	RAS
FIELD BOOK:	
SHEET NUMBER:	C4
	of 10 SHEETS
PROJECT #	22126



LEGEND

DI	DRAIN INLET
FG	FINISHED GRADE
FH	FIRE HYDRANT
JP	JOINT POLE
MH	MANHOLE
OHU	OVERHEAD UTILITY LINES
PM	PARCEL MAP
SCR	SOLANO COUNTY RECORDS
SD	STORM DRAIN LINE
SDP	STORM DRAIN PIPE
SS	SANITARY SEWER LINE
SSMH	SANITARY SEWER MAN HOLE
W	WATER LINE

SUBJECT BOUNDARY LINE

ADJACENT BOUNDARY LINE

EASEMENT LINE, AS NOTED

HIGH POINT GRADE BREAK

CHAIN LINK FENCE

DRAINAGE POND/LANDSCAPING

EARTH BERM

INVENTORY PARKING PACK

ASPHALT PAVED AREA

STORM DRAIN PIPE TABLE

ID	MATERIAL	DIAMETER	LENGTH	SLOPE	INV. (IN)	INV. (OUT)
SDP 01	HDPE N12	15"	421.1'	0.25%	45.00'	43.95'
SDP 02	HDPE N12	18"	305.2'	0.25%	43.70'	42.94'
SDP 03	HDPE N12	21"	221.3'	0.25%	42.69'	42.14'
SDP 04	HDPE N12	21"	354.3'	0.25%	42.04'	41.15'
SDP 05	HDPE N12	24"	365.1'	0.25%	40.90'	40.00'
SDP 06	HDPE N12	27"	437.0'	0.25%	39.90'	38.80'
SDP 07	HDPE N12	30"	265.5'	0.25%	38.55'	37.89'
SDP 08	HDPE N12	15"	421.1'	0.25%	45.10'	44.05'
SDP 09	HDPE N12	18"	304.2'	0.25%	43.80'	43.04'
SDP 10	HDPE N12	21"	220.4'	0.25%	42.79'	42.24'
SDP 11	HDPE N12	21"	356.2'	0.25%	42.14'	41.25'
SDP 12	HDPE N12	24"	365.1'	0.25%	41.00'	40.10'
SDP 13	HDPE N12	27"	435.7'	0.25%	39.85'	38.75'
SDP 14	HDPE N12	8"	109.3'	0.25%	46.67'	46.40'
SDP 15	HDPE N12	12"	38.3'	0.25%	46.30'	46.20'
SDP 16	HDPE N12	8"	28.3'	1.00%	47.60'	47.30'
SDP 17	HDPE N12	8"	44.5'	1.00%	47.60'	47.15'
SDP 18	FDPE N12	8"	40.0'	0.25%	47.04'	46.94'

STORM DRAIN STRUCTURE TABLE

ID	SIZE	RIM	INV.(IN)	INV.(OUT)
DI 01	36"x36"	49.00'	–	(15") 45.00'
DI 02	36"x36"	48.50'	(15") 43.95'	(18") 43.70'
DI 03	36"x36"	48.60'	(18") 42.94'	(21") 42.69'
MH 01	36"X36"	51.22'	(21") 42.14' (12") 46.20' (8") 47.30'	(21") 42.04'
DI 04	36"x36"	46.20'	(21") 41.15'	(24") 40.90'
DI 05	36"x36"	45.60'	(24") 40.00'	(27") 39.90'
DI 06	36"x36"	44.20'	(27") 38.80'	(30") 38.55'
DI 07	36"x36"	49.10'	–	(15") 45.10'
DI 08	36"x36"	49.00'	(15") 44.05'	(18") 43.80'
DI 09	36"x36"	48.30'	(18") 43.04'	(21") 42.79'
MH 02	36"X36"	51.30'	(21") 42.24' (8") 47.15'	(21") 42.14'
DI 10	36"x36"	46.90'	(21") 41.25'	(24") 41.00'
DI 11	36"x36"	46.00'	(24") 40.10'	(27") 39.85'
DI 12	24"x24"	50.05'	(12") 46.40'	(12") 46.30'

PLAN PRELIMINARY
NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER
RODNEY A. SHERRY
No. 61537
CIVIL
STATE OF CALIFORNIA

REV	DATE	DESCRIPTION	BY
A	9/30/2022	County Comments	N.W.

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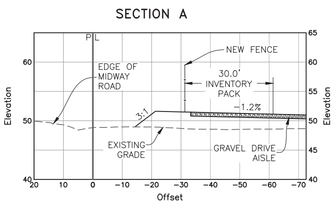
DRAINAGE PLAN

6734 MIDWAY ROAD

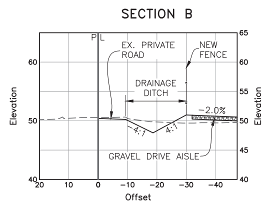
DIXON, CALIFORNIA

PREPARED FOR: ALTERRA PROPERTY GROUP

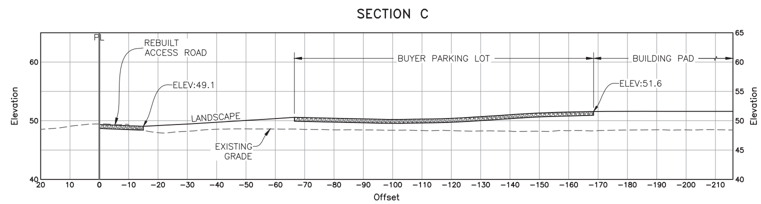
SCALE:	1"=100'
DATE:	04/21/2023
DESIGN BY:	RAS
DRAWN BY:	NJW
CHECKED BY:	RAS
FIELD BOOK:	
SHEET NUMBER:	C5
	OF 10 SHEETS
PROJECT #	22126



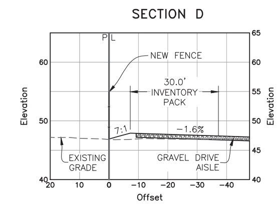
A C6 GRADING SECTION A
1"=20' HORIZ; 1"=10' VERT.



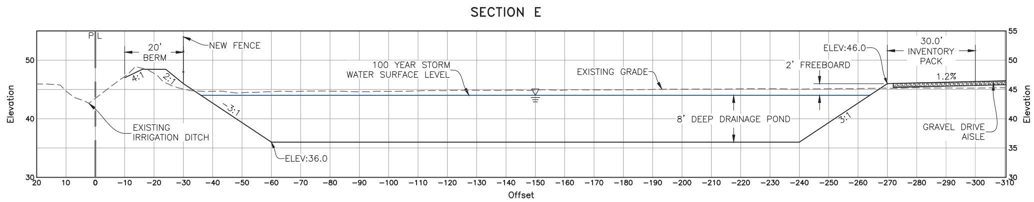
B C6 GRADING SECTION B
1"=20' HORIZ; 1"=10' VERT.



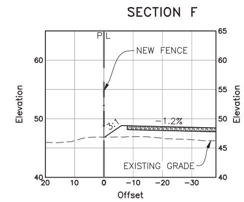
C C6 GRADING SECTION C
1"=20' HORIZ; 1"=10' VERT.



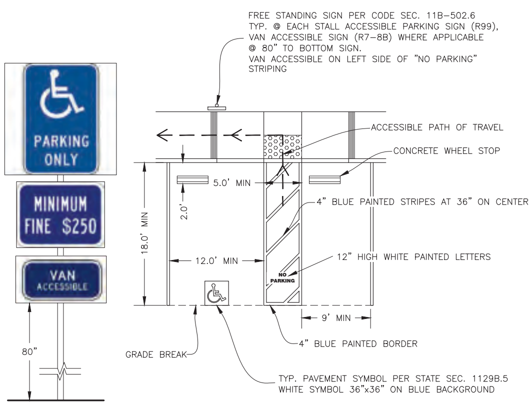
D C6 GRADING SECTION D
1"=20' HORIZ; 1"=10' VERT.



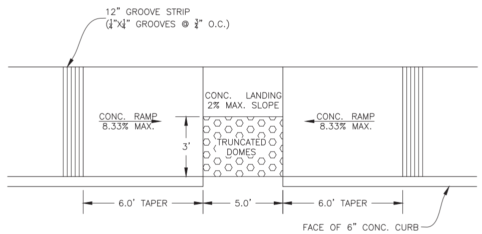
E C6 GRADING SECTION E
1"=20' HORIZ; 1"=10' VERT.



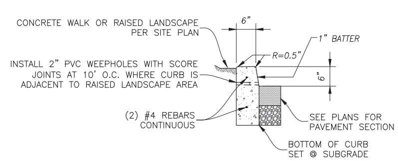
F C6 GRADING SECTION F
1"=20' HORIZ; 1"=10' VERT.



G C6 ACCESSIBLE PARKING STALL
NTS

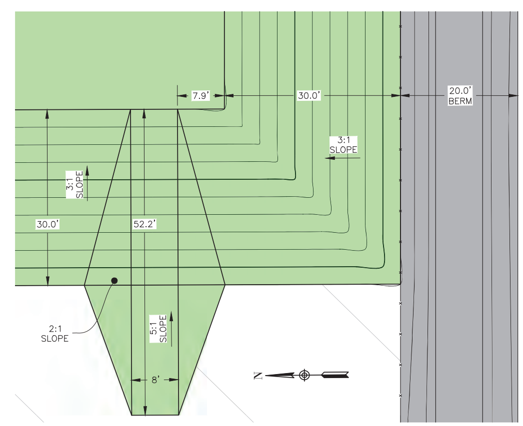


H C6 ACCESSIBLE RAMP
NTS



NOTES
1. WEAKENED PLANE JOINT EVERY 12' MAX.
2. WEAKENED PLANE JOINTS ON SIDEWALK SHALL MATCH WITH JOINTS ON CURB AND GUTTER. SCORE LINES BETWEEN JOINTS SHALL BE EQUAL.
3. ALL EDGES SHALL HAVE 1/2" RADIUS.
4. APPLY LIGHT BROOM FINISH TO SURFACE OF CURB PARALLEL TO FACE OF CURB.

I C6 TYPICAL 6" CURB
NTS



J C6 POND ACCESS RAMP DETAIL
1"=10'

PLAN PRELIMINARY
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	BY
1	04/20/2023	County Comments	N.W.
2			
3			
4			
5			
6			
7			
8			

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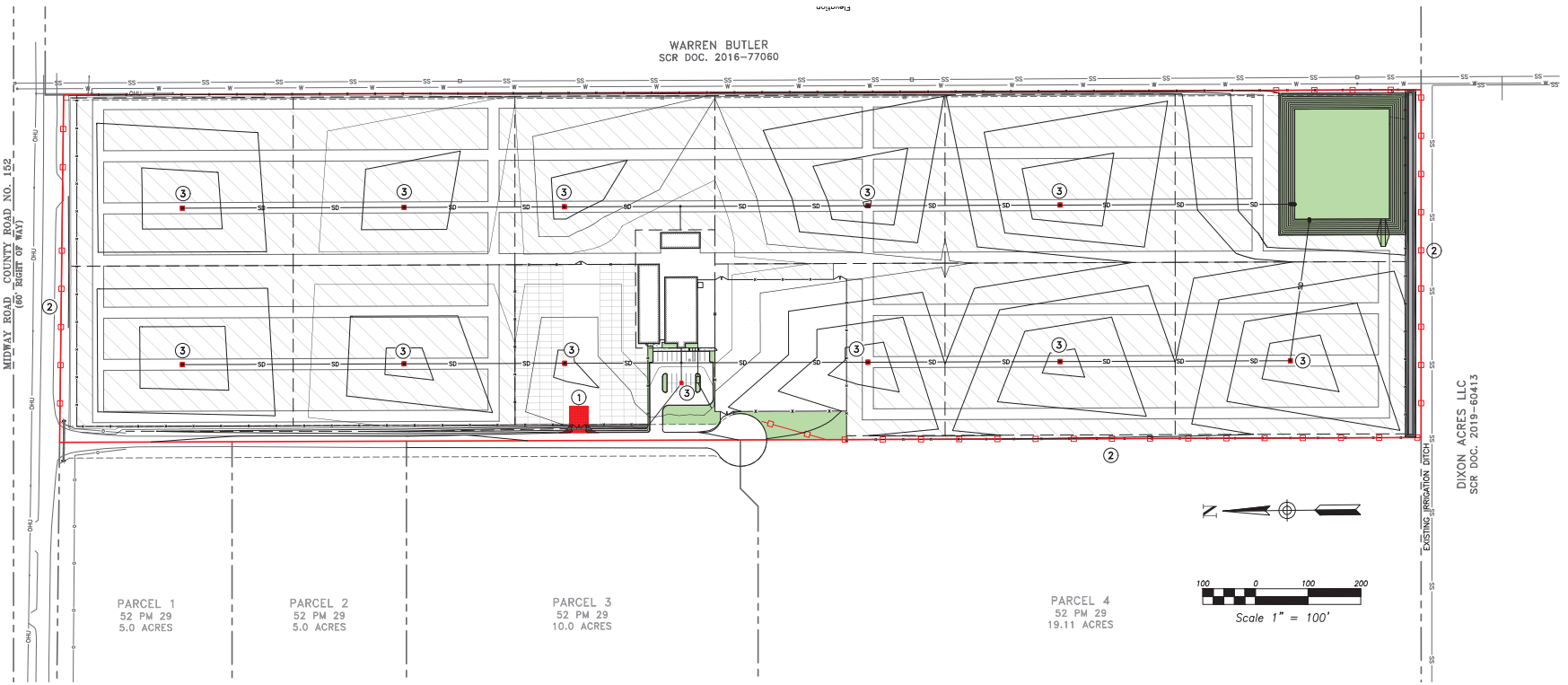
Dan Cullen RCE 26162 Rod Sherry RCE 61537

DETAILS & SECTIONS
6734 MIDWAY ROAD
SOLANO COUNTY, CALIFORNIA
PREPARED FOR: ALTERRA PROPERTY GROUP

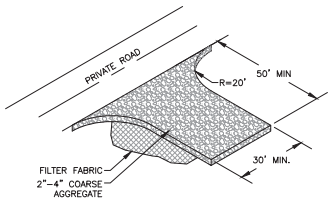
SCALE:	AS NOTED
DATE:	04/21/2023
DESIGN BY:	RAS
DRAWN BY:	NJW
CHECKED BY:	RAS
FIELD BOOK:	
SHEET NUMBER:	C6
OF 10 SHEETS	
PROJECT #	22126

ATTACHMENT C



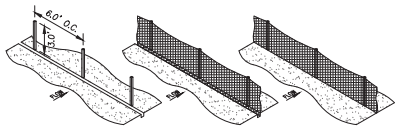
EROSION CONTROL NOTES

1. STABILIZED CONSTRUCTION ENTRANCE, SEE DETAIL A/C7
2. INSTALL CONSTRUCTION FENCE AS SHOWN, SEE DETAIL B/C7
3. INSTALL INLET SEDIMENT CONTROL AS SHOWN, SEE DETAIL C/C7

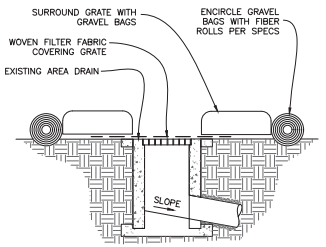


A/C7 CONSTRUCTION ENTRANCE NTS

1. SET 4' LONG 2"x2" WOOD (OR 1.33 PLF STEEL) POSTS AS SHOWN. EXCAVATE A 4"x4" TRENCH UPSLOPE ALONG THE LINE OF POSTS.
2. ATTACH CONSTRUCTION FENCE TO POSTS PER MANUFACTURER'S SPECIFICATIONS. EXTEND FABRIC INTO TRENCH.
3. BACKFILL TRENCH AND HAND COMPACT EXCAVATED SOIL.



B/C7 CONSTRUCTION FENCE DETAIL NTS



ASSEMBLY & INSTALLATION OF FIBER ROLLS:

1. ROLL LENGTH OF EROSION CONTROL BLANKET INTO A TUBE OF MINIMUM 8 IN. DIAMETER & BIND EVERY 4 FT. & AT EACH END WITH JUTE-TYPE TWINE.
2. TURN THE ENDS OF THE FIBER ROLLS UP SLOPE TO PREVENT RUNOFF FROM GOING AROUND THE FIBER ROLL.
3. STAKE FIBER ROLLS INTO A 2 TO 4 IN. DEEP TRENCH WITH A WIDTH EQUAL TO THE DIAMETER OF THE FIBER ROLL.
4. IF MORE THAN ONE FIBER ROLL IS PLACED IN A ROW, THE ROLLS SHOULD BE OVERLAPPED, NOT ABUTTED.

C/C7 INLET SEDIMENT CONTROL DETAIL NTS

LEGEND

DI	DRAIN INLET
FH	FIRE HYDRANT
JP	JOINT POLE
OHU	OVERHEAD UTILITY LINES
PM	PARCEL MAP
SCR	SOLANO COUNTY RECORDS
SD	STORM DRAIN LINE
SS	SANITARY SEWER LINE
SSMH	SANITARY SEWER MAN HOLE
W	WATER LINE

SUBJECT BOUNDARY LINE
ADJACENT BOUNDARY LINE
EASEMENT LINE, AS NOTED
NEW CHAIN LINK FENCE
CONSTRUCTION FENCE
DRAINAGE POND
PARKING AREA
EARTH BERM
ASPHALT PAVING

PLAN PRELIMINARY
NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER
RODNEY A. SHERRY
No. 61537
CIVIL
STATE OF CALIFORNIA

REV	DATE	DESCRIPTION	BY
A	3/30/2023	County Comments	N.W.

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Dan Cullen #CE 29102 Rod Sherry #CE 61537

EROSION CONTROL PLAN

6734 MIDWAY ROAD

DIXON, CALIFORNIA
PREPARED FOR: ALTERRA PROPERTY GROUP

SCALE:	1"=100'
DATE:	04/21/2023
DESIGN BY:	RAS
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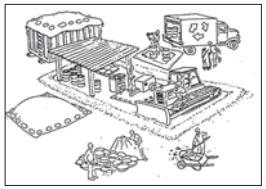
FIELD BOOK:	
SHEET NUMBER:	C7
	OF 10 SHEETS
PROJECT #	22126

Pollution Prevention - It's Part of the Plan



Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution and damage to creeks and the San Francisco Bay. Construction activities can directly affect the health of creeks and the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines and the project specifications will ensure your compliance with City of Benicia requirements.

Materials storage & spill cleanup

Non-hazardous materials management

- Sand, dirt, and similar materials must be stored at least 10 feet (3 meters) from catch basins. All construction material must be covered with a tarp and contained with a perimeter control during wet weather or when rain is forecasted or when not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control as needed.
- Sweep or vacuum streets and other paved areas daily. Do not wash down streets or work areas with water!
- Recycle all asphalt, concrete, and aggregate base material from demolition activities. Comply with City of Benicia Ordinances for recycling construction materials, wood, gyp board, pipe, etc.
- Check dumpsters regularly for leaks and to make sure they are not overfilled. Repair or replace leaking dumpsters promptly.
- Cover all dumpsters with a tarp at the end of every work day or during wet weather.

Hazardous materials management

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state, and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecasted.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecasted within 24 hours.
- Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- Dispose of all containment and cleanup materials properly.
- Report any hazardous materials spills immediately! Dial 911 or City of Benicia Public Works at (707) 746-4240

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking.

Vehicle and equipment maintenance & cleaning

- Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or creeks.
- Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.

Earthwork & contaminated soils

- Keep excavated soil on the site where it will not collect in the street.
- Transfer to dump trucks should take place on the site, not in the street.
- Use fiber rolls, silt fences, or other control measures to minimize the flow of silt off the site.

- Earth moving activities are only allowed during dry weather by permit and as approved by the County Inspector in the Field.
- Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place fiber rolls down-slope until soil is secure.
- If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call the Engineer for help in determining what should be done, and manage disposal of contaminated soil according to their instructions.

Dewatering operations

- Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Run-on from off site shall be directed away from all disturbed areas or shall collectively be in compliance.
- Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.

- Be sure to notify and obtain approval from the Engineer before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine what testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Saw cutting

- Always completely cover and barricade storm drain inlets when saw cutting. Use plastic sheeting (Visqueen) to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- If saw cut slurry enters a catch basin, clean it up immediately.

Paving/asphalt work

- Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- Protect gutters, ditches, and drainage courses with sand/gravel bags, or earthen berms.
- Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- Do not use water to wash down fresh asphalt concrete pavement.

Concrete, grout, and mortar storage & waste disposal

- Store concrete, grout, and mortar under cover, on pallets, and away from drainage areas. These materials must never reach a storm drain.
- Wash out concrete equipment/trucks off-site or into contained washout areas that will not allow discharge of wash water onto the underlying soil or onto the surrounding areas.

- Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal off site.

Painting

- Never rinse paint brushes or materials in a gutter or street!
- Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink.
- Paint out excess oil-based paint before cleaning brushes in thinner.

- Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.

Landscape Materials

- Contain, cover, and store on pallets all stockpiled landscape materials (mulch, compost, fertilizers, etc.) during wet weather or when rain is forecasted or when not actively being used within 14 days.
- Discontinue the application of any erodible landscape material within 2 days of forecasted rain and during wet weather.

Storm drain polluters may be liable for fines of $10,000 or more per day!

For references and more detailed information:
www.cleanwaterprogram.org
www.cabmphandbooks.com

PLAN PRELIMINARY
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RODNEY A. SHERRY
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Dan Cullen RCE 29102 Rod Sherry RCE 61537

REV	DATE	DESCRIPTION	BY
	4/21/2023	County Comments	N.W.

POLUTION PREVENTION PLAN

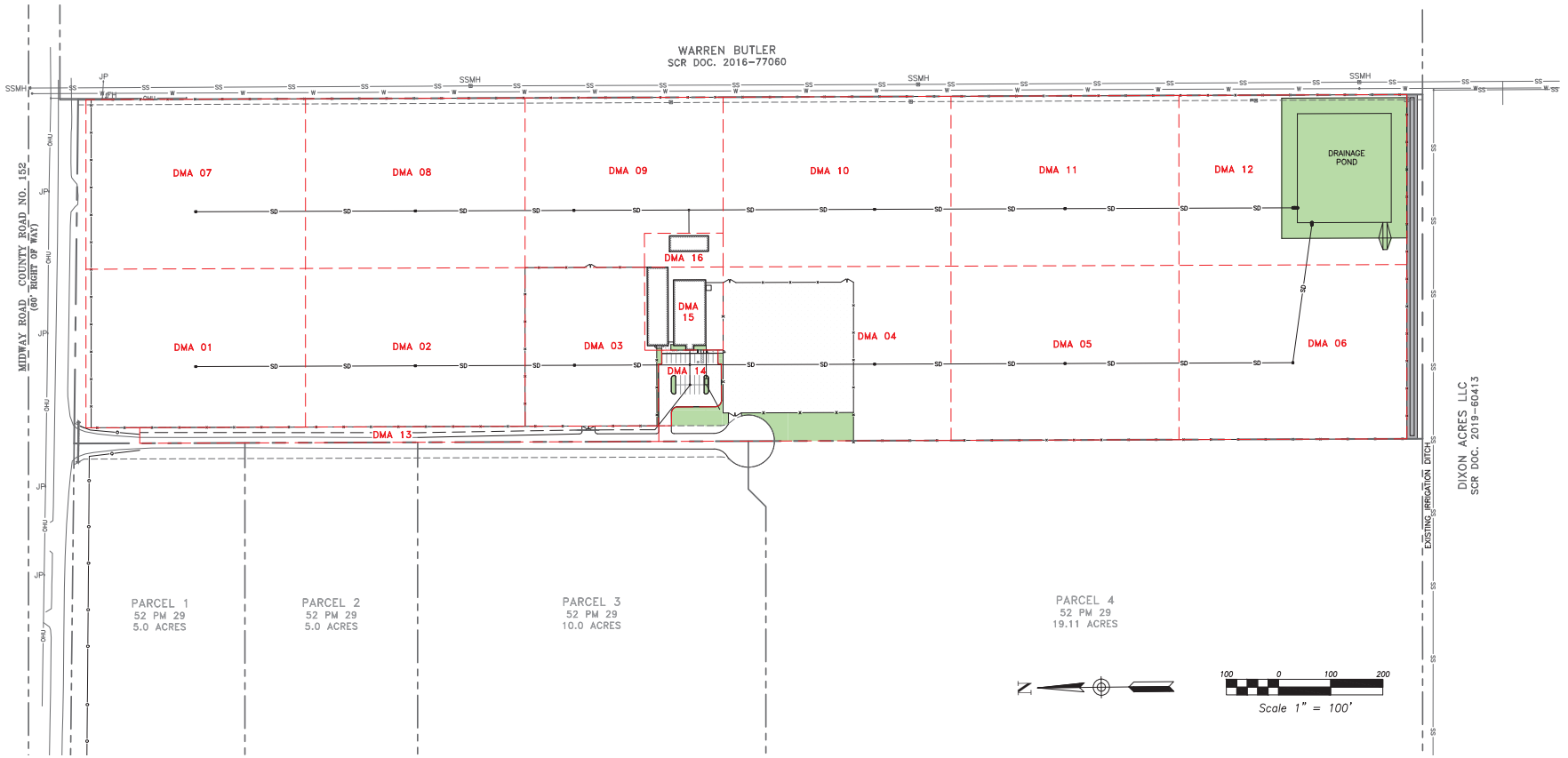
6734 MIDWAY ROAD

DIXON, CALIFORNIA

PREPARED FOR: ALTERRA PROPERTY GROUP

SCALE:
DATE: 04/21/2023
DESIGN BY: RAS
DRAWN BY: NJW
CHECKED BY: RAS
FIELD BOOK:
SHEET NUMBER: C8
OF 10 SHEETS
PROJECT # 22126

ATTACHMENT C



LEGEND

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SS	SANITARY SEWER LINE
SSMH	SANITARY SEWER MAN HOLE
W	WATER LINE

SUBJECT BOUNDARY LINE

ADJACENT BOUNDARY LINE

EASEMENT LINE, AS NOTED

DRAINAGE AREA LIMITS

CHAIN LINK FENCE

DRAINAGE POND/LANDSCAPING

EARTH BERM

ASPHALT PAVEMENT AREA

DRAINAGE AREA: RETENTION POND

DMA NAME	AREA ACRES	RUNOFF COEF. (WEIGHTED C)	100-YR RUNOFF VOL. (FT³)
DMA 01	2.94	0.63	36,173
DMA 02	2.94	0.63	36,173
DMA 03	1.69	0.63	20,794
DMA 04	3.53	0.78	53,774
DMA 05	3.36	0.63	41,218
DMA 06	3.36	0.63	41,218
DMA 07	3.14	0.63	38,634
DMA 08	3.14	0.63	38,634
DMA 09	2.61	0.63	32,113
DMA 10	3.27	0.63	40,234
DMA 11	3.27	0.63	40,234
DMA 12	3.27	0.39	24,907
DMA 13	0.68	0.33	4,383
DMA 14	0.32	1.00	6,054
DMA 15	0.55	0.92	9,882
DMA 16	0.23	0.74	3,179
TOTAL:	38.30		467,604

DRAINAGE AREA SUMMARY FOR 6734 MIDWAY ROAD, DIXON, CA

TOTAL DRAINAGE AREA: 1,668,236 SF (38.30 AC)
ANALYSIS FOR 100 YEAR STORM EVENT (1% PROBABILITY)
LASTING 24 HOURS
DESIGN POND PERCOLATION RATE = 1.2 IN/HOUR

TOTAL TRIBUTARY AREA:	38.30 ACRE
100 YEAR STORM RUNOFF VOLUME:	467,604 FT³
POND PERCOLATION VOLUME:	
(DURING 24 HOURS OF STORM)	90,288 FT³
STORAGE REQUIRED:	377,319 FT³
STORAGE PROVIDED:	380,256 FT³
FREEBOARD PROVIDED:	
(FROM WATER SURFACE TO TOP BANK)	2 FT
POND DRAWDOWN TIME:	
(AFTER END OF 24 HOUR STORM)	80 HOURS

STORMWATER NOTES:

1. EXISTING SITE IS NATIVE SOIL WITH AN AVERAGE GROUND SLOPE OF 0.5%.
2. PRE-CONSTRUCTION PEAK RUNOFF IS ESTIMATED AS 2.75 CFS.
3. PROPOSED IMPROVEMENTS WILL RESULT IN A PEAK RUNOFF OF APPROXIMATELY 20 CFS.
4. ALL DRAINAGE FROM PROPOSED DEVELOPED SITE WILL BE DIRECTED TO AN ON-SITE RETENTION POND. NO OFF-SITE DRAINAGE.

PLAN PRELIMINARY
NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER
RODNEY A. SHERRY
No. 61537
CIVIL
STATE OF CALIFORNIA

REV	DATE	DESCRIPTION	BY
A	9/30/2021	County Comments	N.W.

Cullen-Sherry & Associates, Inc.
Civil Engineering - Surveying
1000 Adams Street, Suite A - P.O. Box 591, Benicia, California 94510
(707) 745-3219 Fax (707) 745-9436 cas-engineers.com
Dan Cullen #CE 29102 Rod Sherry #CE 61537

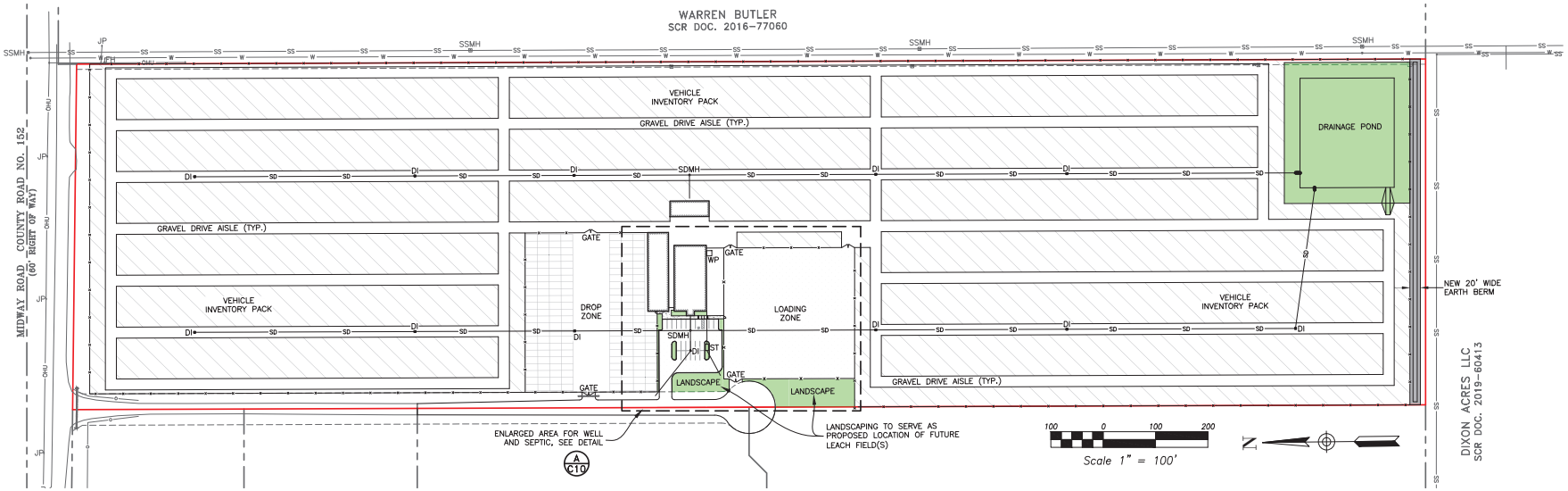
STORMWATER CONTROL PLAN

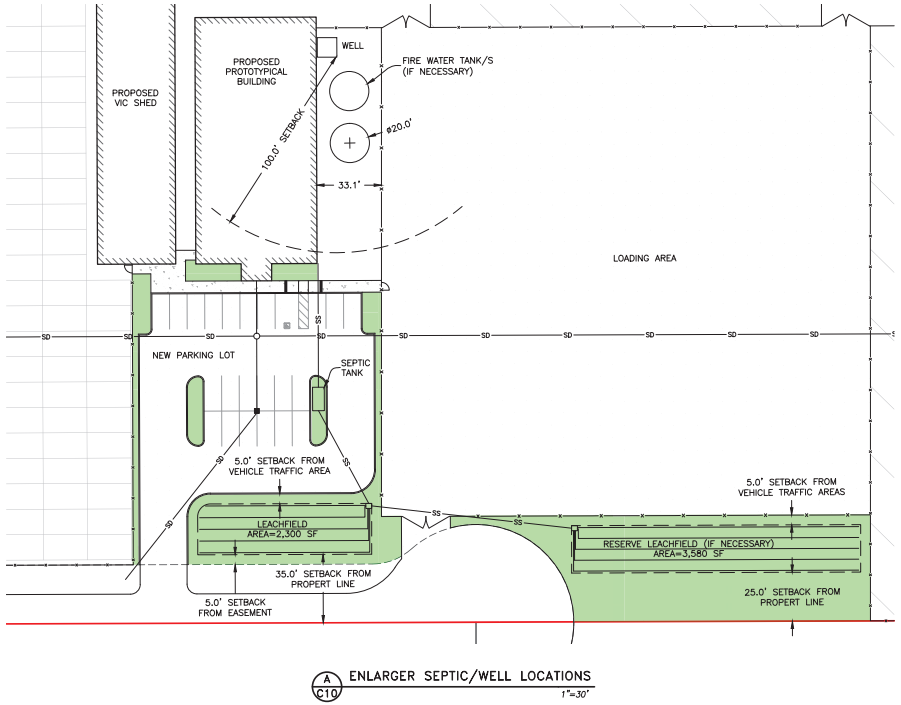
6734 MIDWAY ROAD

DIXON, CALIFORNIA
PREPARED FOR: ALTERRA PROPERTY GROUP

SCALE:	1"=100'
DATE:	04/21/2023
DESIGN BY:	RAS
DRAWN BY:	NJW
CHECKED BY:	RAS
FIELD BOOK:	
SHEET NUMBER:	C9
	OF 10 SHEETS
PROJECT #	22126

ATTACHMENT C





A C10 ENLARGER SEPTIC/WELL LOCATIONS 1"=30'

SEPTIC NOTES:

1. SEPTIC TANK AND LEACH FIELDS ARE SHOWN AS POSSIBLE LOCATIONS ONLY.
2. AREAS OF PROPOSED LEACH FIELDS SHALL NOT BE GRADED!!!
3. SEE SEPARATE SEPTIC PLANS BY OTHERS.

WELL NOTES:

1. WELL LOCATION IS SHOWN AS POSSIBLE LOCATION ONLY.
2. GROUND WATER SHOULD BE TESTED PRIOR TO WELL INSTALLATION.
3. WELL REQUIRES A MINIMUM 150' ANNULAR SEAL.
4. SEE SEPARATE PLANS BY OTHERS.

LEGEND

DI	DRAIN INLET
FH	FIRE HYDRANT
JP	JOINT POLE
OHU	OVERHEAD UTILITY LINES
PM	PARCEL MAP
SCR	SOLANO COUNTY RECORDS
SD	STORM DRAIN LINE
SS	SANITARY SEWER LINE
ST	SEPTIC TANK
SD	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
W	WATER LINE
WP	WELL PUMP

SUBJECT BOUNDARY LINE
ADJACENT BOUNDARY LINE
EASEMENT LINE, AS NOTED
CHAIN LINK FENCE
NEW BUILDING
DRAINAGE POND/LANDSCAPING
VEHICLE STORAGE PARKING
ASPHALT PAVING
CONCRETE PAVING

PLAN PRELIMINARY
NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER RODNEY A. SHERRY No. 61537 CIVIL STATE OF CALIFORNIA

REV	DATE	DESCRIPTION	BY
A	9/30/2021	County Comments	N.W.

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Civil Engineering - Surveying
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Dan Cullen #CE 29102 Rod Sherry #CE 61537

WELL & SEPTIC PLAN

6734 MIDWAY ROAD

DIXON, CALIFORNIA
PREPARED FOR: ALTERRA PROPERTY GROUP

SCALE:	1"=100'
DATE:	04/21/2023
DESIGN BY:	RAS
DRAWN BY:	NJW
CHECKED BY:	RAS
FIELD BOOK:	
SHEET NUMBER:	C10
	OF 10 SHEETS
PROJECT #	22126

California Tree and Landscape Consulting, Inc.

March 31, 2023

Mark Cartella
Alterra Property Group
c/o Ryan Hooper
Thatch & Hooper
1730 I Street, Suite 220
Sacramento, California 95811
Via Email: rhooper@thatchlaw.com

PRELIMINARY ARBORIST REPORT & TREE INVENTORY

RE: 6734 Midway Road, County of Solano Jurisdiction

Executive Summary

Alterra Property Group contacted California Tree and Landscape Consulting, Inc. to inventory and evaluate the trees located at 6734 Midway Road in the County of Solano, California. We were provided with a copy of the Improvement Plans prepared by Cullen-Sherry & Associates, Inc. dated February 2023. The site will be used to auction off damaged cars that have been totaled. See Supporting Information Appendix 1 – Tree Location Map.

Edwin E. Stirtz, ISA Certified Arborist #WE-0510A, was on site on March 16, 2023. A total of 16 trees were evaluated, 4 of which are native tree species, and all of which are proposed for removal due to proposed site uses and constraints presented with the existing tree locations. There are no "Oak woodlands" on site, nor are there any remnants of Oak woodlands on the site. The Solano County general plan (RS.1-3) recognizes the importance of Oak woodlands and provides direction relative to the preservation of Oak woodlands. The general plan identifies a "heritage tree" as (a) trees with a trunk diameter of 15 inches or more measured at 54 inches above natural grade, (b) any oak tree native to California, with a diameter of 10 inches above natural grade, or (c) any tree or group of trees specifically designated by the County for protection because of its historical significance, special character or community benefit.

Table 1 – Tree Inventory (See Appendices for specific information on each tree)

Tree Species		Trees Inventoried	Trees Located on the Parcel[1]	Native Species	Trees Proposed for Removal
Almond	*Prunus dulcis*	2	2	0	2
Arizona Cypress	*Cupressus arizonica*	1	1	0	1
Bay Laurel	*Laurus nobilis*	1	1	0	1
Eastern Black Walnut	*Juglans nigra*	1	1	0	1
Carrotwood	*Cupaniopsis anacardioides*	1	1	0	1
Cypress	*Cupressus*	1	1	0	1
Hackberry	*Celtis occidentalis*	2	2	0	2
Holly Oak	*Quercus ilex*	1	1	0	1
Interior Live Oak	*Quercus wislizeni*	4	4	4	4
Oleander	*Nerium oleander*	1	1	0	1
Zelcova	*Zelkova serrata*	1	1	0	1
TOTAL		**16**	**16**	**4**	**16**

[1] CalTLC is not a licensed land surveyor. Tree ownership was not determined. Conclusions within this report are based on existing fences or other landmarks which may not represent the actual property boundary.

Methods

Appendix 2 in this report is the detailed inventory for the trees. The following terms and Table A – Ratings Description will further explain our findings.

A Level 2 – Basic Visual Assessment was performed in accordance with the International Society of Arboriculture's best management practices. This assessment level is limited to the observation of conditions and defects which are readily visible. Additional limiting factors, such as blackberries, poison oak, and/or debris piled at the base of a tree can inhibit the visual assessment.

Tree Location: The GPS location of each tree was collected using the ESRI's ArcGIS collector application on an Apple iPhone or Samsung. The data was then processed in ESRI's ArcMap to produce the tree location map.

Tree Measurements: DBH (diameter breast high) is normally measured at 4'6" (above the average ground height for "Urban Forestry"), but if that varies then the location where it is measured is noted. A Swedish caliper was used to measure the DBH for trees less than 23" in diameter and a steel diameter tape for trees greater than 23". A Stanley laser distance meter was used to measure distances. Canopy radius measurements may also have been estimated due to obstructions.

Terms

Field Tag #	The pre-stamped tree number on the tag which is installed at approximately 6' above ground level on the north side of the tree.
Tag #	The number listed on the County of Solano Tree Inventory in the ARC GIS system found online at: saccity.maps.arcgis.com
Species	The species of a tree is listed by our local and correct common name and botanical name by genus (capitalized) and species (lower case). Oaks frequently cross-pollinate and hybridize, but the identification is towards the strongest characteristics.
DBH	Diameter breast high' is normally measured at 4'6" (above the average ground height for "Urban Forestry"), but if that varies then the location where it is measured is noted in the next column "measured at"
DSH	"Diameter at standard height" is the same as DBH.
Canopy radius and Protection Zone Area	The farthest extent of the crown composed of leaves and small twigs. Most trees are not evenly balanced. This measurement represents the longest extension from the trunk to the outer canopy. The dripline measurement is from the center point of the tree and is shown on the Tree Location Map as a circle. This measurement further defines the radius of the protection zone to be specified on any development plans unless otherwise indicated in the arborist recommendations, Appendix 2.
Critical Root Zone	The radius of the critical root zone is a circle equal to the trunk diameter" converted to' and factored by tree age, condition, and health pursuant to the industry standard. Best Management Practices: Managing Trees During Construction, the companion publication to the Approved American National Standard, provides guidance regarding minimum tree root protection zones for long term survival. In instances where a tree is multi-stemmed the protected root zone is equal to the extrapolated diameter (sum of the area of each stem converted to a single stem) factored by tree age, condition, and health.
Arborist Rating	Subjective to condition and is based on both the health and structure of the tree. All the trees were rated for condition, per the recognized national standard as set up by the Council of Tree and Landscape Appraisers and the International Society of Arboriculture (ISA) on a numeric scale of 5 (being the highest) to 0 (the worst condition, dead) as in Chart A. The rating was done in the field at the time of the measuring and inspection.

Arborist Ratings		
No problem(s)	Excellent	**5**
No apparent problem(s)	Good	**4**
Minor problem(s)	Fair	**3**
Major problem(s)	Fair to Poor	**2**
Extreme problem(s)	Poor	**1**
Dead	Dead	**0**

Rating #0: This indicates a tree that has no significant sign of life.
Rating #1: The problems are extreme. This rating is assigned to a tree that has structural and/or health problems that no amount of work or effort can change. The issues may or may not be considered a dangerous situation.
Rating #2: The tree has major problems. If the option is taken to preserve the tree, its condition could be improved with correct arboricultural work including, but not limited to: pruning, cabling, bracing, bolting, guying, spraying, mistletoe removal, vertical mulching, fertilization, etc. If the recommended actions are completed correctly, hazard can be reduced and the rating can be elevated to a 3. If no action is taken the tree is considered a liability and should be removed.
Rating #3: The tree is in fair condition. There are some minor structural or health problems that pose no immediate danger. When the recommended actions in an arborist report are completed correctly the defect(s) can be minimized or eliminated.
Rating #4: The tree is in good condition and there are no apparent problems that a Certified Arborist can see from a visual ground inspection. If potential structural or health problems are tended to at this stage future hazard can be reduced and more serious health problems can be averted.
Rating #5: No problems found from a visual ground inspection. Structurally, these trees have properly spaced branches and near perfect characteristics for the species. Highly rated trees are not common in natural or developed landscapes. No tree is ever perfect especially with the unpredictability of nature, but with this highest rating, the condition should be considered excellent.

Notes: Provide notable details about each tree which are factors considered in the determination of the tree rating including: (a) condition of root crown and/or roots; (b) condition of trunk; (c) condition of limbs and structure; (d) growth history and twig condition; (e) leaf appearance; and (f) dripline environment. Notes also indicate if the standard tree evaluation procedure was not followed (for example - why DBH may have been measured at a location other than the standard 54”). Additionally, notes will list any evaluation limiting factors such as debris at the base of a tree.

Development Restrictions/Actions: Recommended actions to increase health and longevity.

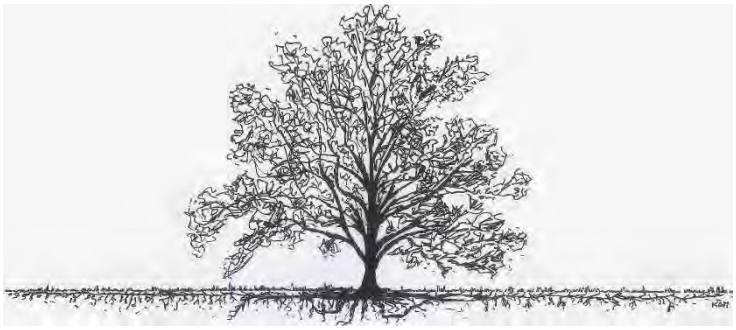
Development Impacts: Projected development impacts are based solely on distance relationships between tree location and grading. Field inspections and findings during the project at the time of grading and trenching can change relative impacts. Closely followed guidelines and requirements can result in a higher chance of survival, while requirements that are overlooked can result in a dramatically lower chance of survival. Impacts are measured as follows:

Impact Term:	Long Term Result of Impact:
Negligible	Tree is unlikely to show any symptoms. Chance of survival post development is excellent. Impacts to the Protected Root Zone are less than 5%.
Minor	Tree is likely to show minor symptoms. Chance of survival post development is good. Impacts to the Protected Root Zone are less than 15% and species tolerance is good.
Moderate	Tree is likely to show moderate symptoms. Chance of survival post development is fair. Impacts to the Protected Root Zone are less than 35% and species tolerance is good or moderate.

Severe	Tree is likely to show moderate symptoms annually and a pattern of decline. Chance of long-term survival post development is low. Impacts to the Protected Root Zone are up to 50% and species tolerance is moderate to poor.
Critical	Tree is likely to show moderate to severe symptoms annually and a pattern of decline. Chance of long-term survival post development is negligible. Impacts to the Protected Root Zone are up to 80%.

Root Structure

The majority of a tree's roots are contained in a radius from the main trunk outward approximately two to three times the canopy of the tree. These roots are located in the top 6" to 3' of soil. It is a common misconception that a tree underground resembles the canopy. The correct root structure of a tree is in the drawing below. All plants' roots need both water and air for survival. Poor canopy development or canopy decline in mature trees after development is often the result of inadequate root space and/or soil compaction.



The reality of where roots are generally located

Our native oak trees are easily damaged or killed by having the soil within the Protected Root Zone (PRZ) disturbed or compacted. All the work initially performed around protected trees that will be saved should be done by people rather than by wheeled or track type tractors. Oaks are fragile giants that can take little change in soil grade, compaction, or warm season watering. Don't be fooled into believing that warm season watering has no adverse effects on native oaks. Decline and eventual death can take as long as 5-20 years with poor care and inappropriate watering. Oaks can live hundreds of years if treated properly during construction, as well as later with proper pruning, and the appropriate landscape/irrigation design.

Arborist Classifications

There are different types of Arborists:

Tree Removal and/or Pruning Companies: These companies may be licensed by the State of California to do business, but they do not necessarily know anything about trees;

Arborists: Arborist is a broad term. It is intended to mean someone with specialized knowledge of trees but is often used to imply knowledge that is not there.
ISA Certified Arborist: An International Society of Arboriculture Certified Arborist is someone who has been trained and tested to have specialized knowledge of trees. You can look up certified arborists at the International Society of Arboriculture website: isa-arbor.org.

Consulting Arborist: An American Society of Consulting Arborists Registered Consulting Arborist is someone who has been trained and tested to have specialized knowledge of trees and trained and tested to provide high quality reports and documentation. You can look up registered consulting arborists at the American Society of Consulting Arborists website: asca-consultants.org

RECOMMENDATIONS: Summary of Tree Disposition

All trees are proposed for removal due to conflicts with proposed land use and existing tree locations. Four of the proposed tree removals are native oak trees, two of which are rated a #3 or fair to good condition. The other two native oak trees are rated a #2, poor condition due to structural defects and/or declining condition. There is one non-native/non-indigenous tree that is rated in fair condition and is large enough to qualify as a heritage tree. This is Tree #2460 a 31" Holly oak. The two native oaks and the non-native heritage tree that are rated #3, fair condition, total 93 diameter inches. This results in 93 inches of potential mitigation.

Replacement Plan

Trees #2460, 2464 and 2467, which total 93 inches collectively, are in fair to good condition and may be subject to replacement under the criteria of the general plan. Despite the fact that the general plan states the County is to adopt an ordinance to protect Oak woodlands with specific requirements relating to tree removal and replacement, there is currently no ordinance defining these criteria.

The project proposes to replace the three Heritage trees rated in fair condition with 93 #15 container trees to be installed around the perimeter of the project.

Report Prepared by:

Edwin E. Stirtz, Consulting Arborist
International Society of Arboriculture
Certified Arborist WE-0510A
ISA Tree Risk Assessment Qualified
Member, American Society of Consulting Arborists

Attachments

Appendix 1 – Tree Location Maps (Full Parcel Map and Closeup)
Appendix 2 – Tree Data
Appendix 3 – General Development Guidelines
Appendix 4 – Site Photos

Bibliography

International Society of Arboriculture. (2015). *Glossary of Arboricultural Terms.* Champaign: International Society of Arboriculture.

L.R., C. (2003). *Reducing Infrastructure Damage by Tree Roots.* Porterville: International Society of Arboriculture.

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Stamen, R. (1997). *California Arboriculture Law.* Riverside: Law Offices of Randall S. Stamen.

Tree Care Industry Association. (2017). *Tree, Shrub, and Other Woody Plant Management - Standard Practices (Pruning).* Londonderry: Tree Care Industry Association.

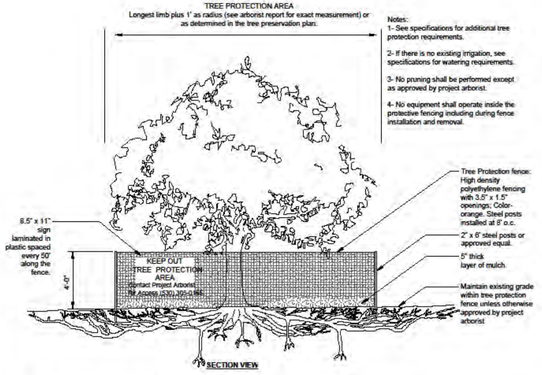
Urban, J. (2008). *Up by the Roots.* Champaign: International Society of Arboriculture.

California Tree & Landscape Consulting, Inc.

359 Nevada Street, Suite 201
Auburn, CA 95603

TREE PROTECTION GENERAL REQUIREMENTS

1. The project arborist for this project is California Tree & Landscape Consulting. The primary contact information is Nicole Harrison (530) 305-0165. The project arborist may continue to provide expertise and make additional recommendations during the construction process if and when additional impacts occur or tree response is poor. Monitoring and construction oversight by the project arborist is recommended for all projects and required when a final letter of assessment is required by the jurisdiction.
2. The project arborist should inspect the exclusionary root protection fencing installed by the contractors prior to any grading and/or grubbing for compliance with the recommended protection zones. Additionally, the project arborist shall inspect the fencing at the onset of each phase of construction. The root protection zone for trees is specified as the 'canopy radius' in Appendix 2 in the arborist report unless otherwise specified by the arborist. Note 'dripline' is not an acceptable location for installation of tree protection fencing.
3. The project arborist should directly supervise any clearance pruning, irrigation, fertilization, placement of mulch and/or chemical treatments. If clearance pruning is required, the Project Arborist should approve the extent of foliage elevation and oversee the pruning to be performed by a contractor who is an ISA Certified Arborist. Clearance pruning should include removal of all the lower foliage that may interfere with equipment PRIOR to having grading or other equipment on site.
4. No trunk within the root protection zone of any trees shall be removed using a backhoe or other piece of grading equipment.
5. Clearly designate an area on the site that is outside of the protection area of all trees where construction materials may be stored, and parking can take place. No materials or parking shall take place within the protection zones of any trees on or off the site.
6. Any and all work to be performed inside the protected root zone fencing, including all grading and utility trenching, shall be approved and/or supervised by the project arborist.
7. Trenching, if required, inside the protected root zone shall be approved and/or supervised by the project arborist and may be required to be performed by hand, by a hydraulic or air spade, or other method which will place pipes underneath the roots without damage to the roots.
8. The root protection zone for trees is specified as the 'canopy radius' in Appendix 2 in the arborist report unless otherwise specified by the arborist. Note 'dripline' is not an acceptable location for installation of tree protection fencing.



S-X TREE PROTECTION

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TREE INVENTORY MAP

>Tree locations are approximate and were collected using apple iOS products.
>Property line information was downloaded from Solano County.
>Improvement Plans provided by Cullen-Sherry & Associates, Inc. dated February 2023.

Property Line
Measured Tree Canopy

Arborist Rating

- 0 Dead
- 1 Extreme Structure or Health Problems
- 2 Major Structure or Health Problems
- 3 Fair - Minor Problems
- 4 Good - No Apparent Problems
- 5 Excellent

N

SOLANO, 6734 Midway Rd

ADDRESS

Sheet No.
TPP 1.0

ADDRESS

Date: 3/20/2023

California Tree & Landscape Consulting, Inc.

359 Nevada Street, Suite 201
Auburn, CA 95603

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4. No trunk within the root protection zone of any trees shall be removed using a backhoe or other piece of grading equipment.
5. Clearly designate an area on the site that is outside of the protection area of all trees where construction materials may be stored, and parking can take place. No materials or parking shall take place within the protection zones of any trees on or off the site.
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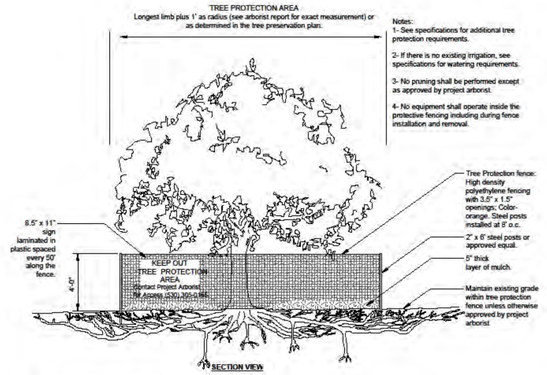

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TREE INVENTORY MAP

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Property Line
Measured Tree Canopy

Arborist Rating
- 0 Dead
- 1 Extreme Structure or Health Problems
- 2 Major Structure or Health Problems
- 3 Fair - Minor Problems
- 4 Good - No Apparent Problems
- 5 Excellent

SOLANO, 6734 Midway Rd

ADDRESS

Sheet No.
TPP 1.0

ADDRESS

Date: 3/20/2023

APPENDIX 2 – TREE DATA

Tag #	Native Species	Offsite	Common Name	Scientific Name	Multi-Stems	DBH	Canopy Radius	Measured At	Arborist Rating	Notes
500	No	No	Oleander	*Nerium oleander*		3		54	3-Minor Problems	Three separate shrubs along frontage, all multi-stemmed, 8 feet tall.
501	No	No	Bay Laurel	*Laurus nobilis*	3,3,4	10		54	2-Major Structure or health problems	Single shrub, mostly dead.
502	No	No	Hackberry	*Celtis occidentalis*	3,3,3,3	12	9	54	1-Extreme Structure or Health Problems	Mostly dead. Forks at grade.
2460	No	No	Holly Oak	*Quercus ilex*		31	30	54	3-Minor Problems	Crowded branch structure. Moderate sprout growth.
2461	No	No	Zelcova	*Zelkova serrata*	14,20	34	20	54	2-Major Structure or health problems	Previously approved for utility line clearance on east side. Tree appears to be 50%-70% dead.
2462	No	No	Arizona Cypress	*Cupressus arizonica*		15	13	54	2-Major Structure or health problems	Very sparse foliage. Above average amount of dead branches.
2463	Yes	No	Interior Live Oak	*Quercus wislizeni*		25	27	54	2-Major Structure or health problems	Old callusing injury south side, 25 feet above grade. One-sided north. Above average amount of dead branches.
2464	Yes	No	Interior Live Oak	*Quercus wislizeni*		32	34	54	3-Minor Problems	
2465	Yes	No	Interior Live Oak	*Quercus wislizeni*	6,6	12	8	54	2-Major Structure or health problems	One-sided west.
2466	No	No	Carrotwood	*Cupaniopsis anacardioides*	6,7	13	7	54	2-Major Structure or health problems	
2467	Yes	No	Interior Live Oak	*Quercus wislizeni*		31	29	54	3-Minor Problems	Slightly sparse foliage. Slightly above average amount of dead branches.
2468	No	No	Almond	*Prunus dulcis*	6,9	15	12	54	1-Extreme Structure or Health Problems	Lower trunk wound west side, interior with exposed stress fracture. One-sided northeast. Above average amount of dead branches. Improperly pruned.
2469	No	No	Almond	*Prunus dulcis*	7,8	15	16	54	2-Major Structure or health problems	Old lower trunk injuries south side to 4 feet above grade. Stress fractures in the hardwood. Out of balance west.
2470	No	No	Hackberry	*Celtis occidentalis*	4,4,8	16	13	54	2-Major Structure or health problems	Basal cavity north side. Minor decay evident. Tree appears to be 60% dead.
2471	No	No	Eastern Black Walnut	*Juglans nigra*	15,16,18	49	24	54	2-Major Structure or health problems	Forks 2-3 feet above grade. Basal defect north side. Tree in severe decline. Moderate mistletoe and infestation.
2472	No	No	Cypress	*Cupressus*		12	11	54	2-Major Structure or health problems	Recently broken branch/limb southeast. Sparse foliage.

APPENDIX 3 – GENERAL DEVELOPMENT GUIDELINES

Definitions

Root Zone: The roots of trees grow fairly close to the surface of the soil, and spread out in a radial direction from the trunk of tree. A general rule of thumb is that they spread 2 to 3 times the radius of the canopy, or 1 to 1 ½ times the height of the tree. It is generally accepted that disturbance to root zones should be kept as far as possible from the trunk of a tree.

Inner Bark: The bark on most large trees is quite thick, usually 1" to 2". If the bark is knocked off a tree, the inner bark, or cambial region, is exposed and/or removed. The cambial zone is the area where tissues responsible for adding new layers to the tree each year are located. Removing or damaging this tissue results in a tree that can only grow new tissue from the edges of the wound. In addition, the interior wood of the tree is exposed to decay fungi and becomes susceptible to decay. Tree protection measures require that no activities occur which can knock the bark off the trees.

Methods Used in Tree Protection:

No matter how detailed Tree Protection Measures are in the initial Arborist Report, they will not accomplish their stated purpose unless they are applied correctly and a Project Arborist oversees the construction. The Project Arborist should have the ability to enforce the Protection Measures. It is advisable for the Project Arborist to be present at the Pre-Construction meeting to answer questions the contractors may have about Tree Protection Measures. This also lets the contractors know how important tree preservation is to the developer.

Root Protection Zone (RPZ): Since in most construction projects it is not possible to protect the entire root zone of a tree, a Root Protection Zone is established for each tree to be preserved. The minimum Root Protection Zone is the area calculated as 1 to 1.25' for every inch of trunk diameter (ie. A 10" diameter tree will have an RPZ of 10') or the dripline, whichever is greater. The Project Arborist must approve work within the RPZ.

Irrigate, Fertilize, Mulch: Prior to grading on the site near any tree, the area within the Tree Protection fence should be fertilized with 4 pounds of nitrogen per 1000 square feet, and the fertilizer irrigated in. The irrigation should percolate at least 24 inches into the soil. This should be done no less than 2 weeks prior to grading or other root disturbing activities. After irrigating, cover the RPZ with at least 12" of leaf and twig mulch. Such mulch can be obtained from chipping or grinding the limbs of any trees removed on the site. Acceptable mulches can be obtained from nurseries or other commercial sources. Fibrous or shredded redwood or cedar bark mulch shall not be used anywhere on site.

Fence: Fence around the Root Protection Zone and restrict activity therein to prevent soil compaction by vehicles, foot traffic or material storage. The fenced area shall be off limits to all construction equipment, unless there is express written notification provided by the Project Arborist, and impacts are discussed and mitigated prior to work commencing.

> No storage or cleaning of equipment or materials, or parking of any equipment can take place within the fenced off area, known as the RPZ.

The fence should be highly visible, and stout enough to keep vehicles and other equipment out. I recommend the fence be made of orange plastic protective fencing, kept in place by t-posts set no farther apart than 6'.

In areas of intense impact, a 6' chain link fence is preferred.

In areas with many trees, the RPZ can be fenced as one unit, rather than separately for each tree.

Where tree trunks are within 3' of the construction area, place 2" by 4" boards vertically against the tree trunks, even if fenced off. Hold the boards in place with wire. Do not nail them directly to the tree. The purpose of the boards is to protect the trunk, should any equipment stray into the RPZ.

Elevate Foliage: Where indicated, remove lower foliage from a tree to prevent limb breakage by equipment. Low foliage can usually be removed without harming the tree, unless more than 25% of the foliage is removed. Branches need to be removed at the anatomically correct location in order to prevent decay organisms from entering the trunk. For this reason, a contractor who is an ISA Certified Arborist should perform all pruning on protected trees.[2]

Expose and Cut Roots: Breaking roots with a backhoe, or crushing them with a grader, causes significant injury, which may subject the roots to decay. Ripping roots may cause them to splinter toward the base of the tree, creating much more injury than a clean cut would make. At any location where the root zone of a tree will be impacted by a trench or a cut (including a cut required for a fill and compaction), the roots shall be exposed with either a backhoe digging radially to the trunk, by hand digging, or by a hydraulic air spade, and then cut cleanly with a sharp instrument, such as chainsaw with a carbide chain. Once the roots are severed, the area behind the cut should be moistened and mulched. A root protection fence should also be erected to protect the remaining roots, if it is not already in place. Further grading or backhoe work required outside the established RPZ can then continue without further protection measures.

Protect Roots in Deeper Trenches: The location of utilities on the site can be very detrimental to trees. Design the project to use as few trenches as possible, and to keep them away from the major trees to be protected. Wherever possible, in areas where trenches will be very deep, consider boring under the roots of the trees, rather than digging the trench through the roots. This technique can be quite useful for utility trenches and pipelines.

Protect Roots in Small Trenches: After all construction is complete on a site, it is not unusual for the landscape contractor to come in and sever a large number of "preserved" roots during the installation of irrigation systems. The Project Arborist must therefore approve the landscape and irrigation plans. The irrigation system needs to be designed so the main lines are located outside the root zone of major trees, and the secondary lines are either laid on the surface (drip systems), or carefully dug with a hydraulic or air spade, and the flexible pipe fed underneath the major roots.

Design the irrigation system so it can slowly apply water (no more than ¼" to ½" of water per hour) over a longer period of time. This allows deep soaking of root zones. The system also needs to accommodate infrequent irrigation settings of once or twice a month, rather than several times a week.

Monitoring Tree Health During and After Construction: The Project Arborist should visit the site at least twice a month during construction to be certain the tree protection measures are being followed, to monitor the health of impacted trees, and make recommendations as to irrigation or other needs. After construction is

[2] International Society of Arboriculture (ISA), maintains a program of Certifying individuals. Each Certified Arborist has a number and must maintain continuing education credits to remain Certified.

complete, the arborist should monitor the site monthly for one year and make recommendations for care where needed.

Chemical Treatments: The owner or developer shall be responsible to contact an arborist with a pesticide applicators license to arrange for an application of a root enhancing hormone, such as Paclobutrazol, to mitigate the stress produced by the development. Additionally, at the discretion of the project arborist, an insect infestation preventative for both boring insects and leaf feeding insects and/or fungal preventative for leaf surfaces may be required. Roots pruned during the course of performing a cut may be required to be treated with a biofungicide such as Bio-Tam.

APPENDIX 4 – PHOTOS

TREE # 2461
PREPARED BY CALTLC

TREE # 2462
PREPARED BY CALTLC

TREE # 500
PREPARED BY CALTLC

TREE # 2463
PREPARED BY CALTLC

TREE # 2464
PREPARED BY CALTLC

TREE # 2465
PREPARED BY CALTLC

TREE # 2465 AND 2466
PREPARED BY CALTLC

TREE # 2467
PREPARED BY CALTLC

TREE # 2468 AND 2469
PREPARED BY CALTLC

TREE # 2470
PREPARED BY CALTLC

ATTACHMENT E

LINSCOTT LAW & GREENSPAN
engineers

Engineers & Planners
Traffic
Transportation
Parking

Linscott, Law & Greenspan, Engineers
4542 Ruffner Street
Suite 100
San Diego, CA 92111
858.300.8800 T

www.llgengineers.com

Pasadena
Irvine
San Diego

September 8, 2022

Park Pearson
Alterra Property
414 S. 16th Street, Suite 100
Philadelphia, PA 19146

LLG Reference: 3-22-3602

Subject: **Insurance Auto Auction Yard VMT Assessment**
County of Solano

Dear Mr. Pearson:

Linscott, Law & Greenspan, Engineers (LLG) has prepared this Vehicle Miles Traveled (VMT) assessment for the proposed Insurance Auto Auction (IAA) Storage Yard to be located at 6734 Midway Road in the unincorporated area of Solano County. The Project proposes to utilize the 39.52-acre site to store vehicles slated for auction via online channels. ***Figure 1*** illustrates the location map. ***Figure 2*** illustrates the preliminary site plan.

PROJECT TRIP GENERATION

Since the *Trip Generation Manual* published by the Institute of Transportation Engineers does not contain a land use similar to the proposed Project, operational information from other similar sites owned by Alterra Property Group and leased to IAA was utilized to estimate the average daily traffic (ADT). Based on the operational information provided (see ***Attachment A***), the Project is expected to generate 70-80 average daily trips. It should be noted that this estimate is based on a fully operational facility, which typically takes between 5-7 years to reach.

VEHICLE MILES TRAVELED

In compliance with Senate Bill 743 (SB 743), a project is required to evaluate transportation impacts under the California Environmental Quality Act (CEQA) using Vehicle Miles Traveled (VMT) metric. According to the Office of Planning and Research's *Technical Advisory on Evaluating Transportation Impacts on CEQA*, projects that generate or attract fewer than 110 trips per day may generally be assumed to cause a less-than-significant transportation impact. Based on the operational information from other similar sites, the proposed Project is expected to generate 70-80 trips a day, which is less than this threshold. Therefore, the proposed Project is presumed to cause a less than significant transportation impact.

CONCLUSION

Based on the operational information obtained at other sites owned by Alterra Property Group and leased to IAA, the Project is expected to generate 70-80 average daily trips at full capacity. Projects that generate or attract fewer than 110 trips per day may generally be assumed to cause a less-than-significant transportation impact. Therefore, the proposed Project is presumed to cause a less than significant transportation impact, and no additional VMT analysis is needed.

Please call if you have any questions.

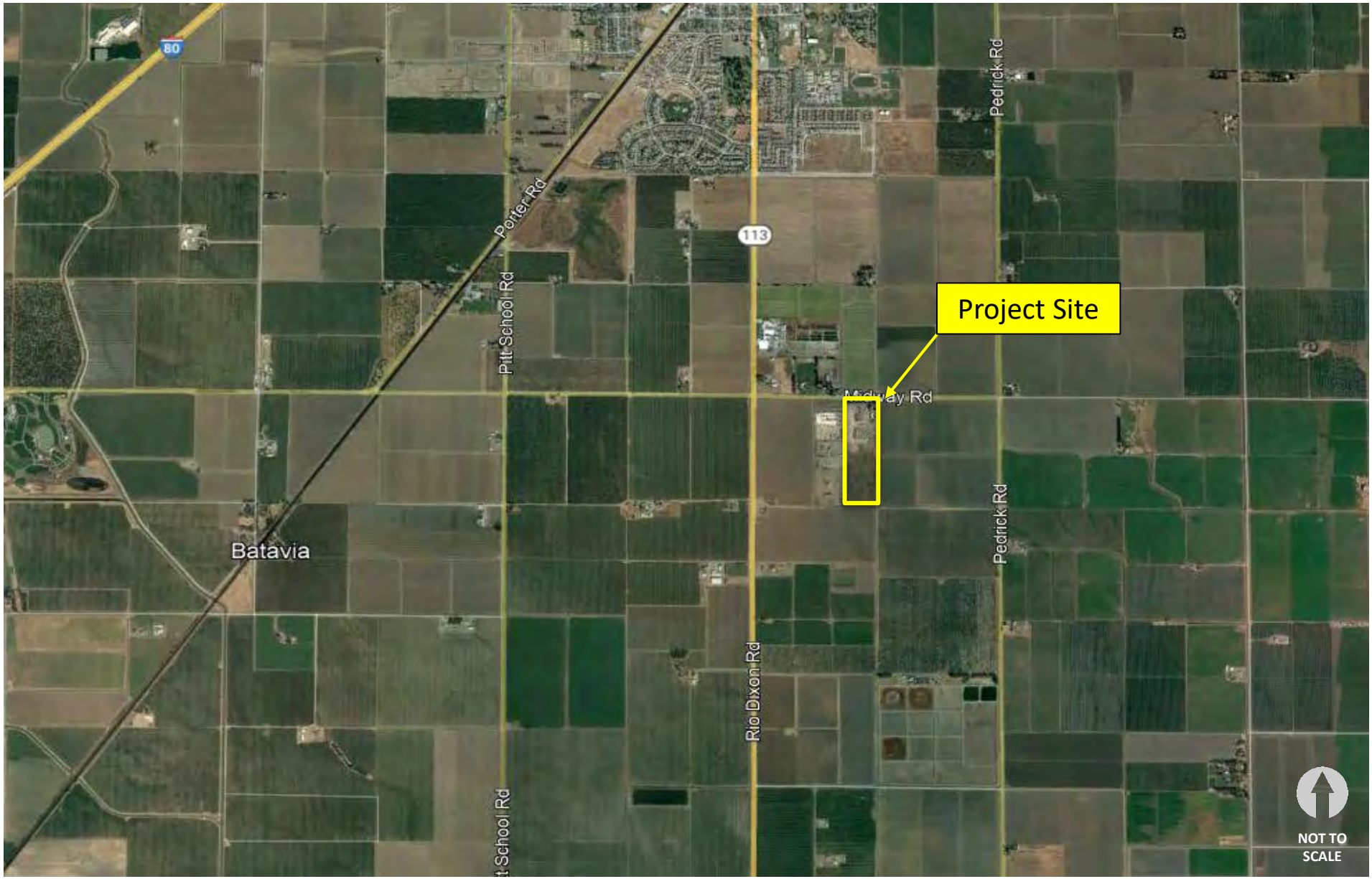
Sincerely,

Linscott, Law & Greenspan, Engineers

K.C. Yellapu, PE, TE, PTOE
Principal

Erika Carino, PE, RSP
Transportation Engineer III

cc: File



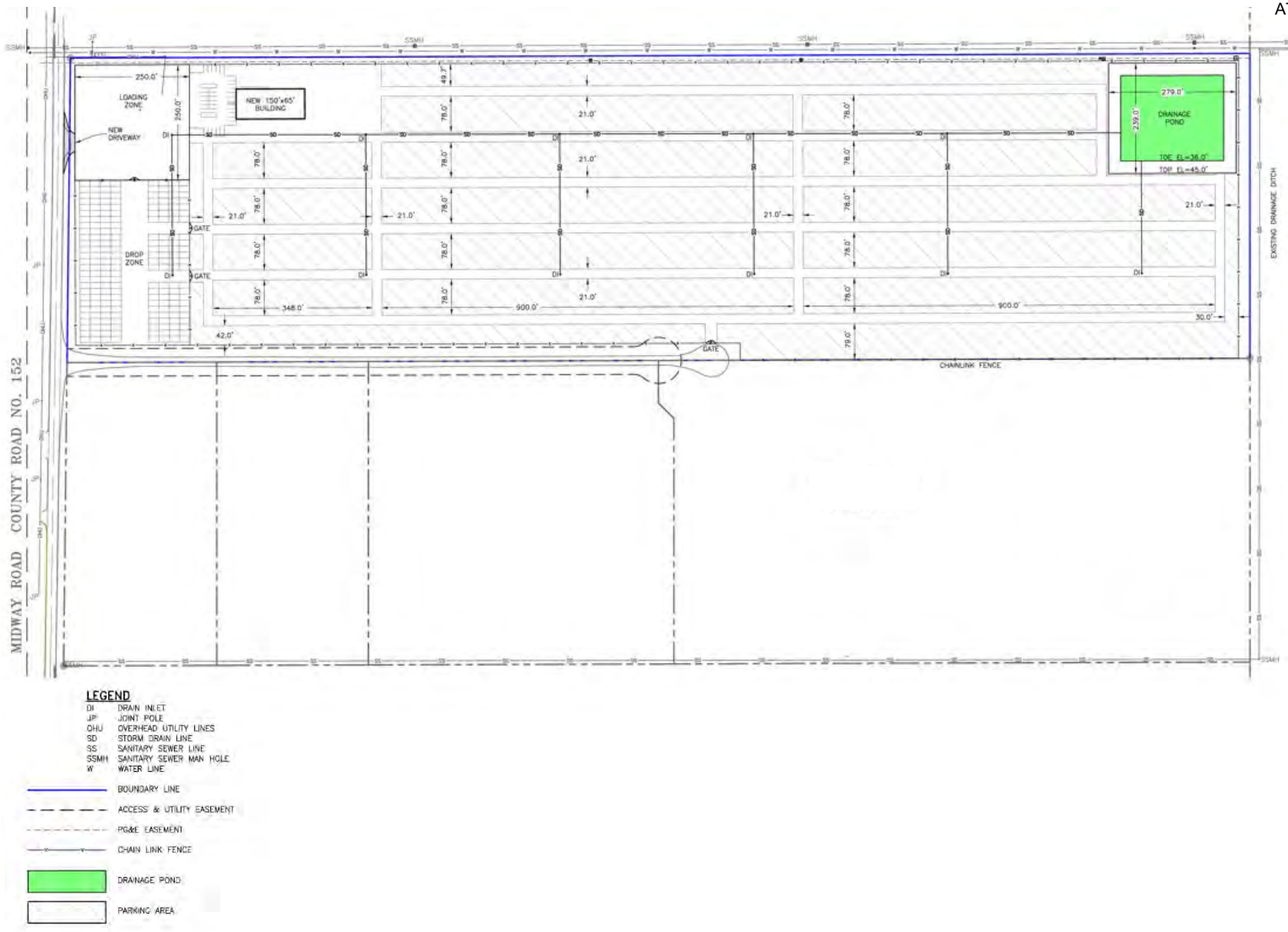
LINSCOTT LAW & GREENSPAN engineers

N:\3602 - IAA Yard

Figure 1
Vicinity Map

Insurance Auto Auction Yard

ATTACHMENT E



Source: Cullen-Sherry & Associates, 06/10/2022

NOT TO SCALE

LINSCOTT LAW & GREENSPAN engineers

N:\3602 - IAA Yard\Figures

Figure 2
Preliminary Site Plan

Insurance Auto Auction Yard

ATTACHMENT A

IAA Operational Statement

I. INTRODUCTION TO APPLICANT

IAA, Inc. and its affiliates (IAA) work in partnership with a variety of sellers, including insurance companies, dealerships, rental car companies and fleet lease companies, to facilitate the efficient sale by auction of total loss and theft-recovery vehicles. Vehicles are sold quickly and efficiently through auctions conducted exclusively via online channels. IAA has rapidly expanded its business, adding over a hundred facilities over the last 10 years. Currently, IAA employs over 3,500 people and has over 200 facilities in the United States, Canada and the United Kingdom.

II. OPERATIONS

A. **Traffic to and from Site.** Generally, traffic consists of transports coming to and from the branch to deliver and remove inventory vehicles. Other traffic includes employee arrival/departure and occasional customer visits to address customer service issues in person. IAA does not conduct on-site auctions and does not provide public access to its sites.

B. **Layout of the Parking Area.** Vehicles are arranged in an orderly configuration parked fender to bumper in groups of 2, 3, 4 and/or 6 cars, depending on available space. No stacking or piling of vehicles occurs at any time. All vehicles are moved within the site by IAA employees utilizing IAA's loaders.

C. **Hours of Operations.** General hours of operation are Monday through Friday, 7:30 a.m. to 5:30 p.m. If needed, a branch might occasionally have limited hours on Saturday (usually 9:00 a.m. to 1:00 p.m.). During periods of heavy activity, employees may be at the yard or in the office at other times, but the branch will not be open to non-employee visitors during such time. Drop-off of vehicles may occur outside of operating hours in a specifically segregated area of the branch only.

D. **Environmental Protection Plan.** One of the key guiding principles of IAA operations is compliance with all applicable environmental laws, regulations, permits, and orders. IAA has Best Management Practices ("BMPs") to proactively conduct operations at its branches in an environmentally responsible manner. BMPs are tailored to each branch based on site-specific considerations such as site conditions, improvements located on and equipment used at the branch, branch operations, and state and local environmental laws and requirements. All branch personnel are trained on the applicable BMPs both before starting work at the branch and thereafter at appropriate intervals. In addition, IAA carries pollution liability insurance coverage with a highly rated insurance provider which covers IAA's domestic and international locations.

E. **No Salvage Operations.** IAA's auto auction business in the US involves receiving and selling vehicles, including those that have been damaged in accidents or recovered after being stolen. IAA does not conduct any salvage operations at its US branches. All vehicles that are brought to a facility are sold as a whole unit. Vehicles are not dismantled, no parts are removed from the vehicles, nor is any maintenance performed on the vehicles. No fluid drainage is performed on site.

Project Location – 6734 Midway Rd, Dixon, CA

The project at 6734 Midway Road in Dixon, California will be approximately 30-32 usable acres, outlined in Exhibit A, sitting on 39.52 gross acres, located in Solano County 4 miles east of Interstate 80. The proposed tenant, Insurance Auto Auctions, will be moving their current operation located in Bay Point, outlined in Exhibit B, to the proposed location in Dixon.

Based on estimates from the operations at these sites, along with the current operation studied in Bay Point, the estimated total trips are between 70 - 80 average daily trips at full capacity. These estimates are based on a fully operational facility and Insurance Auto Auctions plans to phase into the proposed location which is estimated to take between 5-7 years before the site reaches full capacity. Alterra Property Group has three locations leased to the tenant, Insurance Auto Auctions, outlined in Exhibit C, located in Oahu HI, Denver CO, and Houston TX. All the current locations owned by Alterra and leased to Insurance Auto Auctions are of similar size with the same use as proposed for the project location on Midway Rd.

Exhibit A – Project Location

The proposed project location 6734 Midway Rd in Dixon, California sits on 39.52 gross acres.

Exhibit B – Current Operation

Insurance Auto Auctions current facility located at 2780 Willow Pass Rd in Bay Point, California sits on 30.57 Usable Acres (31.53 Gross Acres) and has been occupied for over 12 years.

Exhibit C – Current IAA Locations owned by Alterra

1. IAA Houston - 2839 FM 1462 Rd, Houston, Texas –35.5 usable acres

2. IAA Denver – 8500 Brighton Rd, Denver, Colorado – 36.5 usable acres

3. IAA Oahu - 91 Malakole Street, Kapolei, Hawaii - 20 acres (gross / usable)

GROUND ZERO ANALYSIS, INC.

1714 Main Street
Escalon, California 95320
Telephone: (209) 838-9888
Facsimile: (209) 838-9883

July 25, 2005

Mr. Chad Smalley
Solano County Department of Resource Management
Planning Division
675 Texas Street, Suite 5500
Fairfield, CA 94533

Subject: Site 80012, Florin Tallow Co.
6738 Midway Road, Dixon, CA 95620

Dear Mr. Smalley:

Ground Zero Analysis, Inc. (Ground Zero) is writing on behalf of Florin Tallow Co. regarding the development application for a parcel split.

As you know, soil and groundwater contamination in the form of chlorinated solvents and gasoline constituents have been documented in the northeast corner of the property (APN 0112-080-090), approximately 500 feet east of the proposed split line. Ground Zero is writing to address your concerns regarding the potential of the documented contamination to impact the portion of the property west of the proposed split line.

Ground Zero presents the following information for your consideration:

- Soil contamination associated with this type of release is generally localized near the contaminant source. We have seen no evidence to the contrary at this site.
- Based upon monitoring wells installed at the site, shallow groundwater beneath the site (currently 13 feet below the ground surface) flows northeast, away from the proposed new lot line.
- The regional groundwater flow is also east-northeast, away from the proposed new lot line.
- The level of chlorinated solvents detected in shallow monitoring wells in April 2005 are below the primary maximum contaminant levels (MCLs) recommended for drinking water by the California Department of Health Services and the U.S. EPA.
- Based upon the results of groundwater samples collected to date, the extent of gasoline constituents in groundwater does not appear to have migrated significantly from the former underground storage tank (UST).

- Since the USTs were removed in 1992 and the chlorinated solvents in question have reportedly not been used at the site for several years, the source of the documented contamination has been removed from the site.
- A water sample collected from a domestic water supply well at the site contained no detectable constituents of concern.
- Logs of water supply wells near the site provided by the California Department of Water Resources indicate that clayey soils predominate between the depths of 50 and 125 feet below the ground surface, which tends to minimize the potential for downward vertical migration of contaminants.

The information provided above suggests that there is very little potential for the documented contamination to impact properties west of the proposed lot line. However, to further minimize this potential, Ground Zero recommends that any water supply well drilled at the site include a sanitary seal to a minimum depth of 150 feet.

Please feel free to call me at (209) 838-9888 if you have any questions or comments regarding this submittal.

Sincerely,
Ground Zero Analysis, Inc.

John P. Lane
CA Registered Geologist No. 6795

Attachments

Cc: Pat Riddle
Dana Dean
James Reeder
Misty Kaltreider

29-80012-5

ATTACHMENT F

California Regional Water Quality Control Board
Central Valley Region
Katherine Hart, Chair

11020 Sun Center Drive #200, Rancho Cordova, California 95670-6114
Phone (916) 464-3291 • FAX (916) 464-4645
http://www.waterboards.ca.gov/centralvalley

Linda S. Adams
Secretary for Environmental Protection

Arnold Schwarzenegger
Governor

TO: Antonia K. J. Vorster
Site Cleanup
Program Manager

FROM: Kathryn Dominic
Engineering Geologist
Site Cleanup Unit

Cori Condon
Senior Engineering Geologist
Site Cleanup Unit

DATE: 11 October 2010

SUBJECT: RATIONALE FOR CONSIDERING NO FURTHER ACTION, FORMER FLORIN TALLOW PLANT, 6738 MIDWAY ROAD, DIXON, SOLANO COUNTY

Rationale: No volatile organic compounds (VOCs) or dioxins resulting from reported hazardous waste storage and a subsequent fire were encountered above levels of concern during soil excavation and soil vapor sampling conducted at the site in December 2009. VOCs by modified EPA Method TO-15 and dioxins and furans by EPA Method 8290 were analyzed in soil vapor and soil samples, respectively, in order to complete characterization of the site.

Issues: The former Florin Tallow plant released petroleum hydrocarbons and VOCs to the soil and groundwater from former leaking underground storage tanks (USTs) and tetrachloroethylene (PCE) from presumed spillage in the area of the storage shed. The Central Valley Water Board staff began oversight of the property in September 2009, after Solano County Department of Resource Management concurred with a No Further Action request for the former UST portion of the site, 15 September 2009, and the remaining PCE investigation was referred to us.

Setting: The Florin Tallow plant is located approximately one mile south of the city of Dixon in an agricultural area. The former tallow plant occupied approximately 4 acres of a 79-acre parcel. The remaining land is open field leased to farmers. The main rendering plant building and the equipment contained in it was dismantled in 2003, following a fire that took place on 23 May 2001. The only structure remaining on the property is a storage shed (Attachment 1).

There are no natural or channelized surface drainages at the site. Groundwater is present about 30 feet below ground surface (bgs) in fine sands. This water table overlies a hardpan/clay layer at about 36 to 40 feet bgs. A seasonal perched zone rests on a laterally discontinuous hardpan layer, and is present at approximately 12 feet bgs. Groundwater flows northeastward on a gentle gradient, based on data from the four monitoring wells on the site.

Source: PCE was first detected in groundwater in 1996, in eight out of 20 grab groundwater samples collected. The highest historical detection of PCE was in February 2004 in a monitor well screened in perched groundwater (12 feet bgs). This well is in an area north of the former

rendering facility near the storage shed and had a concentration of 5.1 micrograms per liter (µg/L). The source of PCE detections in groundwater was most likely a small-volume release in this area. Total petroleum hydrocarbons quantified as diesel and gasoline (TPHd and TPHg), Total Oil and Grease (TOG), and benzene, toluene, ethylbenzene, and xylenes (BTEX) have never been detected in groundwater. PCE was detected in the last quarterly sampling event in March 2008, at MW-1 (1.5 µg/L), and in April 2007 in MW-3 (2.0 µg/L), and has never been detected in MW-4. Methyl tert-butyl ether (MTBE) was detected in a single grab sample in 2005, and has never been detected again.

Actions: Starting in 1990, initial site investigations were conducted to support the removal of two 12,000-gallon USTs used for gasoline and diesel, and a third 20,000-gallon UST used for fuel oil. The tanks were removed in 1990 and 1992. A single above-ground storage tank (12,000-gallon) was present at the site until it was removed in 2005.

A total of 61 soil gas samples were collected during three sampling events to delineate TPH, and VOCs, including BTEX and PCE.

In 2003, two excavations were completed in areas with visible surface soil staining, one near a former transformer and a second near a former chemical storage building. The objective was to remove TPH, including oil and grease, in soils associated with the former USTs. A total of 150 cubic yards of soil was removed. In 2004, a soil stockpile was sampled for site-related constituents and removed. The soil was accepted for disposal at Allied Waste's Forward Landfill in Manteca, California.

Monitoring wells were installed in 2003 (MW-1 through MW-3) and 2005 (MW-4) and sampled beginning in 2003 and ending in the fourth quarter of 2008. All four wells are located northeast of the former rendering plant, and east of the storage shed. The wells were screened from 20 to 40 feet bgs, in sand with clay stringers. Groundwater was analyzed for TPH, TOG, BTEX, VOCs, and MTBE.

Extent defined: Soil borings with grab groundwater samples and permanent monitoring wells have defined the extent of PCE impacts to an area of approximately 17,000 square feet. Soil vapor sampling was conducted at 20 locations in 2007. On 22 December 2009, four additional locations were sampled. These soil vapor points surrounded the 2007 sample location where the highest concentrations of PCE had been detected, with concentrations of 4,500 micrograms per cubic meter (µg/ m^3) at 5 feet and 3,000 µg/ m^3 at 15 feet. Results of the 2009 sampling found PCE at 5 ft bgs in only one of the four locations, at 1,600 µg/m^3. At 15 ft bgs, PCE concentrations were consistent with those found in 2007, with a maximum concentration of 3,400 µg/m^3. Groundwater monitoring wells and grab groundwater sampling from 16 hydropunch locations confirm the area of PCE impacts is restricted to a small area extending from MW-4 to the former irrigation well, as shown in Attachment 1.

Estimated Residual Mass: Approximately 0.06 gallon of PCE remains in vadose zone water, vadose zone soil, and groundwater. Approximately 0.2 gallon of TPHg and 0.0003125 gallon (0.04 ounce) of benzene remain onsite in soil, soil gas, and groundwater.

Trend analysis: Verification sampling conducted in July 2010 showed that the highest concentration in groundwater was found in the sample from MW-2, at 5.2 µg/L. This sampling also found 1.6 µg/L PCE in monitoring well MW-1. These concentrations are consistent with measurements in prior years, indicating PCE levels remain stable. MW-3 had no detections of PCE in 2010, and MW-4 was dry.

Threat to groundwater: There is no evidence of an ongoing release or migration of the existing contaminant mass. A comparison of soil gas concentrations in the vadose zone with equilibrium concentrations at the water table indicates that the potential for leaching from the vadose zone to groundwater is minimal. In addition, concentrations found in the vadose zone are less than those anticipated to be at the water table due to off-gassing of PCE from the groundwater. Concentrations of site-related pollutants in groundwater are predicted to reach analytical method detection levels by 2015.

Threat to Human Health: A risk assessment prepared in May 2009 used the DTSC-modified Johnson and Ettinger Vapor Intrusion Model to calculate risk. Calculations using the 95% Upper Confidence Limit on the mean of concentrations resulted in excess cancer risk for PCE and benzene less than the residential exposure level of concern ($1x\ 10^{-6}$). Non-carcinogenic Hazard Quotients for PCE and benzene are three orders of magnitude lower than the regulatory threshold of 1.0.

The storage shed is the only remaining building on site, and it is not occupied. Dioxins and furans were evaluated in soils in December 2009 to determine whether the fire had generated these constituents. Dioxins and furans were not detected in any of the six samples (collected at a depth of 0.5-ft) and thus do not pose a threat to human health.

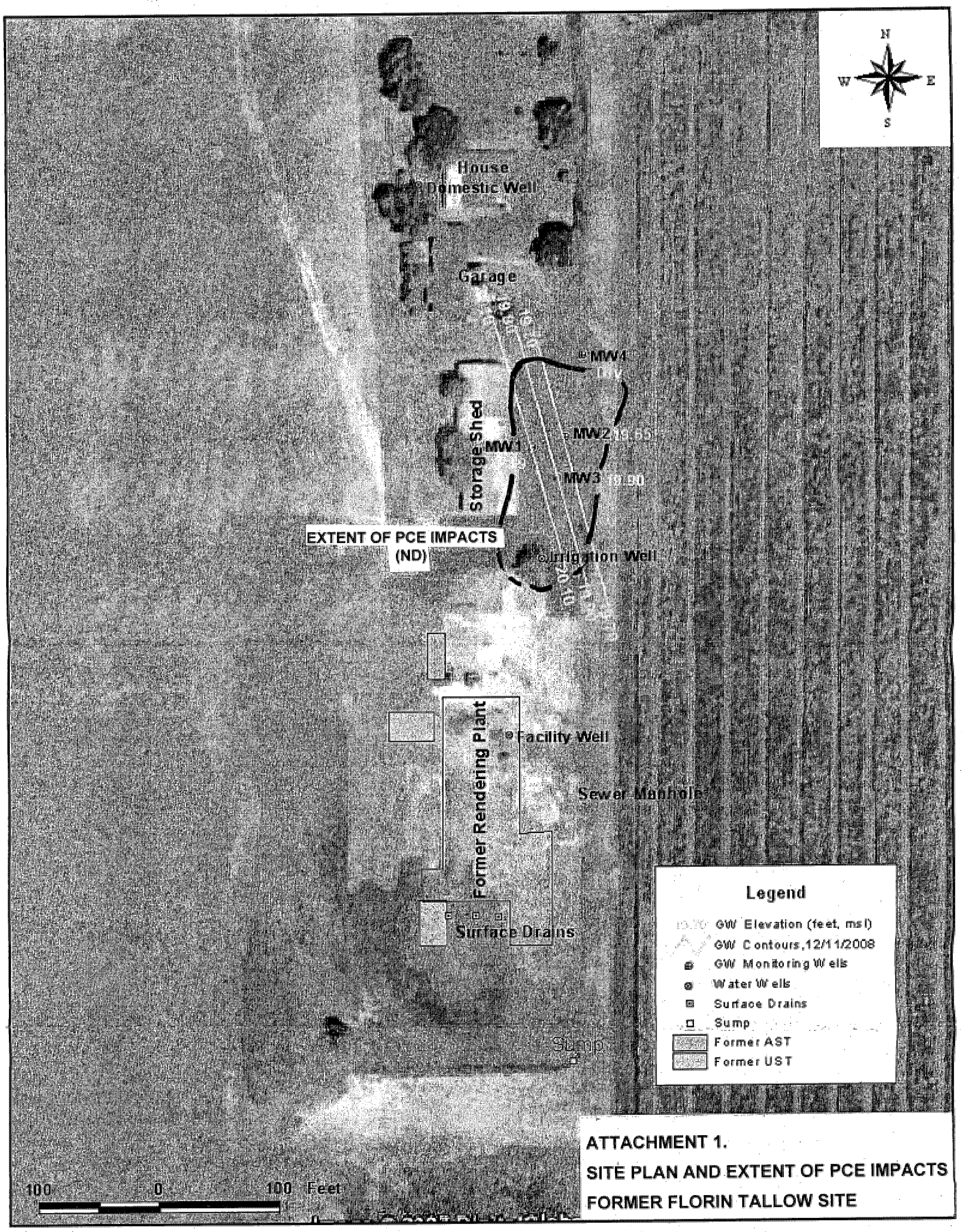
Sensitive Receptors: A domestic well located immediately north of the house on site had no detections of VOCs or TPH in seven events in which it was sampled, including the four quarters of 2008. An irrigation well, constructed in September 1948, was located approximately 500 feet north of the site on Midway Road. This well was destroyed in February 2009 in accordance with Solano County Department of Resource Management requirements. Dixon and Dudley Creeks flow through the city of Dixon, slightly more than a mile north of the site.

Public Review: A 30-day public comment period will take place following the approval of this request for closure. All fee title owners, adjacent property owners and tenants, the local water purveyor and any interested parties will receive a Fact Sheet notifying them of a request for No Further Action.

Summary: Central Valley Water Board staff concur with the recommendation that the residual concentrations of VOCs, dioxins, and furans at the site do not present a threat to water quality or human health. All groundwater sample results are decreasing to levels protective of human health and water quality. No significant pollutant mass remains in any medium. Based on this evaluation, a No Further Action determination is recommended at this time.

Attachment 1. Site Map and Extent of PCE Impacts

ATTACHMENT F



ATTACHMENT 1.

SITE PLAN AND EXTENT OF PCE IMPACTS

FORMER FLORIN TALLOW SITE

Risk-Based Decisions, Inc.

29-80012-5

California Regional Water Quality Control Board
Central Valley Region
Katherine Hart, Chair

Linda S. Adams
Secretary for Environmental Protection

11020 Sun Center Drive #200, Rancho Cordova, California 95670-6114
Phone (916) 464-3291 • FAX (916) 464-4645
http://www.waterboards.ca.gov/centralvalley

Arnold Schwarzenegger
Governor

ATTACHMENT F

1 December 2010

Ms. Kathy Kirby
Florin Tallow
c/o Modesto Holding Company
2621 State St.
Dallas TX 75204

CONDITIONAL NO FURTHER ACTION DETERMINATION, FORMER FLORIN TALLOW SITE, 6738 MIDWAY ROAD, DIXON, SOLANO COUNTY

Site investigations to support the removal of two 12,000-gallon underground storage tanks (USTs) and one 12,000-gallon above-ground storage tank (AST) resulted in detections of total petroleum hydrocarbons and volatile organic compounds, including tetrachloroethlyene (PCE), at your property at 6738 Midway Road, Dixon, Solano County, in 1996. Under the oversight of the Solano County Department of Resource Management (SCDRM), petroleum-impacted soils were removed, and groundwater monitoring wells were installed in 2003. Groundwater was sampled from 2003 through 2008. The rendering operations at the site were terminated following a fire in May 2001. Soil vapor sampling was conducted in October 2007. SCDRM closed the UST and AST cases in 2009, and referred the Case to the California Regional Water Quality Control Board, Central Valley Region (Central Valley Water Board) in September 2009.

With oversight by the Central Valley Water Board staff, additional soil vapor samples were collected in December 2009 and additional groundwater samples were collected in July 2010. Analytical results for PCE in groundwater are currently at or below the drinking water Maximum Contaminant Level of 5 micrograms per liter. Calculations using the 95% Upper Confidence Limit on the mean soil vapor concentrations of PCE and benzene were below the one-in-one-million cancer risk level. Analysis of dioxins and furans in surface soils (potential by-products of the fire) showed no detectable concentrations of these compounds. According to the attached memorandum, dated 11 October 2010, the remaining levels of volatile organic compounds do not pose a threat to human health, the environment, or waters of the state.

On 12 October 2010, Risk-Based Decisions, Inc. sent a fact sheet describing the findings of the site investigations and notifying adjacent property owners and interested parties of their opportunity to provide comments on the request for regulatory site closure by 12 November 2010. No comments were received during the 30-day time period.

Modesto Holding Company has satisfactorily completed investigation and remedial action, achieved applicable remedial action standards and objectives, and a permanent remedy has been accomplished at 6738 Midway Road, Dixon. Therefore, no further action is required. This No Further Action Determination is not effective until after Modesto Holding Company submits the necessary documentation of the destruction of the monitoring wells, in accordance with all applicable County and State requirements. Once proof of appropriate destruction has been received, Water Board staff will send written confirmation of the effective date of this Determination. Please submit a Work Plan including a time schedule for the proper destruction of the existing 4 monitoring wells. On-going bi-annual sampling of these wells should be performed until the wells have been properly destroyed.

Issuance of a No Further Action Determination does not preclude future action by the Central Valley Water Board if subsequent monitoring, testing, or analysis of the property indicates that the remedial action standards and objectives were not achieved; a new or previously undiscovered release occurs; new information indicates that further site investigation and remedial action are required to prevent a significant risk to human health and safety, the environment, or water quality; or Modesto Holding Company induced the Central Valley Water Board to issue this No Further Action Determination by fraud, negligence, or intentional nondisclosure or misrepresentation.

If you have questions about this letter, you may call Kathryn Dominic at (916) 464-1588.

Frederick J. Morse

for PAMELA C. CREEDON
Executive Officer

Attachment

cc: Ms. Misty Kaltreider, Solano County Department of Resource Management, Fairfield
Mr. Ijaz Jamall, Risk-Based Decisions, Inc., Sacramento

California Regional Water Quality Control Board
Central Valley Region
Katherine Hart, Chair

11020 Sun Center Drive, #200, Rancho Cordova, California 95670-6114
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Linda S. Adams
Acting Secretary for Environmental Protection

Edmund G. Brown Jr.
Governor

29-8001-5

4 March 2011

RECEIVED
MAR 08 2011
COUNTY OF SOLANO
RESOURCE MANAGEMENT

Ms. Kathy Kirby
Florin Tallow
c/o Modesto Holding Company
2621 State St.
Dallas TX 75204

NO FURTHER ACTION DETERMINATION, 25 FEBRUARY 2011, FORMER FLORIN TALLOW SITE, 6738 MIDWAY ROAD, DIXON, SOLANO COUNTY

In a 1 December 2010 letter, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) Executive Officer issued a Conditional No Further Action Determination to you in regards to the above referenced property in Solano County. The Conditional No Further Action Determination stated that the effective date of this Determination will be issued to you after the Central Valley Water Board receives documentation that the four monitoring wells were destroyed with Solano County Department of Resource Management approval and oversight.

In a letter report dated 9 February 2011, your consultant, Risk-Based Decisions, Inc., provided documentation demonstrating that the four monitoring wells were destroyed on 3 February 2011 with Solano County Department of Resource Management oversight. Therefore, the No Further Action Determination for this site is effective as of the date of this letter.

Issuance of a No Further Action Determination does not preclude future action by the Central Valley Water Board if subsequent monitoring, testing, or analysis at the former Florin Tallow site indicates that the remedial action standards and objectives were not achieved; a new or previously undiscovered release occurs at this site; or if new information indicates that further site investigation and remedial action are required to prevent a significant risk to human health and safety, the environment, or water quality.

If you have questions about this letter, you may call Kathryn Dominic at (916) 464-1588.

ANTONIA K.J. VORSTER, P.E.
Site and Groundwater Cleanup Program Manager

cc: Ms. Misty Kaltreider, Solano County Department of Resource Management, Fairfield
Mr. Ijaz Jamall, Risk-Based Decisions, Inc., Sacramento
Mr. Edmond Traille, Happy Trails Properties II, LLC, Walnut Creek

ATTACHMENT F

SOLANO COUNTY
Department of Resource Management
675 Texas Street, Suite 5500
Fairfield, CA 94533
www.solanocounty.com

Telephone No: (707) 784-6765
Fax: (707) 784-4805

Birgitta Corsello, Director
Cliff Covey, Asst Director

September 15, 2009

Mr. William Shirley
Modesto Holding Co.
2621 State Street
Dallas, TX 75204

RE: TRANSMITTAL LETTER, Case Closure, Unauthorized Release
Former Underground Storage Tanks, Former Florin Tallow Plant, 6738 Midway Road, Dixon, CA.
Solano County File **29-80012.**

Dear Mr. Shirley:

Enclosed, please find one copy each of the Remedial Action Completion Certification, Case Closure Summary, and No Further Action Required Concurrence letter from the Underground Storage Tank (UST) Program of the Region Water Quality Control Board (RWQCB) for your files. Based on the work completed, the residual concentrations remaining on site with regard to the former USTs are considered to be low risk to human health and the environment. Please note that further investigation and/or remedial action may be warranted by the Site Cleanup Program (SCP) of the RWQCB for the residual volatile organic compounds that were reported on site. As such, the existing four monitoring wells will remain as part of the RWQCB investigation. Upon acceptance of closure and no further action from the Site Cleanup Program of the RWQCB, then the monitoring wells will need to be destroyed under Solano County permit.

Please be advised that the attached information does not relieve you of any liability under the California Health and Safety Code or Water Code for past, present, or future operations at the site. Nor does it relieve you of the responsibility to clean up existing, additional or previously unidentified conditions at the site which cause or threaten to cause pollution or nuisance or otherwise pose a threat to water quality or public health. This information shall be disclosed to future property owners.

Please contact me at (707) 784-6765 if you have any questions regarding this matter.

Sincerely,

Misty C. Kaltreider, CHMM, PG, CEG.
Engineering Geologist

Enclosures: Remedial Action Completion Certification
Case Closure Summary
No Further Action Required Concurrence letter from the RWQCB

CC: Jim Munch, Central Valley RWQCB, 11020 Sun Center Dr, # 200, Rancho Cordova, CA 95670-6114
Ijaz Jamall, Risk-Based Decisions, Inc., 2033 Howe Ave., Suite 240, Sacramento, CA 95825
Happy Trails Properties, C/O. Co Gallina LLP, 201 N Civic Dr #230 Walnut Creek CA 94596

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Department of Resource Management
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Birgitta Corsello, Director
Cliff Covey, Asst Director

REMEDIAL ACTION COMPLETION CERTIFICATION

September 15, 2009

Mr. William Shirley
Modesto Holding Co.
2621 State Street
Dallas, TX 75204

RE: Underground Storage Tank (UST) Case Closure, Unauthorized Release
Former Underground Storage Tanks, Former Florin Tallow Plant, 6738 Midway Road, Dixon, CA.
Solano County File **29-80012.**

Dear Mr. Shirley:

This letter confirms the completion of site investigation and corrective action for the underground storage tank(s) formerly located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tank(s) are greatly appreciated.

Based on information in the above-refereneed file and with the provision that the information provided to this agency was accurate and representative of site conditions, this agency finds that the site investigation and corrective action carried out at your underground storage tank site is in compliance with the requirements of subdivisions (a) and (b) of Section 25299.37 of the Health and Safety Code and with corrective action regulations adopted pursuant to Section 25299.77 of the Health and Safety Code and that no further action related to the petroleum release(s) at the site is required.

This notice is issued pursuant to subdivision (h) of Section 25299.37 of the Health and Safety Code. Please contact our office at (707) 784-6765 if you have any questions regarding this matter.

Sincerely,

Terry Schmidtbauer, REHS
Environmental Health Manager

Linda S. Adams
Secretary for Environmental Protection

California Regional Water Quality Control Board
Central Valley Region
Karl E. Longley, ScD, P.E., Chair

11020 Sun Center Drive #200, Rancho Cordova, California 95670-6114
Phone (916) 464-3291 • FAX (916) 464-4645
http://www.waterboards.ca.gov/centralvalley

Arnold Schwarzenegger
Governor

ATTACHMENT F

11 August 2009

Misty Kaltreider, R.G.
Solano County Department of Resource Management
675 Texas Street, Suite 5500
Fairfield, CA 94533

NO FURTHER ACTION REQUIRED CONCURRENCE, FORMER FLORIN TALLOW PLANT, 6738 MIDWAY ROAD, DIXON, SOLANO COUNTY (LUSTIS #480225)

Board staff reviewed the 29 July 2009 Case Closure Summary submitted by the Solano County Department of Resource Management (County) and the case file for the above referenced site. With the provision that the information provided to this agency was accurate and representative of site conditions, Board staff concurs with the County's closure recommendation.

Following documentation of proper monitoring well abandonment and upon receipt of your Case Closure Letter, we will close our case file for this site. Please update Geotracker to show that the site is closed following issuance of your Case Closure Letter.

If you have any questions, please call Jim Munch at (916) 464-4618.

BRIAN NEWMAN
Underground Tank Program Manager
Central Valley Region

Enclosure (NFAR Checklist)

TABLE 1 - CHECKLIST OF REQUIRED DATA FOR NO FURTHER ACTION REQUESTS AT UNDERGROUND TANK SITES

Site Name and Location: **Former Florin Tallow Plant, 6738 Midway Rd., Dixon, Solano County (#480225)**

[Y] *1. Distance to production wells for municipal, domestic, agriculture, industry and other uses within 2000 feet of the site;* There are 3 supply wells were onsite, only one well remains. All sampling was ND for all constituents.

[Y] *2. Site maps, to scale, of area impacted showing locations of former and existing tank systems, excavation contours and sample locations, boring and monitoring well elevation contours, gradients, and nearby surface waters, buildings, streets, and subsurface utilities;* In reports.

[Y] *3. Figures depicting lithology (cross section), treatment system diagrams;* In reports.

[Y] *4. Stockpiled soil remaining on-site or off-site disposal (quantity);* All removed and properly disposed of. 150 cu. yds. to Forward Landfill.

[Y] *5. Monitoring wells remaining on-site, fate;* The one monitoring well will be destroyed following Regional Board closure concurrence.

[Y] *6. Tabulated results of all groundwater elevations and depths to water;* In reports.

[Y] *7. Tabulated results of all sampling and analyses:* In reports.

- [Y] *Detection limits for confirmation sampling*
- [Y] *Lead analyses*

[Y] *8. Concentration contours of contaminants found and those remaining in soil and groundwater, and both on-site and off-site:* Found in reports. Minimal residual concentrations pose no threat.

- [Y] *Lateral and* [Y] *Vertical extent of soil contamination*
- [Y] *Lateral and* [Y] *Vertical extent of groundwater contamination*

[Y] *9. Zone of influence calculated and assumptions used for subsurface remediation system and the zone of capture attained for the soil and groundwater remediation system;* Source removal (USTs), impacted soil removal (150 yds^3, and monitoring natural attenuation of minimal contamination adequate to achieve water quality goals and human health protection.

[Y] *10. Reports / information* [Y] *Unauthorized Release Form* [Y] *Periodic monitoring (Dates) 2003 - 2008*

[Y] *Well and boring logs* [Y] *PAR* [Y] *FRP* [Y] *Other.*

[Y] *11. Best Available Technology (BAT) used or an explanation for not using BAT;* UST removal, impacted soil removal, and minimal monitoring.

[Y] *12. Reasons why background was/is unattainable using BAT;* Achieved.

[N] *13. Mass balance calculation of substance treated versus that remaining;* Minimal residual. Not reported.

[N] *14. Assumptions, parameters, calculations and model used in risk assessments, and fate and transport modeling;* Minimal impacts, not necessary.

[Y] *15. Rationale why conditions remaining at site will not adversely impact water quality, health, or other beneficial uses; and* Remaining minimal subsurface contamination will not degrade groundwater beneficial uses or threaten human health and safety.

[NA] *16. WET or TCLP results*

By: JIM

Date: 8/11/09

Comments: The residual contamination remaining from the UST release does not pose a threat to sensitive receptors in the area or current groundwater beneficial uses. No further action is warranted for this site. Provided all monitoring wells are properly abandoned and public notification requirements are met by Solano County, RB staff concurs with case closure.

I. AGENCY INFORMATION

Date: July 29, 2009

Agency Name: Solano County DRM
City/State/Zip: Fairfield, CA 94533
Project Lead: Misty C. Kaltreider, PG, CEG

Address: 675 Texas St., Suite 5500
Phone: (707) 784-6765
Title: Engineering Geologist

II. CASE INFORMATION

Site Name: Former Florin Tallow Plant
Site Address: 6738 Midway Road, Dixon, CA
RB Lustis case no: **-48-0225** Local/LOP no: **80012**
URF filing date: - **June 14, 2005**

Responsible Party Info.

Responsible Party	Address	Phone Number
Modesto Holding Company Mr. William Shirley	2621 State Street Dallas, TX 75204	214-215-5657

Tank Info.

Tank No.	Size (gal)	Contents	Closed?	Closure Method	Date
1	12,000	Gasoline (UST)	Yes	Removed	1/11/1990
2	12,000	Diesel (UST)	Yes	Removed	1/11/1990
3	20,000	Fuel Oil (UST)	Yes	Removed	4/27/1992
4	12,000	Gas/Diesel (AST)	Yes	Removed	2003-2005

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: **Unknown**
Is site characterization complete? **Yes** Date approved by Lead agency: **-July 29, 2009**
How many monitoring wells installed? **4** Proper screened interval? **Yes**
Highest gw depth below grade: **13.07 ft** Lowest depth: **32.53 ft**
Groundwater flow direction: **Groundwater flow to the E/NE**
Most sensitive current use: **Residential**
Are drinking wells affected? **See Comments** Drinking water aquifer name: **Unknown**
Is surface water affected? **No** Are report(s) on file? Where?
Nearest surface water body: **1 mile north**
Address/location of off-site impact: **See Comments**

III. RELEASE AND SITE CHARACTERIZATION INFORMATION (Continued)

Treatment and Disposal of Affected Materials

Material	Amount	Action (treatment/disposal w/destination)	Date
Underground Tanks	3	Removed/ disposed off site Erickson Inc., Richmond, CA	1990, 1992
Soil	150 cubic yards	Disposed off site, Forward Landfill, Manteca, CA	12/30-31/2003

Maximum Documented Soil Concentrations - Before and After (residual) cleanup

Constituent	Soil (ppm)		Constituent	Soil (ppm)	
	Before Location, *date*	Residual Location, *date*		Before Location, *date*	Residual Location, *date*
TPH (gas)	<1.0 *All samples 12/2004*	<1.0 *All samples 3/2005*	Total Oil and Grease	24,000 *HA1-1 10/2003*	540 *SBB@25' 3/2005*
TPH (diesel)	<5.0 *All samples 12/2003*	<5.0 *All samples 3/2005*	PCE	0.008 *EX1-3 12/2003*	<0.005 *All samples 3/2005*
Benzene	<0.005 *All samples 11/2003*	<0.005 *All samples 3/2005*	PCBs	<0.25 *HA1-1 10/2003*	NA
Toluene	0.013 *SB5-1@1' 12/2004*	<0.005 *All samples 3/2005*	Cadmium	<1.5 *All samples 12/2003*	1.2 *SBB@30' 3/2005*
Ethylbenzene	<0.005 *All samples 11/2003*	<0.005 *All samples 3/2005*	Chromium	140 *EX2-South 3 12/2003*	76 *MW-4@30' 3/2005*
Xylenes	<0.01 *All samples 11/2003*	<0.01 *All samples 3/2005*	Lead	14 *EX2 N. and S. 12/2003*	11 *SBB @ 25' 3/2005*
MTBE	NA	0.14 *SBB @ 20' 3/2005*	Nickel	250 *EX2 S 3. 12/2003*	140 *SBB @ 25' 3/2005*
Unidentified Hydrocarbons	6,900 *Dixon-04 1/1996*	NA	Zinc	94 *EX2 S 3. 12/2003*	15 *MW4 @ 15' 3/2005*

Maximum Documented Groundwater Concentration – Before and After (residual) cleanup

Constituent	Water (µg/L)		Constituent	Water (µg/L)	
	Before Location, *date*	Residual Location, *date*		Before Location, *date*	Residual Location, *date*
TPH (gas)	210 *SBB-W 3/2005*	<50 *All wells 12/2008*	Xylenes	4.9 *SBB-W 3/2005*	<1.0 *All wells 12/2008*
TPH (diesel)	<500 *All samples*	<50 *All wells 12/2008*	PCE	47.5 *HDP-9 2/1996*	1.9 *MW-2 2/08*
TPH (motor oil)	<500 *All samples*	<500 *All wells 4/2007*	TCE	<2.0 *All Samples*	<1.0 *All wells 12/2008*
TPH (kerosene)	<50 *All samples*	<50 *All samples 4/2005*	MTBE	1,600 *SBB-W 3/2005*	<0.5 *All wells 12/2008*
Benzene	2.2 *SBB-W 3/2005*	<0.5 *All wells 12/2008*	Total oil and grease	<5,000 *All samples*	<5,000 *All wells 12/2008*
Toluene	<2.0 *All samples*	1.6 *Irrigation well 2/2009*	Chloroform ($CHCl_3$)	71.2 *HDP-6 /1996*	<1.0 *All wells 12/2008*
Ethylbenzene	<2.0 *All samples*	<0.5 *All wells 12/2008*	$CHCl_4$	<1.0 *All samples*	<1.0 *All wells 12/2008*

Notes: NA = not analyzed, ND = below laboratory detection limits

COMMENTS:

This document and the related CASE CLOSURE LETTER, shall be retained by the lead agency as part of the official site file. LOP contract.

Section 1 – Background, Investigation, and Remedial Action

Three underground storage tanks (USTs) were used at the site, and contained gasoline, diesel, and fuel oil, respectively. The gasoline and diesel tanks were removed in 1990, and the fuel oil tank was removed in 1992. No holes in any of the tanks were observed by Solano County inspectors during removal. Based on the hazardous materials inventory, additional constituents were contained in aboveground storage tanks (ASTs) on site at various times between 1995 through 2003. The ASTs were removed between 2003 and 2005 when the plant was demolished. The ASTs identified in the various hazardous material inventory forms for the plant consisted of the following:

- 9,000 gallon/3,000 gallon split tank for diesel and unleaded fuel, respectively,
- 275 gallon motor oil,
- 275 gallon hydraulic oil,
- 250 gallon hydrochloric acid,
- 150 gallon waste oil,
- 600 gallon (25%) sodium chlorite,
- 500 gallon sulfuric acid, and
- 700 gallon (12%) sodium hypochlorite.

Release Scenario:

The former Florin Tallow Rendering plant operated from 1971 to 2001 when a fire destroyed the plant. Three USTs and two fuel AST were used for the facility operations. Additional ASTs that contained various products were also located in the former plant.

Previous Investigation/Remedial Action:

In 1990, two 12,000 gallon USTs were removed from the site and sent to a recycling facility. One UST contained gasoline, and the other contained diesel. Six samples were analyzed for BTEX, TPHg, and TPHd. Only one soil sample reported constituents (TPHd at 26 mg/kg). In 1992 a 20,000 gallon UST containing fuel oil was removed. Sampling of the excavation pit reported TPHd, TPHmo, and total oil and grease (TOG) at 7.2 mg/kg, 140 mg/kg, and 78 mg/kg, respectively.

In 1996, a phase II environmental assessment was conducted through the use of soil vapor sampling to evaluate the potential subsurface impacts from the property usage. Sampling was performed throughout the property to evaluate potential impacts from the underground and above ground storage and use of petroleum hydrocarbons and potential impacts from the maintenance facility, located north of the plant. Results of the survey indicated PCE in two vapor samples located near the storage building. Follow-up testing confirmed PCE in the groundwater near the maintenance building. 20 grab groundwater samples were collected in January and February of 1996 and analyzed for TPH, BTEX and VOCs. Eight samples reported detectable concentrations of PCE from 0.8 to 47.5 µg/L and two samples contained chloroform at 3.1 and 71.2 µg/L. PCE was detected in grab groundwater sample HDP-9 collected from a perched water zone approximately 12 feet bgs at 47.5 µg/L, and chloroform was detected in grab groundwater sample HDP-6 collected from approximately 30 feet bgs at 71.2 µg/L. No detectable concentrations of constituents were reported in the water supply well. Surface samples were also collected in areas of visual surface staining around the maintenance building and AST. Unidentified non-fuel hydrocarbons were detected at six surface soil samples collected in January 1996 from 0.092 to 6,900 mg/Kg. The unidentified hydrocarbons were in the carbon 10 – 24 analytical range, but not characteristic of diesel however, more likely represents animal fat/grease.

After the plant fire in May 2001, two soil excavations occurred in 2003 that targeted areas with visible soil staining, along with additional soil sampling. Two locations onsite were excavated (EX1 and EX2) to 3 and 6 feet bgs removing a total of 150 cubic yards of soil. A single confirmation sample collected from the excavation pits contained PCE in EX-1 at 0.008 mg/kg. Metals were also detected, but all detections were below their respective preliminary remediation goals.

In 2004, 27 shallow soil samples were analyzed and reported of toluene (0.013 mg/kg) in sample SB5-1 collected at one foot bgs. There were no detections of BTEX or MtBE in the other samples.

Groundwater Monitoring - Four monitoring wells (MW-1 through MW-4) were installed onsite between 2003 and 2005, with soil samples collected from each boring. No detectable concentrations of BTEX or PCE were reported in the soil samples. Two additional borings were advanced (SBA and SBB) in 2005. TPHmo (up to 420 mg/kg at 25 feet bgs), TOG (up to 540 mg/kg at 25 feet bgs), and MTBE (up to 0.14 mg/kg at 20 feet bgs) were detected in soil samples collected from SBB. TPHg (210 µg/L), benzene (2.2 µg/L), xylenes (4.9 µg/L), and MTBE (1,600 µg/L) were detected in the grab groundwater sample from SBB, and PCE (1.6 µg/L) was detected in the grab groundwater sample from SBA. The depth of grab groundwater sample collection in SBA and SBB was not noted, however, during boring advancement the semi-confined aquifer was breeched, causing water to rise in the borehole from 30 feet bgs to 15 feet bgs. It is likely that the grab groundwater sample was collected after the water had risen, which would have exposed water from the confined aquifer to the contaminated soil as described above.

In October 2007, 39 soil gas samples were collected from multiple depths at 19 locations onsite. PCE was detected at five feet bgs up to 4.5 µg/L, TPHg was detected at 17 feet bgs up to 17 µg/L, benzene was detected at five feet bgs up to 0.14 µg/L, and toluene was detected at 17 feet bgs up to 0.21 µg/L.

Water Supply Wells - Three water supply wells were on site. One well was located southeast of the storage building and used by the tenant farmer to irrigate the adjacent fields (Irrigation well) The Irrigation Well was completed to 287 feet bgs but collapsed to 176 feet bgs. The shallowest perforation was at 89-117 feet bgs. The well was destroyed by tremie grouting under permit in 2009. A second well is located adjacent to the onsite residence/office, north of the plant and supplies water to the office (Domestic well). The Domestic Well was completed to 268 feet bgs with the shallowest perforations at 179 ft bgs. The third well was located inside the plant and used to provide process water (Facility well). In 2005, the total depth of the Facility Well was measured at 195 ft below top of casing. The Facility Well was not located in 2009 and suspected to have been destroyed during facility dismantling in 2006.

MW-1 through MW-3 were sampled yearly before 2006 and semi-annually in 2007. MW-4 and all three water supply wells were sampled in 2005 and semi-annually in 2007. All monitoring wells and domestic well was sampled quarterly in 2008. The Irrigation, Facility, and Domestic wells were each sampled in 2005. No detectable concentrations of petroleum hydrocarbons or VOCs were reported in the well samples. Samples collected from all monitoring wells have been sampled for TPHd, TPHg, TPHk, TPHmo, BTEX, and VOCs. PCE is the only compound detected in samples collected from wells, with a maximum concentration of 5.1 µg/L (MW-2, 2/18/2004). PCE has been below the MCL of 5.0 µg/L in all samples since 9/25/2007.

Section 2 - Aquifer Characteristics

The sub-surface geology of the site consists of unconsolidated alluvial deposits Pleistocene to Holocene in age. These alluvial deposits are made up of intercalated beds of gravel, sand, silt, and clay. Underlying these deposits are Plio/Pleistocene deposits similar to the younger alluvium.

The boring logs of the four onsite monitoring wells describe the soils as predominantly silt and clay from the ground surface to 45 feet bgs. A sandy layer exists between 11.5 to 16.5 feet bgs in MW-1 and MW-3, and a hardpan/clay layer exists from approximately 36 to 40 feet bgs.

Perched Water Zone: A perched water zone was reported by Heritage in 1996 at approximately 12 feet bgs just north of the former rendering plant. This zone rests upon a clay (hardpan) layer at approximately 15 feet bgs. This zone was encountered in February 1996, and was not encountered just a month prior in January 1996. Soil gas sampling performed in October 2007 in the location of the perched zone did not encounter moisture; therefore, the perched zone is likely a seasonal feature.

Aquifer: Depth to groundwater in the aquifer under the site has ranged between 13 feet bgs to 32 feet bgs. The wells are screened from 20 to 40 feet bgs (20 to 30 feet bgs for MW-4) and the soils in the screened interval are predominantly silts/clays. Because of the fluctuations in depth to water, this aquifer is likely semi-confined and is bounded by two clay layers as described in well boring logs.

Section 3 – Extent of Impact

Soil: The extent of soil impact is limited to shallow surface spills of small mass. A majority of soil samples analyzed were below detectable concentrations of constituents which indicated relatively small residual impact. PCE and toluene were only detected in two samples at low concentrations collected from the shallow subsurface. The detected unidentified hydrocarbons (0.092 to 6,900 mg/Kg) likely represent animal fat/grease impact from tallow operations on surface soils.

Groundwater: Quarterly groundwater monitoring and analysis has demonstrated limited impact from the release and a declining trend in constituent concentrations in the groundwater indicating plume stability. PCE is the only compound to be detected in groundwater, and has only been above the 5.0 µg/L MCLs twice, and has been below the MCL in all wells since April 2007. All other constituents are non-detect or below water quality objectives.

Section 4 - Sensitive Receptors

The Domestic Well at the site which has been tested quarterly in 2008 with no contaminants detected. The Irrigation Well at the site was purged and sampled before it was destroyed which reported Toluene at 1.6 µg/L.

Another irrigation well is located on Midway Road on the adjacent parcel to the east, approximately 500 feet north of the site.

Future municipal water supply wells completed on or adjacent to the site are required to have 50 foot seal.

IV. CLOSURE

Are existing beneficial uses protected per RB Basin Plan? **Yes**
Are potential beneficial uses protected per RB Basin Plan? **Yes**
Is public health protected for current land use? **Yes**
Describe site management requirements: **None**
Should corrective action be reviewed if site use changes? **No**
Are MWs decommissioned? **No** How many? Number remaining: 4
Describe enforcement actions taken: **None**
Describe enforcement actions rescinded: **None**

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Terry Schmidtbauer
Signature:
Title: Environmental Health Program Manager
Date: 9/15/09

VI. RWQCB NOTIFICATION

Date submitted to RB: 7/29/09
RWQCB Staff Name:
Signature:

RB response:
Title: See 9/11/09
Date: RWQCB concurrence letter.

VII. ADDITIONAL COMMENTS (attach pages as necessary)

Due to the historic low to non-detect concentrations in the soil gas samples, soil samples, and groundwater samples from the wells, and low residual impact on site, it is unlikely that the remaining wells will be impacted above MCLs.

Therefore, continued groundwater monitoring and assessment is not warranted for the site. Based on all available information presented at this time, there appears to be minimal risk to human health or the environment. This Department recommends a "No Further Action" status for this case.

CALIFORNIA Water Boards

GAVIN NEWSOM
GOVERNOR

YANA GARCIA
SECRETARY FOR
ENVIRONMENTAL PROTECTION

Central Valley Regional Water Quality Control Board

8 March 2023

Anthony Endow
Solano County Environmental Health Division
675 Texas Street, Suite 5500
Fairfield, CA 94533

UPDATED COMFORT LETTER FOR PROPOSED DEVELOPMENT
6734-6738 MIDWAY ROAD, DIXON, SOLANO COUNTY, (SL0609546698)

Central Valley Regional Water Quality Control Board staff has reviewed the 2 March 2023 proposed development map (Site Map) for the property at 6734 and 6738 Midway Road in Dixon (Site). In a 2 March 2023 email to Central Valley Water Board staff, Apex Companies, LLC (Apex) communicated that the Proposed Surface Parking/Storage Lot area will consist of unpaved gravel instead of the paved surface originally depicted in the December 2022 Site Map. Based on this change to the proposed land use, Apex and the Solano County Environmental Health Department requested that Central Valley Water Board staff provide an update to the 9 January 2023 comfort letter.

Central Valley Water Board staff has determined that the updated development plans for the Site still fit within the allowable activities under the closed UST and site cleanup cases (Global ID #SL0609546598) on Site. While soil gas concentrations of tetrachloroethane (PCE) and benzene were detected above environmental screening levels during the 2022 Site investigation, the risk to human health from vapor intrusion to indoor air is low based on the proposed structure locations shown on the Site Map. As previously stated, this determination is based on the current Site condition data and the proposed Site use listed on the updated Site map. Water Board staff may require additional investigation if further soil and groundwater impacts are detected on Site, or if subsequent changes to land use create a vapor intrusion risk to indoor air. Additionally, Water Board staff still strongly recommends analyzing water from the proposed supply well for volatile organic compounds, chlorinated solvents, and per-and polyfluoroalkyl substances prior to use.

If you have any questions or concerns regarding this case, please feel free to call me at 916-464-5817 or email me at mitch.messmer@waterboards.ca.gov.

Mitch Messmer
Water Resource Control Engineer
Site Cleanup Unit

Galvin Kauffman, PG
Senior Engineering Geologist

cc: Nathan Colton, Apex Companies, LLC (Email)

DEPARTMENT OF RESOURCE MANAGEMENT

SOLANO COUNTY

Planning Services Division

NOTICE OF PUBLIC HEARING

(Zoning Administrator)

NOTICE IS GIVEN that the Solano County Zoning Administrator will hold a PUBLIC HEARING to consider Application No. MU-22-05 by 6734 Midway Partners LLC to establish a Junkyard/Wrecking Yard for storage and sales of total loss vehicles on a 39.11-acre parcel. The project has been determined not to have a significant effect on the environment and is categorically exempt from the California Environmental Quality Act. The property is located at 6734 Midway Road, one (1) mile south of the City of Dixon in the General Manufacturing ½ acre minimum (M-G-1/2) zoning district, APN 0112-080-120. (Project Planner: Travis Kroger, 707-784-6765)

The hearing will be held on **Thursday, July 6, 2023 at 2:00 p.m.** in the Department of Resource Management Conference Room, 5th Floor, County Administration Center, 675 Texas Street, Fairfield, California.

The County of Solano does not discriminate against persons with disabilities. If you wish to participate in this meeting and you will require assistance in order to do so, please call 707-784-6765 at least 24 hours in advance of the event to make reasonable arrangements to ensure accessibility to this meeting.

PUBLIC COMMENTS:
In-Person: You may attend the public hearing at the time and location listed above and provide comments during the public speaking period. Phone: You may provide comments verbally from your phone by dialing **1-323-457-3408** and entering Conference ID number **293118721#**. Once entered in the meeting, you will be able to hear the meeting and will be called upon to speak during the public speaking period. Email/Mail: Written comments can be emailed to Planning@SolanoCounty.com or mailed to Resource Management, Zoning Administrator, 675 Texas Street, Suite 5500, Fairfield, CA 94533 and must be received by 8:00 a.m. the day of the meeting. Copies of written comments received will be provided to the Zoning Administrator and will become a part of the official record but will not be read aloud at the meeting.

Staff reports and associated materials will be available to the public approximately one week prior to the meeting at www.solanocounty.com under Departments; Resource Management; Boards, Commissions & Special Districts; Solano County Zoning Administrator.

If you challenge the proposed consideration in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Zoning Administrator at, or prior to, the public hearing.

Daily Republic - legal ad/one time – Wednesday, June 21, 2023
Dixon Tribune - legal ad/one time – Wednesday, June 21, 2023

RESOLUTION NO. 12-030

RESOLUTION OF THE BOARD OF SUPERVISORS OF SOLANO COUNTY AMENDING THE 2008 SOLANO COUNTY GENERAL PLAN

WHEREAS, the Solano County Planning Commission, after proper notice, conducted a public hearing and made recommendations to the Board of Supervisors relating to County-initiated amendments to the Solano County General Plan; and

WHEREAS, the Board of Supervisors has considered the Negative Declaration, the recommendation of the Planning Commission, the staff report, and all letters, comments, and testimony submitted to the Board in public hearing; and

WHEREAS, the Board of Supervisors, after public notice and public hearing, has determined that the Solano County General Plan should be amended as described in Attachment B to the staff report.

RESOLVED, that the Solano County Board of Supervisors does hereby adopt the Negative Declaration and amend the 2008 Solano County General Plan in the following ways, as more fully described in Exhibit 1, attached hereto:

1. Table LU-5 is amended to reflect the actual density ranges in unincorporated Vallejo and in Collinsville, which are between 1 and 10 units per acre;

2. Table LU-7 is amended to reflect the renaming and consolidation of several residential zoning districts;

3. Text is added to page LU-17 explicitly recognizing existing MG-1/2 zoning located within areas designated for Agricultural land use;

4. The description of existing solid waste facilities, on page PF-20, is updated; and

5. Figure LU-1 is amended to reflect existing residential development along Rockville Road.

****

Passed and adopted by the Solano County Board of Supervisors at its regular meeting on February 28 2012, by the following vote:

AYES:	Supervisors	Reagan, Spering, Vasquez, and Chair Seifert.
NOES:	Supervisors	None.
EXCUSED:	Supervisors	Kondylis.

Linda J. Seifert, Chair
Solano County Board of Supervisors

ATTEST:
Birgitta E. Corsello, Clerk
Solano County Board of Supervisors

By: _____
Patricia J. Crittenden, Chief Deputy Clerk

Amendment 1: Table LU-5

Table LU-5
General Plan Land Use Designation

Designation and Density or Intensity	Description
Residential Designations	
RR Rural Residential 1 du/2.5 ac to 1 du/10 ac	Provides for single-family residences on 2.5- to 10-acre parcels. Clustering is permitted.
TC-R Traditional Community Residential 1–4 du/ac TC-R Vallejo Unincorporated & Collinsville Areas 1-10 du/ac TC-M Traditional Community Mixed Use 1–4 du/ac 0.25 FAR TC-M Vallejo Unincorporated Area 1-10 du/ac 0.25 FAR	Recognizes current residential and mixed-use communities located outside agricultural and municipal service areas where previous development has occurred at higher densities or intensities than currently allowed under County policy. The Traditional Community designation is intended to preserve and enhance the character and quality of these communities but is not to be applied to areas where the area of the residential community is anticipated to expand. Within Traditional Community residential areas, future infill residential and mixed-use development may occur. Two categories of Traditional Community are established: (1) TC-R, exclusively residential (e.g., Green Valley, Rockville, Willotta Oaks, Collinsville, Snug Harbor and unincorporated areas within Vallejo and Fairfield); and (2) TC-M mixed-use residential and commercial communities (e.g., Old Town Cordelia, Elmira, ~~and~~ Birds Landing and unincorporated areas within Vallejo). Within the Vallejo Unincorporated and Collinsville areas, a higher density range has been applied to reflect existing density range within these communities.
UR Urban Residential 2–25 du/ac	Provides for urban densities of residential development within municipal service areas. These areas are intended to be annexed and developed by cities with the necessary services and facilities to support development at urban densities. (Note: Exceptions are the unincorporated Vallejo and Vacaville areas with urban services.) The density range provided to the left is approximate based on Solano County city general plans. Refer to the appropriate city general plan for the specific applicable density range.

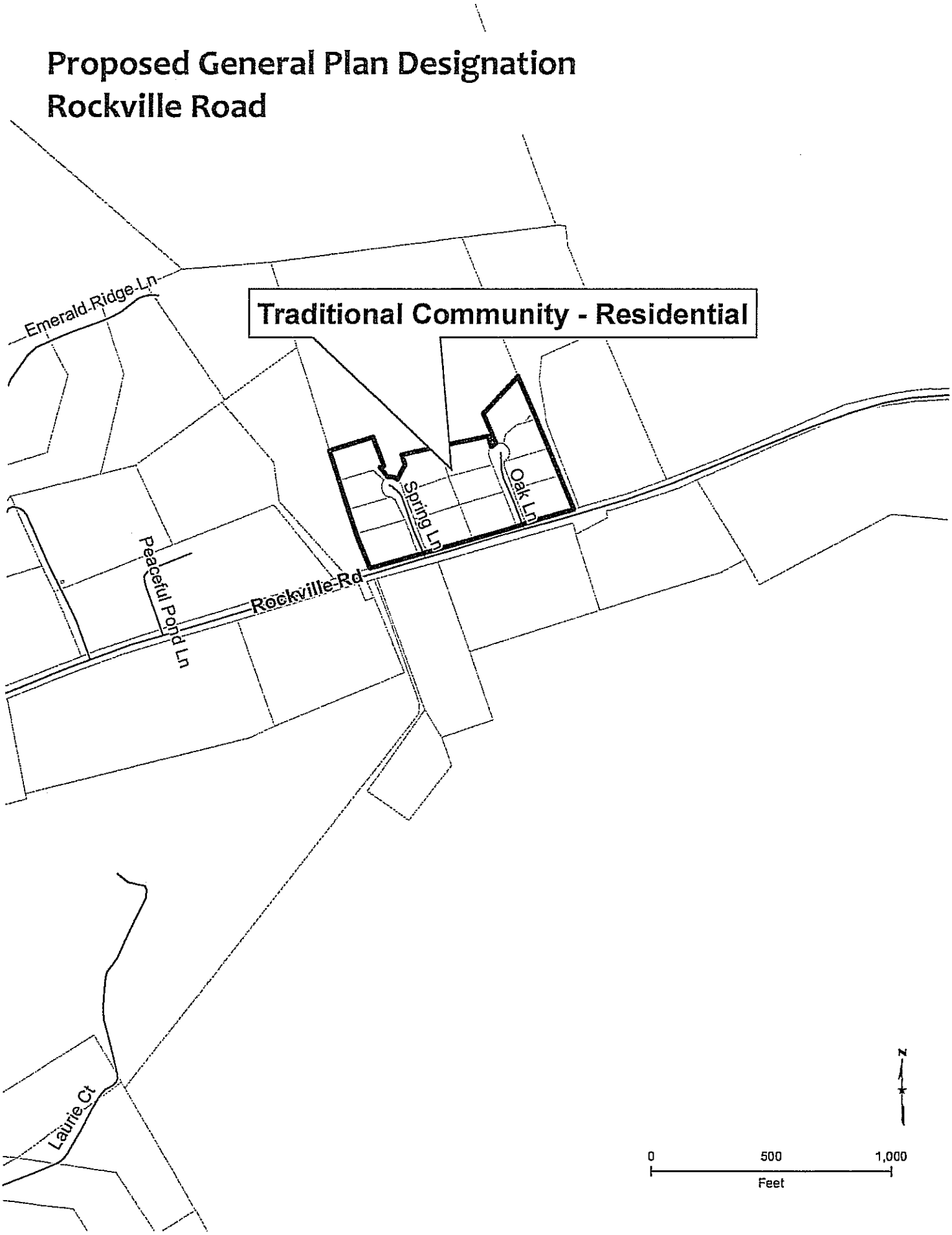
EXHIBIT 1

Amendment 3: Land Use Chapter

Page LU-17, Land Use Designations, new forth paragraph

Within the Agricultural land use designation, properties zoned MG-1/2 prior to adoption of this General Plan in 2008 are recognized and the existing MG-1/2 zoning may continue as being in conformance with the Agricultural land use designation.

Proposed General Plan Designation
Rockville Road



Amendment 1: Table LU-5

Table LU-5
General Plan Land Use Designation

Designation and Density or Intensity	Description
Residential Designations	
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EXHIBIT 1

Amendment 2: Table LU-7

Table LU-7

General Plan Designations	General Plan/Zoning Consistency Table																																				New Districts				New Overlay Districts	
	Existing Zoning Districts																																										
	P	MP-250	W-160	AL-160	AL-80	A-160	A-80	A-40	A-20				RR-10	RR-5	RR-2½	RE-1	RE-½	RE-⅓	RE-¼	RS-7.5	RS-6	RS-5	RD	RM-1	RM-2	RM-4	CN		CR	CR-L	CS	CH	MG-3	MG-½	ML	I-WD	R-TC	R-TCM	GN-AT	CR	RC-O	HO
				A-SM-160	A-SM-80					A-SV-20	ATC	ATC-NC				R-TC-1AC	R-TC-20	R-TC-15	R-TC-10		R-TC-6	R-TC-5	R-TC-D	R-TC-MF	R-TC-MU																		
Natural Resources Designations																																										
Park & Recreation	X	O	O	O	O	O	O	O	O																																X	
Marsh		X																																						X	
Agricultural Designations																																									
Watershed			X																																					X	
Agriculture				O	O	X	X	X	X	X																														X	
Public Designations																																									
Public Quasi-Public				O		O	O	O	O																																
Residential Designations																																									
Rural Residential						#	#	#	#				X	X	X																										
Traditional Community-Residential															O	X	X	X	X	X	X	X	X	X		X												X			#
Traditional Community-Mixed Use																X	X	X	X	X	X	X	X	X	X	X												X	X			#
Urban Residential						#	#	#	#																																
Commercial Designations																																									
Neighborhood Commercial																											X															
Neighborhood Agriculture Tourist Center								#	#	#	X	X																												X		
Commercial Recreation																												X	X										X		
Service Commercial								#	#																					X											
Highway Commercial								#																							X										
Urban Commercial						#	#	#	#																																
Industrial Designation																																	X	X							
General Industrial						#																																			
Limited Industrial							#	#																											X						
Water Dependent Industrial						#																														X					
Urban Industrial						#	#	#	#																																
Special Purpose Areas																																									
Specific Project Areas						#	#	#	#																																

X - Zoning is consistent with the General Plan.
O - Zoning is consistent if proposed use is found to be consistent with the goals, policies and programs of the General Plan.
- Consistent when used as a holding zone in specified areas.
(blank) - Inconsistent

~~New Districts~~
~~R-TC~~ ~~-Residential—Traditional Community~~
~~R-TCM~~ ~~-Residential—Traditional Community-Mixed Use~~
~~GN-AT~~ ~~-Neighborhood Commercial—Agricultural Tourist Center~~
~~CR~~ ~~-Commercial Recreation~~

New Overlay District
RC-O - Resource Conservation Overlay District
~~H-O~~ ~~-Historic Overlay District~~

ATTACHMENT H

Amendment 3: Land Use Chapter

Page LU-17, Land Use Designations, new forth paragraph

Within the Agricultural land use designation, properties zoned MG-1/2 prior to adoption of this General Plan in 2008 are recognized and the existing MG-1/2 zoning may continue as being in conformance with the Agricultural land use designation.

Amendment 4: Public Facilities and Services Chapter

Time Frame:	Ongoing
PF.I-26:	Continue inspection of individual sewage facilities to ensure they are not adversely affecting water quality.
Related Policy:	PF.P-22
Agency/Department:	Department of Resource Management
Funding Source:	General Fund
Time Frame:	Ongoing

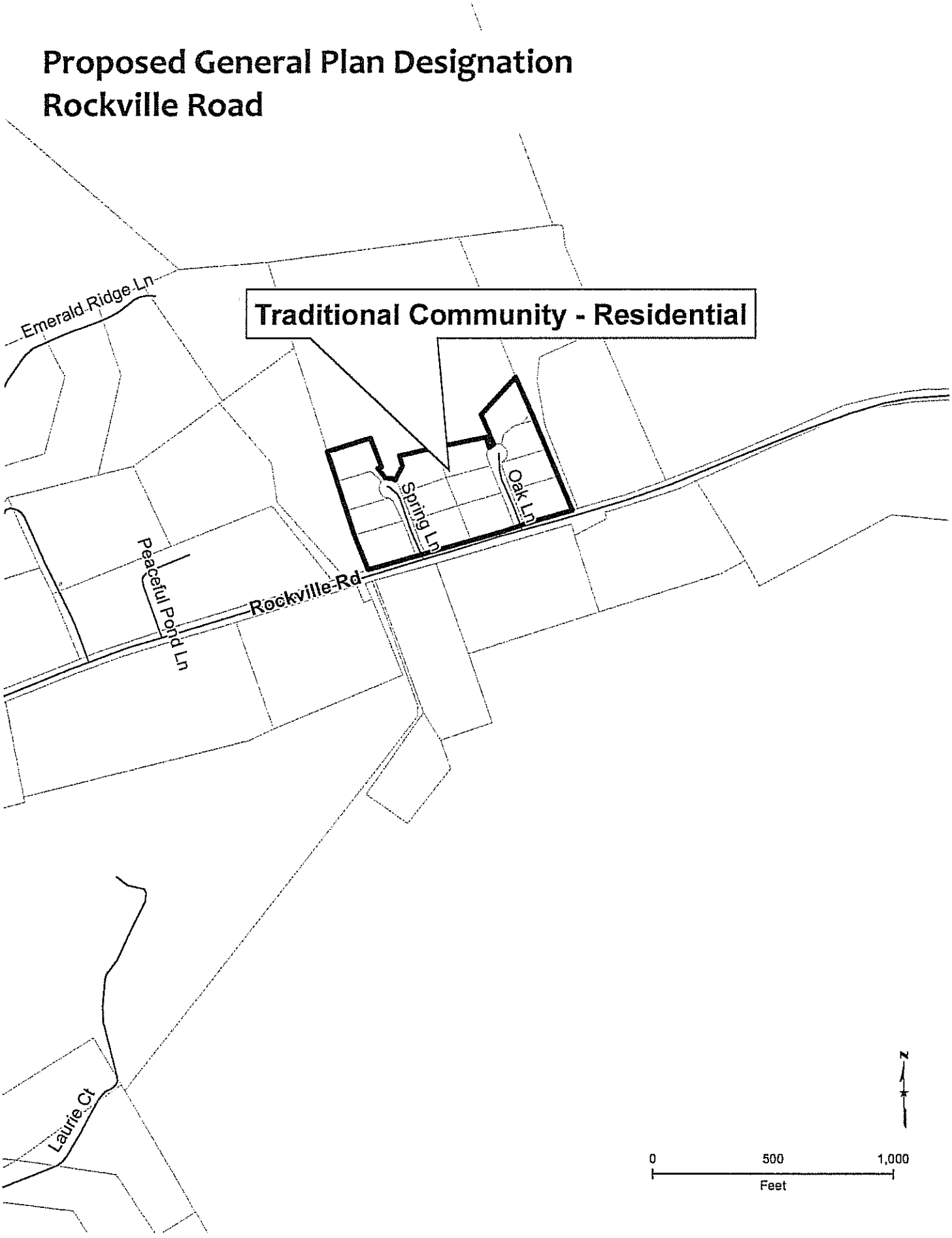
SOLID WASTE

Planning Context

According to the state (California Public Resources Code, Section 40191[a]) "solid waste" is any discarded solid, semisolid, or liquid material that is not hazardous waste, manure, or vegetable or animal solid or semisolid. Garbage, paper, aluminum cans, and glass jars are common examples of nonhazardous solid waste that are typically disposed of in a landfill or recycled into new materials. Hazardous solid wastes are corrosive, toxic, reactive, or flammable materials, such as oil-based paints, solvents batteries, and automotive fuels that should be disposed of, or recycled, at a facility that specializes in hazardous waste management.

The County contracts with many different companies to collect solid waste. The collection companies pick up nonhazardous solid wastes and transport these wastes to a landfill. Nonrecyclable solid wastes generated in the unincorporated county are disposed of in one of two privately owned solid waste disposal facilities ~~landfills~~: (1) the Potrero Hills Landfill, located near State Route (SR) 12 and Suisun City, and (2) Recology Hay Road ~~the Hay Road Landfill~~, located on SR 113 east of Vacaville (see Figure PF-2). The Potrero Hills Landfill is located in the Secondary Management Area of the Suisun Marsh. The Public/Quasi-public land use designation applied to the Potrero Hills Landfill shall be temporary and limited to only a solid waste facility established consistent with Solano County Suisun Marsh Local Protection Program Utilities, Facilities and Transportation Policy 4. (Appendix C). All other Public/Quasi-public facilities and uses shall not be permitted at this site. When the Potrero Hills Landfill is closed, the land use designation for this area shall revert to Agriculture. The Potrero Hills Landfill will reach its ~~near-term capacity in 2013, but may be expanded to reach its long-term~~ capacity in 204~~9~~5. The Recology Hay Road Landfill has until 20~~70~~48 before it reaches capacity. Each site shall be restored to its original natural condition consistent with each site's approved closure plan and reclamation plan. Restoration may be phased over the life of the landfill. In addition, there is one non-traditional disposal facility, Tonnesen Pet Cemetery. This facility does not accept municipal solid waste. ~~Other than these two landfills, no other facilities accept solid waste in Solano County~~.

Proposed General Plan Designation
Rockville Road



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