

Comments Received:

During the public comment period, the County received six letters which included comments on the Draft Mitigated Negative Declaration. A list of the comment letters received is shown below:

| Letter | Commenter | Agency (if any) | Date |
|--------|------------------------|--|----------------|
| 1 | Art Narverud | Public | March 31, 2017 |
| 2 | Jeff Dittmer | Board Member – Cordelia Fire District | April 26, 2017 |
| 3 | Scott Morgan, Director | Governor's Office of Planning and Research | April 27, 2017 |
| 4 | Karen Fisher | Public | April 27, 2017 |
| 5 | Robert & Linda Russum | Public | April 27, 2017 |
| 6 | Paul & Kristin Herman | Public | April 27, 2017 |

Response to Comments:

Included below are the comment letters received during the public comment period and the responses to each letter.

Letter 1 – Arthur Narverud

BILL EHLEN
Director
(707) 784-5705

TERRY SCHMIDTBAUER
Assistant Director
(707) 784-6755

MIKE YANKOVICH
Planning Services Manager
(707) 784-0735

DEPARTMENT OF RESOURCE MANAGEMENT



SOLANO
COUNTY

675 Texas Street, Suite 5500
Fairfield, CA 94533-0142
(707) 784-5705
Fax (707) 784-4025

www.solanocounty.com

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MAR 31 2017

COUNTY OF SOLANO

Planning Services Division

RESOURCE MANAGEMENT

Dear Bill:

This is a no brainer. The applicant wants to spend money, improve property, build & allow access to otherwise

access to otherwise private land, *increase the county tax role and add to the benefit of the

Rockville Green Valley Area - Fed funds gone!

General Plan Amendment Application No. G-15-01, Rezoning Petition No. Z-15-01 and Policy Plan Overlay No. PP-15-01 of Rockville Trails Preserve to change the General Plan designation on a portion of the property from Rural Residential to Agricultural. The applicant is also requesting a rezoning of a portion of the property from Rural Residential/Policy Plan Overlay to Agricultural/Policy Plan Overlay. The project would add recreational uses to a privately owned, working ranch by allowing use of the site by hikers, trail runners, mountain bicyclers, equestrians, and other low impact recreation and educational users. Some existing dirt roads/trails would be improved and new trails would be constructed. Some current trails would be abandoned or restored to blend with the current environmental conditions. The property is located west of Rockville Road and Suisun Valley Road, outside of the City of Fairfield, APNs: 0153-060-100, 0153-060-080 and 0153-060-070.

NARVERUD ARTHUR E & JANE
4676 HERITAGE OAKS LANE
FAIRFIELD CA 94504

environmental document are available for public review at the Solano County Resource Management, 675 Texas Street, Suite 5500, Fairfield, California, and solanocounty.com under Resource Management Department Documents. Reports. Written comments on the proposed Negative Declaration will be accepted until 5:00 p.m. on April 27, 2017 and can be sent to Karen Avery at the address listed above or emailed to kmavery@solanocounty.com.

Government Bureaucracy!

Daily Republic
Legal ad/one time
Saturday, March 25, 2017

PS - Bill, Terry, Mike and Karen - Do you live in Fairfield, Rockville, Green Valley? Really?

Add Parking
Lighting
&
Public Petition

Response to Letter 1:

No response required as there was no specific comment regarding the Mitigated Negative Declaration. However, the Project does include portable toilets in the staging area. No lighting is proposed.

Letter 2 – Governor's Office of Planning and Research:



EDMUND G. BROWN JR.
GOVERNOR

April 25, 2017

STATE OF CALIFORNIA
GOVERNOR'S OFFICE of PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



KEN ALEX
DIRECTOR

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COUNTY OF SOLANO
RESOURCE MANAGEMENT

Karen Avery
Solano County
675 Texas Street, Suite 5500
Fairfield, CA 94533

Subject: Rockville Trails Preserve
SCH#: 2017032071

Dear Karen Avery:

The State Clearinghouse submitted the above named Negative Declaration to selected state agencies for review. The review period closed on April 24, 2017, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Scott Morgan
Director, State Clearinghouse

**Document Details Report
State Clearinghouse Data Base**

SCH# 2017032071
Project Title Rockville Trails Preserve
Lead Agency Solano County

Type Neg Negative Declaration
Description Applicant is request a GPA to change the rural residential designation to agricultural land to agricultural and to rezone the rural residential portion of the property to agricultural 20 with a policy plan overlay. The project would add recreational uses to a privately owned working ranch for use of the site by the public for low-impact outdoor recreational uses.

Lead Agency Contact

Name Karen Avery
Agency Solano County
Phone (707) 784-6765 **Fax**
email
Address 675 Texas Street, Suite 5500
City Fairfield **State** CA **Zip** 94533

Project Location

County Solano
City
Region
Lat / Long
Cross Streets West of Rockville Rd & Suisun Valley d
Parcel No. 0153080100, 110, 120, 130, 0153060060, 070
Township **Range** **Section** **Base**

Proximity to:

Highways
Airports
Railways
Waterways
Schools
Land Use GP: RR
Z: RR, AG 20 with policy plan overlay

Project Issues Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Geologic/Seismic; Minerals; Noise; Public Services; Recreation/Parks; Traffic/Circulation; Vegetation; Wetland/Riparian; Wildlife; Landuse

Reviewing Agencies Resources Agency; Department of Conservation; Department of Fish and Wildlife, Region 3; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Caltrans, District 4; Regional Water Quality Control Board, Region 2; Native American Heritage Commission

Date Received 03/24/2017 **Start of Review** 03/24/2017 **End of Review** 04/24/2017

Response to Letter 2:

This comment letter acknowledges the Project's compliance with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act (CEQA). The State Clearinghouse did not receive comment letters from any State agencies.

Letter 3 – Dittmer

Avery, Karen M.

From: Jeff Dittmer <jfdittmer@sbcglobal.net>
Sent: Wednesday, April 26, 2017 6:33 PM
To: Avery, Karen M.
Subject: Comments on Rockville Trails project

I am submitting these comments as a member of the Board of Directors of the Cordelia Fire District on behalf of the district.

The district has no specific objection to the proposed use of the property, but does object to the lack of any additional funding to the fire district. The project can be expected to generate a higher level of risk than the current use as strictly grazing land. The fire district willingly accepts that as part of our mission but feels that additional funding, commensurate with the increased protection required, should be included as it would for any other development.

Jeff Dittmer
(707)372-5760
jfdittmer@sbcglobal.net

Response to Letter 3:

No specific environmental concern was stated in the letter. Section 4.14 of the Initial Study acknowledges the minor increase in the need for Fire Department Services:

“Though public use would increase the potential for EMS/fire services, this increase would be negligible; opening the site to public use would garner an estimated average of 4-5 calls per year. Cordelia Fire District currently averages approximately 2 calls per day (Joe Torres Engineer/Paramedic Cordelia Fire Protection District, phone interview May 19, 2015) Fires of any type (i.e. campfires, smoking, etc.) would be prohibited on the property. Therefore, impacts to fire services as a result would be less than significant.”

Funding the Fire District is not under purview of this application.



April 27, 2017

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APR 28 2017

COUNTY OF SOLANO
RESOURCE MANAGEMENT

Karen Avery
Solano County Planning Services Division
675 Texas Street Suite 5500
Fairfield CA 94533-6765

Re: Rockville Trails Preserve; Rezoning Petition No Z-15-01

Dear Ms. Avery,

I am Trustee for the Cheryl Gortemiller Trust. The trust owns a home located at 4390 Emerald Green Ridge, Fairfield, CA (Parcel #0153-250-200-01).

I recently received your Notice of Intent to Adopt a Mitigated Negative Declaration and have reviewed the plans proposed by the Solano Land Trust to change a parcel of land from residential to agricultural.

The proposed land use change impacts my client's property on the North side. On this side, my client is down slope from the Solano Land Trust's property. This area is subject to mudslides and in 2015 I witnessed the cleanup efforts by one of the beneficiaries to protect the property from the mudslide. The mud and debris ended up on their front porch.

My client will be negatively impacted by the proposed land use change because there will be higher traffic on the land as bikers and hikers will have access on a daily basis. This type of use will have a high probability of disturbing the land causing frequent dirt and mudslides onto the property. It will then negatively impact the value of my client's property.

Therefore I am objecting to the proposed land use change submitted by The Solano Land Trust. I am requesting an in person meeting with a planning service manager and a representative from the Solano Land Trust to better understand the full proposed changes and how to protect my client's property.

Sincerely,

A handwritten signature in black ink that reads 'Karen L. Fisher'. The signature is fluid and cursive, with the first name 'Karen' and last name 'Fisher' clearly legible.

Karen L. Fisher, CTFA
Ca. Licensed Professional Fiduciary #675
Trustee for Cheryl Gortemiller Trust

Cc: Joseph Morrill, Esq
Morrill Law Firm
925.322.8615

Response to Letter 4:

As proposed in the Initial Study, the project does not propose any land use changes behind or near the property located at 4390 Emerald Ridge Lane; therefore, it is unlikely that that this project would affect slope or soil stability in this area.

1. Soil stability – soils in this area of the Project are shallow and on steeper slopes, the soil is only a few inches thick as the soils overlie stable volcanic rock.

Initial Study Section 4.6 Geology and Soils:

a-4. Would the project cause landslides?

The Project site is on hills in which the slope and geologic materials are not general consistent with landslide conditions (Solano County: Solano County Emergency Operations Plan; Earthquake Annex; March 2012). A few slides have been mapped in the area of higher sloped, plateau topography. The Project would not include structures, or infrastructure, that would be susceptible to high probability of landslide. Trail construction would be primarily in areas of existing roads. New trails would be sited to avoid areas of mapped landslides and areas of higher slope. Therefore, the Project would have no impact on landslides.

2. The nearest proposed new trail to the Emerald Ridge property is a single track, 4-foot-wide trail, constructed mainly with hand tools, located approximately 1400 feet west of the Emerald Ridge property. This trail is not in a location where effects on drainage, soil or rock would impact the Emerald Ridge property.
3. The nearest existing feature to the commenter's property is an existing service road, which is over 900 feet west. This existing service road has been used by and will continue to be used by the cattle operator, with or without the Proposed Preserve Project. The existing service road will also continue to be used by Solano Land Trust staff and will not be open to the public.

In summary, no proposed trails or existing roads within the Project are near the Emerald Ridge property.

Solano County Department of Resource Management

Attention: Karen Avery kmavery@solanocounty.com

675 Texas St., Suite 5500

Fairfield, CA

April 27, 2017

Re: Rockville Trails Preserve

Comments on Initial Study and Mitigated Negative Declaration

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COUNTY OF SOLANO
RESOURCE MANAGEMENT

To Whom It May Concern;

We are adjacent property owners who live at 2206 Morrison Lane, Suisun Valley. We share a long boarder with the eastern boundary of Rockville Trails Preserve. Our residence of the past 22 years is less than 100 feet from the property line. We have read the available documents on the Initial Study and Mitigated Negative Declaration for Rockville Trails Preserve and have the following comments and concerns:

1. Part 1 of this document discusses road and trails, including roads that will be used as "service roads" only, not intended for public uses. On page 19 of Part 1 the last sentence of the first paragraph under the Roads and Trails heading states that "a buffer of 150 feet from the property line for new public trails is part of the Planned Policy Overlay." We request that the construction of any new roads, whether designated as service roads or for public use be restricted in the buffer zone and that verbiage stating this is added to the Planned Policy Overlay. Table 3. Roads and Trail Design Standards provide information showing that roads, due to their larger size and their usage, have a much greater potential impact on the environment than small trails. It stands to reason therefore that this buffer zone protection should include new roads whatever their intended use. On Page 2, it cites "Existing roads for service only" with 2.58 miles. No new service roads are mentioned in Table 2. Figure 7 of that same document does not show any service roads on the Eastern portion of the Preserve. However, on Exhibit A Appendix A in part 2 of the document, there is a service road that is marked on the Eastern portion of the Preserve going behind our property and adjacent private property owners. There is no existing service road behind our properties. (See attached photographs Exhibit A). There are some narrow cow paths, some eroded areas which may have been caused by cattle, horses or ATVs used by the Bishop Ranch staff, or by activities of previous landowners prior to Solano Land Trust. These areas are intermittent and not contiguous to each

other for most of the designated area. The designation of these areas as a "service road" on Exhibit A Appendix A is very inaccurate when compared to other designated "service roads" in the Preserve. These other "service roads" generally fit the description in Table 3. Roads and Trail Design Standards. The standards indicate that services roads can be from 8-12 feet wide and can accommodate service trucks, such as the service road at the West Gate of the Preserve. We request clarification of these discrepancies and SLT's plan for any type of use, modification and limitation of use in the area they are designating as a "service road" on the eastern side of Rockville Trails Preserve. The eastern area designated as a "service road " is in no way a road compared with the other areas in the Preserve which are also designated roads and truly are roads. We request that the designation of "service road" be removed and that this area is described as what it really is if it must be shown at all on Exhibit A Appendix A I. It is cow paths, with eroded areas, interspersed with remnants of old ATV trails which are only used by the cattle ranchers currently grazing cattle on the Preserve. If the eastern service road as shown in Exhibit an Appendix A is not to be developed in anyway in the future characterizing it as it really is and not with the "service road" designation would be an accurate representation, anything suggesting a contiguous road is inaccurate to say the least.

2. The document discusses a "buffer" of 150 feet from the property line that would not be violated for future public trails. We request that this buffer be 300 feet. The Preserve is surrounded on 3 sides with residences that have been there for many years. In most areas a 300 foot buffer would be doable and an excellent beginning in maintaining good relations with adjacent property owners as the Preserve nears opening. A 300 foot buffer is used by other Open Space entities and Land Trusts in the State of California.
3. As there are a significant number of residences on three sides of the Rockville Trails Preserve land which is controlled by Solano Land Trust we request that the Preserve have mandatory closures for public use during periods of high fire danger as a safety precaution. This is a policy now in many Parks and open spaces throughout California.
4. In careful review of the Initial Study and Mitigated Negative Declaration, we have noted that the Solano Land Trust has indicated in various places possible development or changes within the Preserve which may occur in the future but are not now clearly delineated. We question what the future approval process would be if such changes were desired by Solano Land Trust and what processes would be in place to assure the public and neighboring land owners that there will be a forum for public input and careful governmental review of any future proposed changes to Rockville Trails Preserve.

Please feel free to contact us should you have further questions about our comments and concerns.

Sincerely,


Robert Russum Linda Russum

707-863-9098
707-344-2784

Rockville Trails Preserve

Exhibit A



Photographs from behind adjacent properties demonstrating a lack of existing service roads

Response to Letter 5:

1. The service roads shown on the Policy Plan Overlay Development Map (Exhibit A to Appendix A) indicates all the existing roads and access-ways used by the Solano Land Trust, cattle rancher and PG&E on the property. In some locations, the road is a formerly graveled roadway from a previous quarry operation or stockyard; the roads may be scraped down to the rock surface and in some locations the access is unmaintained grassy or dirt roads or wide trails. Some of the access is actually wide trails used by farm trucks and all-terrain vehicles. The service access on the eastern portion of the map is mostly the latter. No further improvements are expected to those service access other than general maintenance. As proposed, the Solano Land Trust, cattle rancher and PG&E staff will continue to use these paths for livestock operations, maintenance and research purposes. Also, as shown on the Policy Plan Overlay Development Map, this area would not be open to the public as most of the proposed public trails are within the center of Solano Land Trust's property. Both Figure 7 and the Policy Plan Overlay Development Map have been amended to show indicate service access.
2. No buffers are required between Open Space properties and private property per the Solano County General Plan. The Solano Land Trust proposed a 150-foot buffer between the Solano Land Trust property and properties to the east and west (Policy Plan Overlay Development Map). The comment letter does not give an environmental reason for increasing the buffer to 300 feet. As part of the Initial Study, a noise study was conducted on a similar project which included taking sound measurements from a residential deck located 30 feet from a hiking trail (Table 15: Measurement of Walking Trail Noise). The noise study concluded that the noise emitted from hikers would not exceed the Solano County Public Health and Safety Element for outdoor noise. It should be noted that the 150-foot is in addition to the distance between the SLT property boundary and any residential or accessory structure on an adjacent property.
3. The Solano Land Trust follows the guidance of Cordelia Fire District recommendations and closes its current park, Lynch Canyon, during high fire danger and would to the same at Rockville Trails Preserve.
4. Any changes from the uses described in the PPO would require an amendment to the PPO which would be public planning process.

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

COUNTY OF SOLANO
RESOURCE MANAGEMENT

April 27, 2017

Re: Rockville Trails Preserve
Comments on Initial Study and Mitigated Negative Declaration

To Whom It May Concern;

We are the owner and heir to one of the properties on the Eastern border of the Rockville Trails Preserve (2204 Morrison Lane). We have read the available documents on the Initial Study and Mitigated Negative Declaration for Rockville Trails Preserve and have the following comments and concerns:

- 1) Part 1 of the document discusses road and trails, including roads that will be used for service only. One Table 2, it cites "Existing roads for service only" with 2.58 miles. No new service roads are mentioned in Table 2. Figure 7 of that same document does not show any service roads on the Eastern portion of the property. However, on Exhibit A to Appendix A in part 2 of the document, there are service roads that are marked on the Eastern portion of the property going behind our properties. **There are no existing service roads behind our properties**, only a few narrow cattle paths (see attached photographs Exhibit A). Therefore, any service roads on the Eastern portion of the Rockville Trails Preserve property would be new road construction. **We would like clarification as to whether new service roads will be constructed behind our properties and the size and design of those roads/trails.** Given the conflicting information in what is being presented in the Initial Study and Mitigated Negative Declaration Document regarding "service roads", we would also like to invite any members of the Solano County Department of Resource Management to visit our property and view the area.
- 2) The document discusses a "buffer" of 150 feet from the property line that would not be violated for future public trails. We would argue that this buffer should be 300 feet to help mitigate noise pollution that occurs given the natural amphitheater effect that comes from the hills, as well as better provide for our safety and privacy. This is also more consistent with the "good neighbor" policies of other open space districts and land trusts in the Bay Area. We also feel that any new roads, in addition to trails, should be outside this buffer space. It is notable that the service roads designated on Exhibit A violate the designated 150 foot buffer in several places behind our properties.
- 3) If new service roads are planned to be built behind our properties, **we would have serious objections to these being constructed.** We do not see that the impact of this construction is addressed in the study documents, including concerns of erosion given the soil types, possible soil slides given the slope of the land, the effect of high volume seasonal creeks, the aforementioned noise pollution as well as the proximity of the service roads to previously designated environmental and cultural sensitive areas (see attached Exhibit B). Given the availability of an access point in bordering fencing on our property which we

would be willing to let be used, we fail to see the necessity of these service roads. The land has been grazed by cattle from the Bishop Ranch for approximately 30 years without service roads on the Eastern portion of the property. They have used horses and ATVs to round up their cattle. There are no public trails on that side of the property which would need to be accessed by service roads. We are concerned that these roads are trying to be established as a part of this document to be then used as public trails in the future without the need for a further impact study and without allowing us, as adjacent property owners, the ability to take issue in a public form against public trails behind our lands which, if built as per Exhibit A, would come within 150 feet of our properties in several areas. If these service roads are indeed planned to be constructed as per Exhibit A, **we would insist that an environmental impact study be done.**

- 4) We are also concerned with the lack of plans in the documents to prevent the public from going off the proposed trails and wandering onto property behind our homes. Building service roads would make it more tempting for individuals and groups to use these to as trails, but even without those service roads, there are cattle paths that people may choose to use, despite signs marking of public trails. If people use this area of the property, there would be a higher potential for injury without maintained trails. They would also invade our privacy and increase our noise pollution as previously mentioned. In addition, there is the real potential for increased soil erosion, given the soil type behind us, and disruption of areas designated as "sensitive". We would like to see barriers be utilized, in addition to signage, to dissuade people from entering the Eastern portion of the property. These could potentially include the use of fences/gates, brush, and large rocks. These sorts of barriers have been uses successfully in other parks and preserves.
- 5) In careful review of the Initial Study and Mitigated Negative Declaration, we have noted that the Solano Land Trust has indicated possible development or other changes to the site which may occur in the future but are now not clearly delineated. We question what the future approval process would be if such changes were desired by Solano Land Trust and what processes would be in place to assure neighboring land owners that there will be a forum for public input and careful government review of any future proposed changes to Rockville Trail Preserve.

Please feel free to contact any of us should you have further questions about what is written in this letter.

Sincerely,



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



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

Exhibit A



Photographs from behind properties on Eastern border demonstrating a lack of existing service roads and only the presence of cow paths

Exhibit A with sensitive areas marked in red as previously designated by the Solano Land Trust

Response to Letter 6:

1. Please see Response to Comment 1, Letter 5 above.
2. Please see Response to Comment 2, Letter 5 above.
3. As described in the Project, no new service roads will be constructed in along the eastern boundary of the Solano Land Trust property. The existing service roads, trails and paths will be maintained and used by Solano Land Trust staff, the cattle rancher and PG&E for research and maintenance purposes.
4. There are no public trails proposed on the eastern boundary of the Solano Land Trust property. Signs will be posted along the service roads and/or paths noting that this not a public hiking trail. Also, these service roads will not be included on trail maps for public distribution by SLT at the Staging Area.
5. The Policy Plan Overlay describes the land uses allowed on the property. Any deviation from the PPO would require an amendment to the PPO which would require further public comment.