

Canon Partners LLC

Policy Plan Overlay PP-17-01

Initial Study and Mitigated Negative Declaration

May 2018

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

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

Introduction

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

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

General Information

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

- ☐ Please review this Initial Study. You may order additional copies of this document from the Solano County Department of Resource Management Planning Services Division at 675 Texas Street, Fairfield, CA, 94533.
- ☐ We welcome your comments. If you have any comments regarding the proposed project please send your written comments to this Department by the deadline listed below.
- ☐ Submit comments via postal mail to:
Department of Resource Management
Planning Services Division
Attn: Eric Wilberg, Planner Associate
675 Texas Street
Fairfield, CA 94533
- ☐ Submit comments via fax to: (707) 784-4805
- ☐ Submit comments via email to: ejwilberg@solanocounty.com
- ☐ Submit comments by the deadline of: June 29, 2018

Next Steps

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

ENVIRONMENTAL DETERMINATION

On the basis of this initial study:

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

5-25-18

Date


Eric Wilberg, Planner Associate

INCORPORATION OF MITIGATION MEASURES INTO THE PROPOSED PROJECT

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

5-4-18

Date


Canon Partners, LLC

1.0 ENVIRONMENTAL SETTING and PROJECT DESCRIPTION

1.1 ENVIRONMENTAL SETTING:

The project is located within unincorporated Solano County approximately 1.5 miles southeast of the City of Vacaville; 2 miles northeast of commercial and residential development within the City of Fairfield; and 1 mile north of residential development at Travis Air Force Base. The site is situated east of the intersection between Canon Road and North Gate Road. Fairfield city limit boundaries have recently been expanded as part of the Fairfield Train Station Specific Plan and bound the site to the west.

The subject site is one legal lot comprised of two Assessor's Parcels; APN's 0116-040-060 and 0166-050-100. The project encompasses approximately 83.5 acres of the existing 302 acre property. Access to the site is provided via private driveway off North Gate Road at the intersection of Canon Road.

The subject property is relatively flat, exhibiting slopes of less than six percent. The site generally slopes downward to the east with elevations of 130 feet above sea level along the western property line, then dropping to 95 feet ASL along the eastern lot line. The 83.5 acre project site is partially developed with the Go Green concrete recycling business, established on 33 acres via Use Permit No. U-15-05 in 2015. In addition to materials and equipment, the Go Green operation utilizes a 600 square foot office trailer and portable truck scale. The balance of the project area is undeveloped and has primarily been utilized for grazing cattle.

Environmental Resources

The property contains mainly grasslands for an existing cattle grazing operation (See Figure 4 – Site Photos). There are no trees or creeks located on the parcel. A Wetlands Assessment (Appendix 6.3) concludes that the parcel has been historically graded to facilitate flood irrigation and that the project does not encompass any vernal pools, seasonal wetlands, channels, ponds, lakes, drainage/irrigation ditches or any other water features that may be subject to jurisdictional boundaries of the U.S Army Corps of Engineers, the California Department of Fish and Wildlife, or the California Water Quality Control Board.

Other Characteristics

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

1.2 PROJECT DESCRIPTION:

Project Purpose and Objectives

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

Project Data

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

Table 1 Distribution of Land Uses in Acres(Approx.)			
APN Number	Acres	Existing Land Uses	Specific Use
0166-040-060 & 0166-050-100	219	Grazing	Cattle Grazing
0166-040-060	32.9	Transitional Industrial	Construction Debris Recycling
		Proposed Land Use	
0166-040-060	11.10	Transitional Industrial	To Be Determined
0166-040-060	5.00	Transitional Industrial	Concrete & Ready Mix Plant
0166-050-100	4.20	Transitional Industrial	Pet Crematorium
0166-050-100	9.90	Transitional Industrial	To Be Determined
0166-050-100	8.50	Transitional Industrial	Concrete and Asphalt Plant
0166-050-100	5.20	Transitional Industrial	Truck Parking and Fueling
0166-040-060 & 0166-050-100	4.50	Transitional Industrial	Leach Field
0166-040-060	1.8	Transitional Industrial	To Be Determined
0166-040-060	0.4	Transitional Industrial	Well Site
Total	302.43		

Project Description

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

Go Green Recycling

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

concrete are accepted from slabs, roof tiles, sidewalks, driveways, curbs, pipe, roadways, parking lots, etc. Materials are sourced from various construction sites and crushed on-site in the unenclosed material storage and processing area. These materials are then imported, processed, and sold as needed for re-use as base rock and sold wholesale to contractors and municipalities. The project is authorized for incoming daily tonnage ranging between 0 – 1,000 tons of material(s) dependent on the economy and construction activities. The recycling yard operates between the hours of 7 a.m. to 4:30 p.m. Mondays through Saturdays year round. The operation generates 20 vehicle trips per day, with a majority occurring between the hours of 9 a.m. to 3 p.m. Other than for security purposes while operating equipment, no lighting is utilized. The project may have up to 5 employees on-site per day. Go Green occupies 32.9 acres of the 83.5 acre area proposed for transitional industrial land uses.

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

Infrastructure

Potable Water

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

Septic

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

Irrigation Water

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

Fire Protection

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

Access

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

Drainage

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

Bubbling Well Pet Memorial Park Inc.

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

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

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

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

Figure 1: Vicinity Map

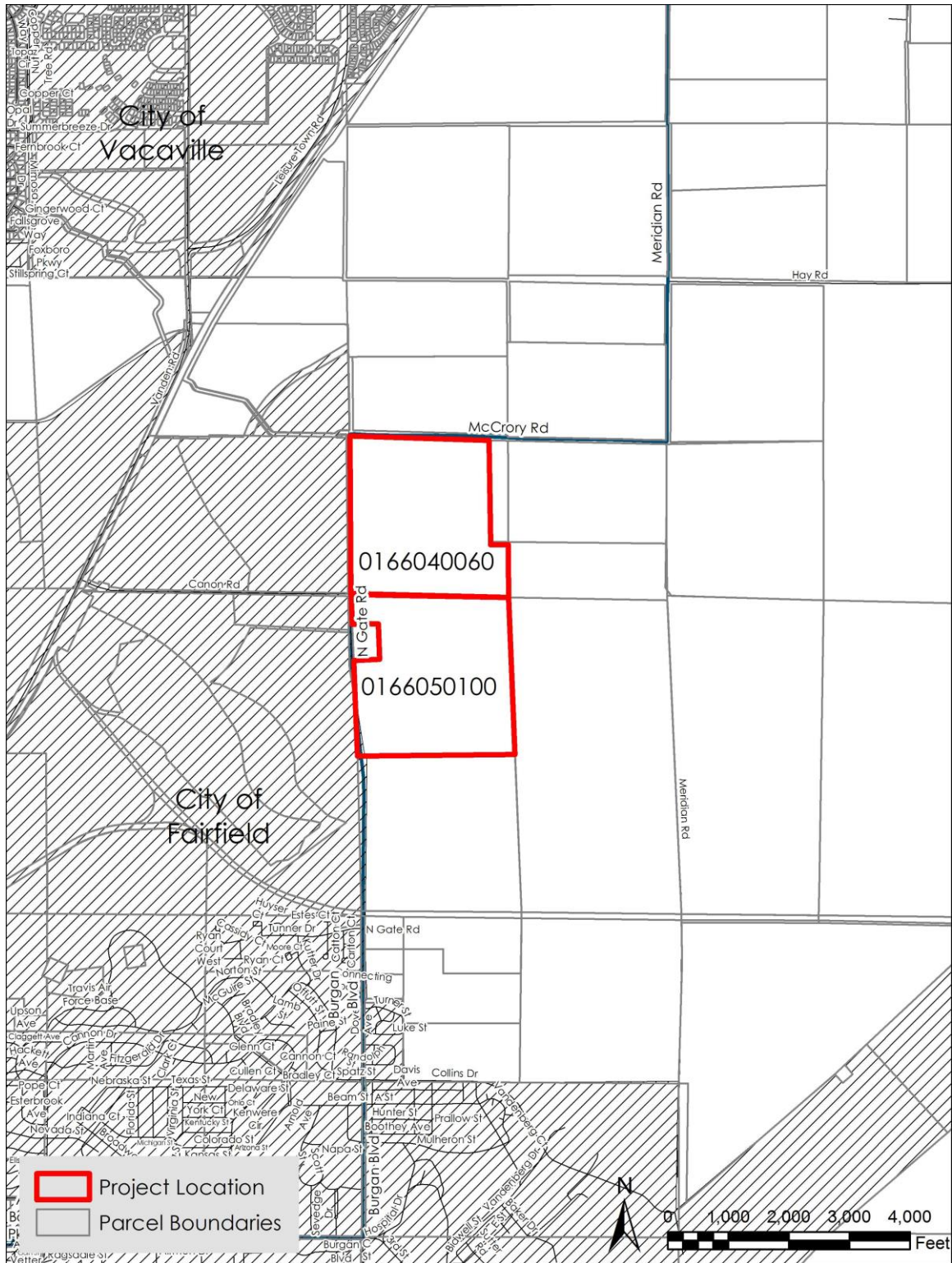


Figure 2: Aerial Photo

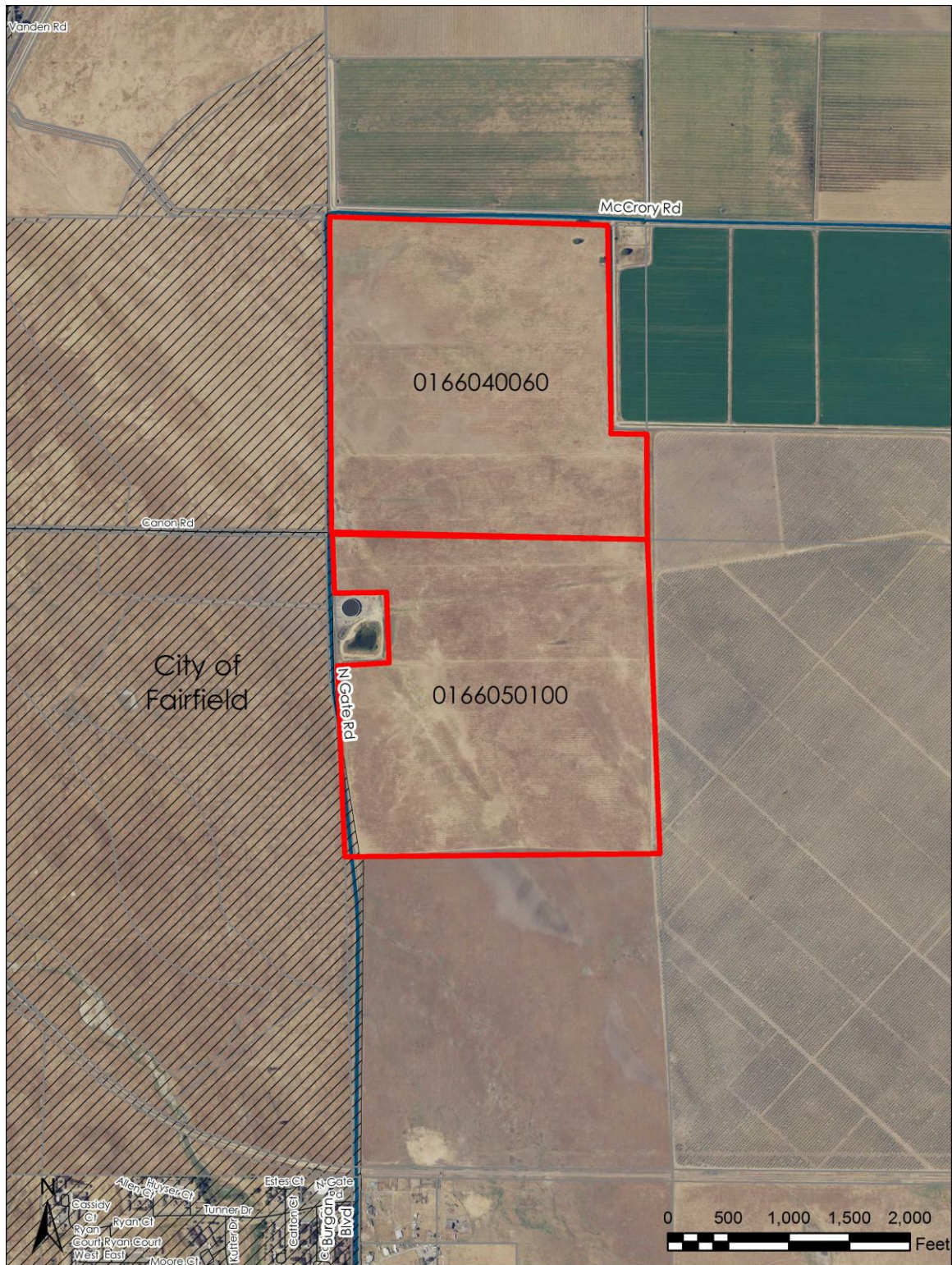


Figure 3: Overall Site Plan

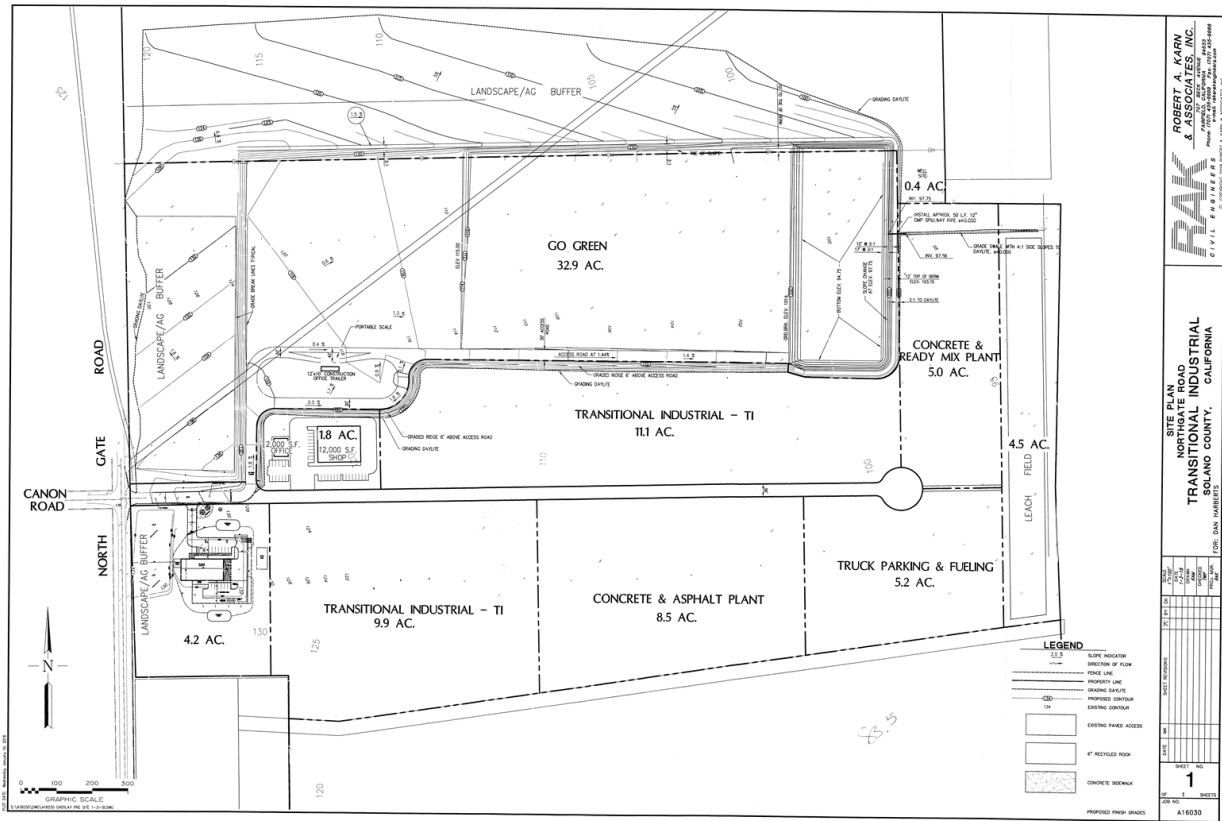


Figure 4: Site Photos

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



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



Figure 4: Site Photos

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



Photo 4 - View of existing grazing lands



1.2.1 ADDITIONAL DATA:

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

1.2.2 Surrounding General Plan, Zoning and Land Uses

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

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

1.3.1 General Plan

The project is located within an area designated Agriculture by the Solano County General Plan Land Use Diagram. The project is also located within the Travis Reserve Area which provides for future expansion of Travis Air Force Base and support facilities for the base. Agriculture and grazing is identified as the preferred land use within this area; however nonresidential, interim uses may also be considered, subject to discretionary use permit approval.

The site is also located within the Municipal Service Area of the City of Fairfield. Upon annexation, land uses on the property would be subject to the zoning and general plan designations of the City of Fairfield.

1.3.2 Zoning

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

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

- a. Solano County Public Works - Engineering
- b. Solano County Building and Safety Division
- c. Solano County Environmental Health Division
- d. Solano County Board of Supervisors
- e. Solano County Planning Commission

1.41 Agencies that May Have Jurisdiction over the Project

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

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

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

Findings of SIGNIFICANT IMPACT

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

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

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

- | | |
|---|---|
| ☐ Agricultural Resources | ☐ Utilities & Service Systems |
| ☐ Air Quality | ☐ Mandatory Findings of Significance |
| ☐ Greenhouse Gas Emissions | |

Findings of LESS THAN SIGNIFICANT IMPACT

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

- | | |
|--|--|
| ☐ Aesthetics | ☐ Hydrology and Water |
| ☐ Biological Resources | ☐ Land Use Planning |
| ☐ Geology and Soils | ☐ Noise |
| ☐ Hazards & Hazardous Materials | |

Findings of NO IMPACT

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

- | | |
|---|---|
| ☐ Cultural Resources | ☐ Public Services |
| ☐ Mineral Resources | ☐ Recreation |
| ☐ Population & Housing | ☐ Transportation & Traffic |

2.1 Aesthetics

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

Environmental Setting

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

Impacts Discussion

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

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

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

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

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

A majority of the project site is devoted to material storage and processing as well as equipment storage and parking. Structures supporting the recycling yard would include one office, truck

scale, and one shop. The facility would be screened from views along North Gate Road by approximately 6.5 acres of landscape plantings. **Less Than Significant Impact.**

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

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

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

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

2.2 Agricultural Resources

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

Environmental Setting

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

Impacts Discussion

- a. *Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*

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

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

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

- c. *Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?*

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

Avoidance, Minimization Measures and/or Mitigation Measures

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

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

2.3 Air Quality

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

Environmental Setting

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

of Sonoma County. Western Solano County is currently designated as a nonattainment area for the federal and state ozone (8-hour) and PM_{2.5} (24-hour) standards (ARB 2009, EPA 2009). In addition, western Solano County is currently designated as a nonattainment area for the state ozone (1-hour) and the state PM₁₀ (24-hour) standards. Solano County is unclassified for the federal PM₁₀ standard (ARB 2009).

Concentrations of ozone, carbon monoxide (CO), nitrogen dioxide (NO₂), sulfur dioxide (SO₂), respirable and fine particulate matter (PM₁₀ and PM_{2.5}), and lead are used as indicators of ambient air quality conditions. Because these are the most prevalent air pollutants known to be deleterious to human health, and because there is extensive documentation available on health-effects criteria for these pollutants, they are commonly referred to as “criteria air pollutants.” Sensitive receptors within the vicinity of the proposed project include nearby single-family residential dwellings to the southwest, south, and east of the SVSP area.

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

The General Plan EIR found that future development under the General Plan in Solano County would generate emissions of criteria air pollutants (fine particulate matter with an aerodynamic resistance diameter of 10 micrometers or less [PM₁₀]) and ozone precursors, both of which affect regional air quality. The General Plan EIR found that even with Mitigation Measure 4.2-2a (Coordinate with Air Districts on Assumptions from Air Quality Plan Updates) and the various General Plan goals, policies, and programs intended to minimize air quality impacts, implementation of the General Plan would still result in operational emissions in excess of significance thresholds and assumptions used by the Bay Area Air Quality Management District (BAAQMD) for applicable clean air plans and attainment planning efforts. Therefore, the General Plan EIR found that build out of the General Plan would conflict with current air quality planning efforts.

The General Plan EIR also found that future development in Solano County would generate emissions of criteria air pollutants (PM₁₀) and ozone precursors, both of which affect regional air quality. The anticipated population and development with implementation of the General Plan would lead to operational (mobile-source and area-source) emissions that exceed BAAQMD’s significance thresholds. Implementation of General Plan EIR Mitigation Measure 4.2-3a, the adopted General Plan policies and implementation programs, and existing regulations would reduce operational emissions of reactive organic gases (ROG), oxides of nitrogen (NO_x), and PM₁₀, but not to a less-than-significant level.

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

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

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

Impacts Discussion

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

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

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

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

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

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

d) Expose sensitive receptors to substantial pollutant concentrations?

Criteria Air Pollutants and Precursor Emissions

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

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

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

Avoidance, Minimization Measures and/or Mitigation Measures

Mitigation Measures

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

- Commercial electric power shall be provided to the project site in adequate capacity to avoid or minimize the use of portable gas-powered electric generators and equipment.
- Where feasible, equipment requiring the use of fossil fuels (e.g., diesel) shall be replaced or substituted with electrically driven equivalents (provided that they are not run via a portable generator set).
- To the extent feasible, alternative fuels and emission controls shall be used to further reduce NO_x and PM₁₀ exhaust emissions.
- On-site equipment shall not be left idling when not in use.
- The hours of operation of heavy-duty equipment and/or the amount of equipment in use at any one time shall be limited.
- Construction shall be curtailed during periods of high ambient pollutant concentrations; this may involve ceasing construction activity during the peak hour of vehicular traffic on adjacent roadways or on Spare the Air Days.
- Staging areas for heavy-duty construction equipment shall be located as far as possible from sensitive receptors.

- Before construction contracts are issued, the project applicants shall perform a review of new technology, in consultation with BAAQMD, as it relates to heavy-duty equipment, to determine what (if any) advances in emissions reductions are available for use and are economically feasible. Construction contract and bid specifications shall require contractors to utilize the available and economically feasible technology on an established percentage of the equipment fleet. It is anticipated that in the near future, both NO_x and PM₁₀ control equipment will be available.

Mitigation Measures 2.3.b. Require Implementation of Measures to Reduce Fugitive PM₁₀ Dust Emissions. The applicant, as a condition of project approval, to implement the following enhanced and additional control measures recommended by BAAQMD and YSAQMD to further reduce fugitive PM₁₀ dust emissions:

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

2.4 Biological Resources

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

Environmental Setting

The project site is partially developed with the Go Green facility; however the property has been utilized for cattle grazing in the past. The parcel appears to have been historically graded to facilitate flood irrigation. No habitable structures are present, and the site is encircled by undeveloped agricultural lands and ranchettes. A 33 acre portion of the site has been developed with a construction debris recycling center.

The applicant has submitted the results of a Wetland Assessment (Appendix 6.3) conducted December 16, 2015 and March 2, 2017 for the subject property. Meandering transects were performed throughout the entire study area with particular attention paid to areas presenting potential wetland signatures on aerial photography. The study area, which generally slopes to the east, does not encompass any vernal pools, seasonal wetlands, channels, ponds, lakes,

drainage/irrigation ditches or any other water features that may be subject to regulation by the U.S. Army Corps of Engineers, the California Department of Fish and Wildlife, or the California Water Quality Control Board.

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

As seen on Figure RS-2 of the General Plan, the project is located outside of the Resource Conservation overlay which broadly identifies areas within the County that are likely to contain biological resources or habitats that support them. The site is located within a High Value Vernal Pool Conservation Area as seen on Figure RS-1 (Priority Habitat Areas); however no vernal pools are present per Appendix 6.3.

Impacts Discussion

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

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

- b. *Have a substantial adverse effect on any aquatic, wetland, or riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*

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

- c. *Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act including, but not limited to, marsh, vernal pool, coastal, etc., through direct removal, filling, hydrological interruption, or other means?*

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

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

The site is located within the general vicinity of a habitat corridor/linage on Figure RS-1 (Priority Habitat Area) of the General Plan. The site has been historically disturbed through grazing and flood irrigation. A majority of the property would remain undeveloped with continued grazing activities. **Less Than Significant Impact.**

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

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

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

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

2.5 Cultural Resources

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

Environmental Setting

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

Impacts Discussion

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

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

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

Due to the developed and disturbed nature of the site, it is not likely that any archeological resources exist on the site. State law (Section 7050.5 of the California Health and Safety Code) dictates that any human remains found during construction activities shall be reported to the proper official(s). **No Impact.**

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

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

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

Due to the developed and disturbed nature of the site, it is not likely that any human remains exist on the site. State law (Section 7050.5 of the California Health and Safety Code) dictates that any human remains found during construction activities shall be reported to the proper official(s). **No Impact.**

2.6 Geology and Soils

Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a.				
1) Rupture of a known earthquake fault, as described on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	☐	☐	☒	☐
2) Strong seismic ground shaking?	☐	☐	☒	☐
3) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
4) Landslides?	☐	☐	☐	☒
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, differential settlement, liquefaction or collapse?	☐	☐	☐	☒
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☐	☒
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒

Environmental Setting

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

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

Impacts Discussion

a. Would the project cause

1. *Rupture of a known earthquake fault, as described on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)*

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

2. *Strong seismic ground shaking?*

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

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

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

4. *Landslides?*

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

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

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

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

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

- d. *Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?*

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

- e. *Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?*

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

2.7 Greenhouse Gas Emissions

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

Environmental Setting

See discussion under 2.3 Air Quality.

Impacts Discussion

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

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

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

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

Avoidance, Minimization Measures and/or Mitigation Measures

Mitigation Measures

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

2.8 Hazards and Hazardous Materials

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

Environmental Setting

The project involves relocating a variety of existing businesses from the Peabody Road area in Fairfield to this location. Some quantity of hazardous materials would be transported to or from the project area. Diesel, motor and hydraulic oil, and gasoline would be used by vehicles and equipment on-site. The project is located within 1 mile of Travis Air Force Base; however no safety hazards have been identified to the airport or to persons residing in the vicinity of the project. The project is over one mile from any urbanized area and is identified as a moderate or low Wildland Fire Area per General Plan Figure HS-9.

Impacts Discussion

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

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

- b. *Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*

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

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

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

- d. *Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

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

- e. *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?*

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

- f. *For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?*

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

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

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

- h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?*

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

2.9 Hydrology and Water

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

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

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

☐☐☐☒

Environmental Setting

The project does not encompass any vernal pools, seasonal wetlands, channels, ponds, lakes, drainage/irrigation ditches or any other water features that may be subject to jurisdictional boundaries of the U.S Army Corps of Engineers, California Department of Fish and Wildlife, or the California Water Quality Control Board. Drainage and run-off would not be altered. The project is not located within a 100-year flood hazard area.

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

Per the Health and Safety Chapter of the Solano County General Plan, the proposed project is not located within an area subject to inundation by seiche, tsunami, or mudflow.

Impacts Discussion

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

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

b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

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

c. Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

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

d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?

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

e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

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

f. Otherwise substantially degrade water quality?

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

g. Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

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

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

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

i. Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?

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

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

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

2.10 Land Use and Planning

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

Environmental Setting

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

Impacts Discussion

a. Physically divide an established community?

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

b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

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

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

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

2.11 Mineral Resources

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

Environmental Setting

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

Impacts Discussion

- a. *Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?*

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

- b. *Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?*

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

2.12 Noise

Would the project		Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a.	Exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b.	Exposure of persons to or generation of, excessive ground borne vibration or ground borne noise levels?	☐	☐	☒	☐
c.	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
d.	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐

- | | | | | | |
|-------|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e. | For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | ☐ | ☐ | ☐ | ☒ |
| <hr/> | | | | | |
| f. | For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | ☐ | ☐ | ☐ | ☒ |

Environmental Setting

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

Impacts Discussion

- a. *Exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*

Construction and grading of the project is temporary in nature; however would generate noise on-site. Noise levels are anticipated to be less than significant because of the temporary nature along with the one mile distance to nearest sensitive receptors. **Less Than Significant**.

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

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

- c. *A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?*

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

- d. *A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?*

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

- e. *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?*

The project is located within the area of influence of the Travis Air Force Base Land Use Compatibility Plan. The project is consistent with the Travis Plan. **No Impact**.

- f. *For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?*

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

2.13 Population and Housing

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

Environmental Setting

The project involves the relocation of existing businesses for an interim period of time. Upon its termination, it will be returned to its former agricultural use.

Impacts Discussion

- a. *Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

The project does not induce population growth directly or indirectly or construct infrastructure that could induce population growth. **No Impact.**

- b. *Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?*

The project does not involve the displacement of homes or people or necessitate construction of more housing elsewhere. **No Impact.**

- c. *Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?*

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

2.14 Public Services

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

Environmental Setting

The project involves the relocation of existing businesses due to redevelopment activities in the Fairfield Train Station area. There is no net increase in employment and corresponding demand for services.

Impacts Discussion

- a. *Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*

The project contains no residential component and places no additional demands on educational or recreational facilities or services. The project is being developed at a very low intensity due to the reliance on well water and septic systems and does not require additional County resources in order to provide County services. **No Impact.**

1) *Fire Protection?*

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

2) *Police Protection?*

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

3) *Schools?*

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

4) *Parks?*

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

5) *Other Public Facilities?*

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

2.15 Recreation

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

Environmental Setting

The project involves the relocation of existing businesses due to redevelopment activities in the Fairfield Train Station area. There is no net increase in employment and corresponding demand for services. There is no residential component to the project. There are no recreational facilities in the immediate vicinity of the project and the project does not relate to recreational facilities.

Impacts Discussion

- a. *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*

The project does not generated demand for recreational uses. **No Impact.**

- b. *Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?*

The project does not include, nor require, the construction of new recreational facilities. **No Impact.**

- c. *Physically degrade existing recreational resources?*

The project does not physically degrade existing recreational facilities. **No Impact.**

2.16 Transportation and Traffic

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

Environmental Setting

The project involves the relocation of existing businesses due to redevelopment activities in the Fairfield Train Station area. There is no net increase in employment and corresponding demand for services. There is no residential component to the project.

Impacts Discussion

- a. *Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio of roads, or congestion at intersections)?*

The low intensity nature of the proposed project will not lower the Level of Service on North Gate Road. **No Impact.**

- b. *Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?*

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

- c. *Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?*

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

- d. *Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible land uses (e.g., farm equipment)?*

The proposed facility does not include any features which create dangerous conditions. **No Impact.**

- e. *Result in inadequate emergency access?*

The project does not alter the access to the site. The new building will have emergency access on all sides. **No Impact.**

- f. *Result in inadequate parking capacity?*

The project meets the county's requirements for off-street parking and loading (per Zoning Regulations). **No Impact.**

- g. *Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?*

Due to its location in an agricultural area, the project does not conflict with any alternative transportation plans or policies. **No Impact.**

2.17 Utilities and Service Systems

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

Environmental Setting

The project is located within the district boundaries of the Central Valley Regional Water Quality Control Board. The project does not exceed any wastewater treatment requirements as identified by the Regional Water Quality Control Board. The site would be developed with a retention basin(s) to retain storm water run-off on-site. Private septic systems and domestic drinking water wells will be utilized typical for habitable structures within the unincorporated County.

Impacts Discussion

- a. *Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?*

The project will operate with on-site septic systems permitted by the County of Solano consistent with the regulations from the Central Valley Water Quality Control Board. **No Impact.**

- b. *Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

See discussion under (a) above. **No Impact.**

- c. *Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

The project will require a major grading and drainage permit from the County. A retention pond or ponds will be required to manage the storm water flows onsite. **No Impact.**

- d. *Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?*

Upon development the project may require additional drinking water entitlements, including a public water system permit from the California Department of Public Health.

The Safe Drinking Water Act requires that no person operate a public water system without first having secured a domestic water supply permit from the Department of Public Health. Operating a public water system without a proper permit may constitute a danger to consumers and the operator may be liable in the event of consumer illness. A public water system permit issued by the Department of Public Health may necessary for the existing and proposed uses at Salad Cosmo USA.

The applicant should consult with the California Department of Public Health on the requirements for operating a public water system and, if required, obtain and comply with a public water system permit. **Less Than Significant with Mitigation. See Mitigation Measures.**

- e. *Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*

Any required on-site disposal systems will be constructed and receive final construction inspection from the Environmental Health Services Division. **Less Than Significant Impact.**

- f. *Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?*

Solano County is served by two landfills which maintain more than a fifteen year capacity for the county's solid waste disposal needs. The solid waste generated by the current facility will increase slightly with the implementation of the proposed project. **No Impact.**

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

The Environmental Health Division has determined that the project complies with federal, state, and local statutes and regulations related to solid waste. **No Impact.**

Avoidance, Minimization Measures and/or Mitigation Measures

Mitigation Measure 2.17(a): Public Water System Permit Requirements. Applicant shall consult with the Solano County Department of Resource Management Environmental Health Division prior to building permit issuances to determine if the project requires a public water system permit issued by the State Department of Public Health. If it is determined that the project requires a public water system permit, applicant shall obtain and comply with a public water system permit.

2.18 Mandatory Findings of Significance

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

Environmental Setting

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

Impacts Discussion

- a. *Does the project have the potential to (1) degrade the quality of the environment, (2) substantially reduce the habitat of a fish or wildlife species, (3) cause a fish or wildlife population to drop below self-sustaining levels, (4) threaten to eliminate a plant or animal community, (5) reduce the number or restrict the range of a rare or endangered plant or animal, or (6) eliminate important examples of the major periods of California history or prehistory?*

See Sections 2.1 thru 2.16. **Less Than Significant Impact with Mitigation.**

- b. *Does the project have impacts that are individually limited, but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.*

See Sections 2.1 thru 2.16. **Less Than Significant Impact with Mitigation.**

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

See Sections 2.1 thru 2.16. **Less Than Significant Impact with Mitigation.**

3.0 Agency Coordination and Public Involvement

3.1 Consultation and Coordination with Public Agencies

The Initial Study is being circulated for public comment.

3.2 Public Participation Methods

The Initial Study is being circulated for public comment and referred to the State Clearinghouse for coordinated review by state agencies. Additional agencies being solicited for review are referenced in Section 5.0 Distribution List.

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

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

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

Eric Wilberg
Planner Associate

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Planning Services Division
675 Texas Street Suite 5500
Fairfield, CA 94533

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

4.0 List of Preparers

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

5.0 Distribution List

Federal Agencies

U.S. Army Corps of Engineers
U.S. Department of Fish and Wildlife

State Agencies

California Department of Conservation
California Department of Fish and Game
California Department of Public Health, Drinking Water Field Operations Branch
California Department of Transportation

Regional Agencies

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

Other

City of Fairfield Planning Department
City of Vacaville Planning Department
Solano Irrigation District
Vaca-Elmira Fire District
Solano County Building Division
Solano County Environmental Health Division
Solano County Public Works Engineering Division
Solano County Water Agency

6.0 Appendices

- 6.1 Initial Study, Part I – Policy Plan Overlay/Use Permit application**
- 6.2 Land Use and Development Standards PP-17-01**
- 6.3 Wetlands Assessment**

CANON PARTNERS

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1107 Kentucky St
Fairfield, CA
94533

November 1, 2017

Eric Wilburg
Solano County
675 Texas Street
Fairfield, Ca 94533

Eric,

Canon Partners is submitting its formal application to the Solano County resource management department for the Project Plan Overlay of its property on North Gate road. The project sites location and scope are included in the accompanying project description.

As discussed in our September meeting the application is a project description and project site plan provided to the resource management department by Canon Partners

Sincerely yours,

Jason Andrews

Canon Partners North Gate Road Ag/Industrial Project

1. PROJECT DESCRIPTION

Project Purpose and Objectives

Canon Partners owns approximately 300 acres on two assessor's parcels APN (166-050-10, 166-040-06) east of North Gate road. Canon Partners seeks to use approximately 84 acres of the 300 acres to locate businesses that are County approved uses for Agriculture Industrial zoned land. Working with the Solano County Resource Management department Canon Partners seeks to establish a Policy Plan Overlay (PPO) on the project site.

The PPO would run from the time of its implementation until 2 years after the completion of the business park infrastructure and the City of Fairfield's issuance of a use permit in the Fairfield Train Station Specific Plan area.

The current use of the 84 acre site is agriculture and an existing concrete recycling facility.

Project Site

The Canon Partners North Gate project site is 84 acres consisting of portions of two assessor's parcels. APN 166-050-10 which is 154 acres (South Parcel) and 166-040-06 which is 146 acres (North Parcel). The North parcel contains 55 acres of the proposed project site and has the approved existing concrete recycling facility Go Green Recycling. The South parcel contains 28.9 acres of the proposed project site and is currently used as dry pasture. Bubbling Wells animal crematorium is proposing to relocate the site. The South parcel has no buildings, structures or trees on it. The North parcel has no trees and the only structures are Go Green Recycling's. The site is fenced with barb wire.

The Canon Partners North Gate overall project site is generally flat and bounded by North Gate road to the West, agriculture to the North, South and East. The project site was previously used for row crops, hay production and pasture. It's current use has an approved concrete

recycling facility and non irrigated pasture. The nearest residence is approximately a little over a mile away.

The site has a General Plan designation of Agriculture A-80 and is in the Travis Reserve.

Proposed Project

The proposed project will designate 84 acres from parcels APN 166-050-10 and 166-040-06 as a Policy Plan Overlay area where approved uses for Agriculture Industrial zoned land can locate.

Allowed uses in Exclusive Agriculture zoned land include Per Solano County Code:

AGRICULTURE USES

A. Crop Production and Grazing

- Agriculture accessory structures
- Cultivated and irrigated farming
- Non irrigated and non cultivated farming, grazing
- Grazing or pastured livestock
- Pastured poultry

B. Agriculture Processing Uses

- Agriculture processing facility; small, medium and large. With special events.
- Aquaculture facility small, medium and large
- Nursery with public sales
- Winery with 25% or greater on site grapes; small, medium and large
- Winery with less than 25% on site grapes
- Winery with special events

C. Animal Facilities and Operations

- Confined animal facility including dairy; small, medium and large
- Fowl and poultry ranch; small and large
- Hog Ranch; small, medium and large
- Slaughterhouse; small and large

D. Other Agriculture Operations

Commercial auction and equipment sales, temporary

RESIDENTIAL USES

A. Dwellings

Primary dwelling

Secondary dwelling

Second Kitchen

B. Temporary Residential Uses

Security quarters for a construction site (commercial coach, manufactured home or recreational vehicle.

Temporary manufactured home storage

C. Agriculture and Animal Facilities Incidental to Residence

Small kennel or Cattery

Stable, private

D. Other Residential Uses

Cottage Industry; Type I and Type II

Home occupation; Type I and Type II

RECREATION, EDUCATION AND PUBLIC ASSEMBLY USES

A. Recreation uses

Hunting or Fishing club

Stable, public without horse shows

B. Education Uses

Agriculture education Minor and Major facility

C. Public Assembly Uses

Public Stable with horse shows

Special Events facility (other than Winery or Agriculture processing facility)

RETAIL AND OFFICE USES

A. Retail Uses

Farm/Ranch supply store

Roadside stand

1,000 square feet or less in size

Between 1,00 and 2,500 square feet

Greater than 2,500 square feet in size

Non-agriculture product sales, less than 10%

Non-agriculture product sales, between 10% and 25%

Non-agriculture product sales, greater than 25%

Any of the above with a Certified Farmers Market; Small and medium

B. Office Uses

Agriculture Research Facility; small, medium and large

TOURIST USES

A. Agritourism

Agriculture Homestay

B. Temporary Agritourism

Amusement and entertainment uses

Certified Farmers Market; small and medium

Seasonal sales lot

COMMERCIAL SERVICE USES

A. Agriculture Services

- Agriculture commercial kitchen
- Agriculture trucking services and facility; small, medium and large
- Airfield or heliport, Agricultural
- Commercial farm equipment fabrication and repair
- Custom farm services, e.g. hay baling
- Storage and sale of agriculture service products (fertilizer, fuel)

B. Commercial Services

- Large Animal hospital or veterinary clinic
- Kennel or Cattery, Large
- Transitional Commercial

INDUSTRIAL, MANUFACTURING, PROCESSING AND WHOLESALE

A. Industrial, Manufacturing and Processing Uses

- Transitional Industrial

COMMUNICATION AND INFRASTRUCTURE USES

A. Communication Uses

- Wireless communication facilities
 - Co-locations
 - New Towers

B. Infrastructure Uses

Commercial wind turbine generator

Injection well

Non-commercial wind turbine

100 feet or less in height

over 100 feet in height

Oil or gas well

Pipeline, transmission or distribution line, in R.O.W

Refuse, disposal, incineration, recycling or composting

Surface mining

Utility facility or infrastructure, outside of R.O.W.

C. Public Uses Facility

Public service facility

D. Temporary Construction and Infrastructure

Concrete/asphaltic concrete mixing plant

Construction storage yard

Construction office, storage, stockpiling or construction yard for public infrastructure project

Meteorological Tower, 100 feet or less

Meteorological Tower, greater than 100 feet in height

RESOURCE PROTECTION USE

A. Resource Protection Uses

Conservation and Mitigation Bank

Infrastructure

Stormwater

Stormwater will be retained on site in a detention pond at the eastern side of the North Parcel serving the entire 84 acre site. It will be designed and built according to county guidelines.

Traffic and Circulation

A paved existing access driveway on the eastern side of the three way stop intersection of North Gate and Canon roads will be used by the project. It provides access to Go Green Asphalt and the proposed Bubbling Wells site. A gravel driveway currently provides access to the rest of the project site.

Water Supply

Water for the project site will be provided by a well to be built in concurrence with the Bubbling Wells construction.

Wastewater

A communal septic system will be constructed to handle waste water and sewage for the project site. It will designed and constructed according to County guidelines. It will be located on the eastern edge of the project site.

Environmental Resources

Visual

An earthen berm and orchard trees will be located between the proposed project site and North Gate road to provide visual screening and enhance the agriculture characteristics of the area.

The Bubbling Wells steel building will be designed too compliment the agriculture character of the surrounding area.

Biological Resources

A biological survey was conducted by Madrone Ecological Consulting and a report of the findings is included. Field survey's of the site were conducted on December 16, 2015, March 2, 2017 and July 18, 2017. In summary no biological constraints were found on the parcel to constrain development if the recommended avoidance and protective measures are implemented.

Figure 1: Vicinity Map

Figure 2: Accessor's Parcel Map

Figure 3: Overall Site Plan

Photos

1.1 ADDITIONAL DATA

NRCS Soil Classification

Six varieties of soil classifications are found on the project site.

- CeA Clear Lake clay
- CeB Clear Lake clay drained
- DbC Diablo-Los Osos loam
- MkA Millsup sang loam
- MmE Millsholm loam
- SeA San Ysidro sandy loam

Agriculture Reserve Status

The parcel is not in the Williamson Act nor does to have any agriculture easements.

1.2.2 Surrounding General Plan, Zoning and Land Uses

	General Plan	Zoning	Land Use
Property			
North	Agriculture	A-80	Agriculture
South	Agriculture	A-20	Agriculture
East	Agriculture	A-80	Agriculture
West	Agriculture	A-20	Agriculture



DEPARTMENT OF RESOURCE MANAGEMENT
PLANNING SERVICES APPLICATION FORM

675 Texas Street Suite 5500, Fairfield, CA 94533

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(707) 784-6765 Phone
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www.solanocounty.com

COUNTY OF SOLANO

RESOURCE MANAGEMENT

- Application Type: ☐ New ☐ Extension (maps) ☒ Minor Revision ☐ Map Modification
- | | | |
|--|---|--|
| ☐ Administrative Permit (AD) | ☐ Minor Use Permit (MU) | ☐ Sign Permit (SGN) |
| ☐ Architectural Review (AR) | ☐ Mobilehome Storage Permit (MH) | ☒ Use Permit (U) |
| ☐ General Plan Amendment (G) | ☐ Mutual Agreement (MA) | ☐ Variance (V) |
| ☐ Major Subdivision (S) | ☐ Performance Standards (PS) | ☐ Waiver (WA) |
| ☐ Marsh Development Permit (MD) | ☐ Policy Plan Overlay (PP) | ☐ Zone Text Amendment (ZT) |
| ☐ Minor Subdivision (MS) | ☐ Rezone (Z) | |

U-15-05-MR1

FOR OFFICE USE ONLY

3/22/17

CW

Application No: _____ MR# _____ Hrg: AD ZA PC BOS _____ Date Filed: _____ Plnr: _____

Project Name: Go Green Recycling

Subject Site Information

Site Address: 5204 North Gate Road City: Fairfield State: CA Zip: 94535

Assessor's Parcel Number (s): 0166-040-060 Size (sq. ft/acre): 48 acre

Preferred Property Access by Staff: ☐ OK to access ☒ Call applicant before access ☐ Call owner before access

Contact Information

Property Owner Name: Canon Partners LLC

Contact Name: Joseph Andrews Phone: 707-249-4727 Email: Debra@SolanoConstructionCo.com

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

Architect/Engineer/Land Surveyor Company Name: none

Contact Name: _____ Phone: _____ Email: _____

Mailing Address: _____ City: _____ State: _____ Zip: _____

Applicant/Company Name: Go Green Asphalt Inc

Contact Name: Joseph Andrews Phone: 707-249-4727 Email: Debra@SolanoConstructionCo.com

Mailing Address: 5204 North Gate Rd City: Fairfield State: CA Zip: 94535

Other Contacts:

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

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

1 Project Narrative

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

See attached.

2 General Plan, Zoning and Utilities:

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

Current General Plan Designation: Agriculture

Current Zoning: Agriculture

Proposed General Plan Designation: Agriculture

Proposed Zoning: _____

Current Water Provider: well

Current Sewage Disposal: none

Proposed Water Provider: well

Proposed Sewage Disposal: septic system

GO GREEN ASPHALT INC.

REVISED Project Narrative:

1. In order to accommodate Travis Air Force Base's projected concrete removal of approximately 200,000 to 250,000 Tons over the next 4-5 years (of which the removal will be completed and a very short time such as 40,000-50,000 Tons per project in a 3-6 week period) we would like to amend our Use Permit from CDI to Inert Type A.
2. Average 20 trips per day with occasional peaks at the demand of specific projects.
3. Extend processed stockpile time from 12 months to 18 months in order to deal with the surge of product on the market.

3 Williamson Act Contract

- A. Is any portion of the property under Williamson Act Contract?

☐ Yes

☒ No

If yes, Contract No. _____ please provide a copy.

- If yes, has a Notice of Non-Renewal been filed?

☐ Yes

☐ No

If yes, please provide a copy.

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

☐ Yes

☒ No

If yes, please list and provide a copy.

4 Additional Background Information

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

☐ Yes

☒ No

If yes, please describe in the project narrative.

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

Building, grading, septic system

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

Use Permit U-15-05

Go Green Recycle, CDI, 02-04-16

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

Wetland assessment

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

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

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

☒ No

5 Existing Conditions

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

A. Project site:

Level farm ground

B. Surrounding properties:

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

C. Existing use of land:

Level farm land + Go Green Asphalt Inc.

D. Describe number and type of existing structures:

	Type/Number	Square Feet
Residential	0	
Agricultural	0	
Commercial	Construction trailer	720
Industrial	0	
Other	0	

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

pasture

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

irrigated pasture

G. Slope of property:

Flat or sloping (0 - 6% slope) 48 acres
 Rolling (7 - 15% slope) _____ acres
 Hilly (16 - 24% slope) _____ acres
 Steep (> 24% slope) _____ acres

H. Describe existing drainage conditions on site. Indicate direction of surface flows, adjacent parcels affected.

Surface runoff to north east. No adjacent parcels affected

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

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

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

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

See attached map

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

None

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

Tail water ditch on east end of property.
S/D Canal on adjacent property off east end.

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

None

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

Yes _____ No ☒ Don't Know _____ If yes, please list:

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

Asphalt driveway off North Gate Rd at intersection of
North Gate Road and Canon Road.

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

See title report

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

2 ea 4x8 plywood signs @ Driveway entrance.

Go Green Asphalt Inc.

Solano Construction Co. Inc

6 Proposed Changes to the Site

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

i. Percent of site previously graded: 100 %.

ii. Project area (area to be graded or otherwise disturbed): 40 sq. ft./(acres)

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

Less than 50 cubic yds³ More than 50 cubic yds³ ☒ More than 1000 cubic yds³

iv. Estimate amount of soil to be:

Imported 0 yd³ Exported 0 yd³ Used on site 15,000 yd³.

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

no trees onsite

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

none

- D. Describe proposed fencing and/or visual screening (landscaping):

4' high w.r fence surrounding property. Visual screening to be citrus,
300' from North Gate Rd along West end of property.

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

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

- F. Proposed source and method of water supply:

Well, SID

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

septic system

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

Recology for trash, no hazardous waste

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

Diesel, motor and hydraulic oil, gasoline

J. Duration of construction and/or anticipated phasing:

Phase I 12 months
Phase II 36 months

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

No

7 Proposed Site Utilization

A. RESIDENTIAL PROJECTS

N/A

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

If multi-family, number of units: _____ Maximum height: _____

2. Signage: Freestanding: _____ Dimension(s): _____ Area: _____ (sq.ft)
Attached/Wall: _____ Dimensions(s): _____ Area: _____ (sq.ft)

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

1. Lot coverage:

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

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

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

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

4. Proposed hours of operation:

Days: Monday through Saturday

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

Year round: ☒ Yes ☐ No

Months of operation: from _____ through _____

5. Proposed construction schedule:

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

Days of construction: Monday through Saturday

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

Yes. See attached plan

7. Maximum number of people using facilities:

At any one time: 5 Throughout day: 5

8. Total number of employees: 5

Expected maximum number of employees on site: 5

During a shift: 5 During day: 5

9. Number of parking spaces proposed: 10

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

At any one time: 2-5 day: 250

11. Radius of service area: _____

12. Type of loading/unloading facilities:

tractor loader

13. Type of exterior lighting proposed:

building security lights

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

Tractor loader, dozer, excavator, crusher, screen

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

None

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

2ea 2x4 signs are installed

8 Environmental Checklist

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

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

9 Additional Information by Applicant

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

10 Information Verification - Signed by Owner and Applicant

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

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

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

Owner signature: _____ Date: 03-21-17

PRINTED NAME: Joseph E Andrews

Applicant signature: _____ Date: 03-21-17

PRINTED NAME: Joseph E Andrews

For Office Use Only

Planning Permit Fee(s)	Environmental Review Fees
<u>U 15 05-MR</u> \$ <u>2,213</u>	Initial Study \$ _____
_____ \$ _____	Archaeological Study (Sonoma State NWIC) \$ _____
_____ \$ _____	Negative Declaration \$ _____
_____ \$ _____	CA Fish and Games (ND or EIR) \$ _____
_____ \$ _____	Initiate EIR \$ _____
_____ \$ _____	Mitigation Monitoring Plan \$ _____
Total \$ <u>2,213</u>	Total \$ _____
Total Fees Paid (P + E) \$ <u>2,213</u>	Receipt No.: <u>1044118</u> DATE: <u>3/22/17</u>

Staff verify: Zoning: _____ GP Land Use & Consistency: _____

Comments: _____ Staff/Date: _____

T:\PLANNING\Planning Templates\Front Counter Application and Instruction Forms\COUNTER FORMS - (O-R-I-G-I-N-A-L-S)\Land Use Permit\Permit Application & Instructions\Land Use Permit - Application.doc(June 23, 2011)



DEPARTMENT OF RESOURCE MANAGEMENT
PLANNING SERVICES APPLICATION FORM

675 Texas Street Suite 5500, Fairfield, CA 94533

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

www.solanocounty.com

Application Type: ☒ New ☐ Extension (maps) ☐ Minor Revision ☐ Map Modification

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

FOR OFFICE USE ONLY

Application No: _____ MR# _____ Hrg: AD ZA PC BOS _____ Date Filed: 11-17-07 Plnr: _____

Project Name: BUBBLING WELL PET MEMORIAL PARK

Subject Site Information

Site Address: NORTH GATE RD. AT CANON RD. City: FAIRFIELD State: CA Zip: _____

Assessor's Parcel Number (s): 166-050-100 Size (sq. ft/acre): 10 AC.±

Preferred Property Access by Staff: ☐ OK to access ☒ Call applicant before access ☐ Call owner before access

Contact Information

Property Owner Name: CANON PARTNERS LLC

Contact Name: DAN C. HARBERTS Phone: 707-974-5454 Email: danharberts@yahoo.com

Mailing Address: 2462 ATLAS PEAK RD. City: NAPA State: CA Zip: 94558

Architect/Engineer/Land Surveyor Company Name: ROBERT A. KARN & ASSOC. INC.

Contact Name: ROBERT KARN Phone: 707-435-9999 Email: r.karn@RAKENGINEERS.COM

Mailing Address: 707 BECK AVE. City: FAIRFIELD State: CA Zip: 94533

Applicant/Company Name: BUBBLING WELL PET MEMORIAL PARK INC.

Contact Name: DAN C. HARBERTS Phone: 707-974-5454 Email: danharberts@yahoo.com

Mailing Address: 2462 ATLAS PEAK RD. City: NAPA State: CA Zip: 94558

Other Contacts:

Name: _____ Phone: _____ Email: _____

Mailing Address: _____ City: _____ State: _____ Zip: _____

1 Project Narrative

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

Currently located at 5054 Peabody Road, Bubbling Well Pet Memorial Park provides cremation services, both private and communal, for domestic pets (dogs, cats, etc.) in addition farm animals including goats, sheep and horses. We provide these cremation services for Pet Hospitals and Pet Emergency Clinics in Solano County as well as the Solano County SPCA and in some cases the Solano county Animal Control (see letters of recommendation). Additionally our services are provided to the SF Bay Area Counties Pet Hospitals and Clinics and some points beyond.

In addition to the aforementioned services we provide a medical waste (sharps containers) pick up business to these Pet Hospitals and Clinics. The "sharps" containers and medical waste is stored in refrigeration. This "transfer station" is a very small endeavor requiring a walk in cooler to temporarily house sharps containers/medical waste. This service has been ongoing for over 20 years at our current location with zero violations of any kind (we are monitored by the state health department and inspected twice per year).

There is no medical waste processing involved of any kind. The material is simply stored for pick up by a medical waste processing company.

The project will construct a moveable steel structure for incinerators for occasional witness cremation as well as non-witnessed cremation (building approximately 60 x 125). The site is located on a 10 acre parcel, the disturbed area consists of approximately 1.6 acres.

7500 \$

For the most part, there will be three employees working at the proposed facility with an extra employee on occasion. Operations would be 6 days per week with an occasional 7th day when needed. Traffic would be minimal with our company trucks arriving there three times per week (two bobtail trucks), Tuesday, Wednesday and Thursday.

2 General Plan, Zoning and Utilities:

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

Current General Plan Designation: AGRICULTURE

Current Zoning: AGRICULTURE

Proposed General Plan Designation: AGRICULTURE

Proposed Zoning: _____

Current Water Provider: NONE

Current Sewage Disposal: NONE

Proposed Water Provider: WELL

Proposed Sewage Disposal: SEPTIC SYSTEM

3 Williamson Act Contract

A. Is any portion of the property under Williamson Act Contract?

☐ Yes ☒ No

If yes, Contract No. _____ please provide a copy.

If yes, has a Notice of Non-Renewal been filed?

☐ Yes ☐ No

If yes, please provide a copy.

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

☐ Yes

☒ No

if yes, please list and provide a copy.

4 Additional Background Information

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

☐ Yes

☒ No

If yes, please describe in the project narrative.

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

BUILDING, GRADING, SEPTIC SYSTEM, WELL

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

NONE

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

MADBONE ECOLOGICAL CONSULTING LETTER DATED DECEMBER 17, 2015

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

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

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

☒ No

5 Existing Conditions

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

A. Project site:

LEVEL FARM GROUND

B. Surrounding properties:

TO THE EAST IS LEVEL FARM GROUND, TO THE SOUTH IS NORTH BAY AQUADUCT WATER TANK, TO THE WEST CITY OF FAIRFIELD INDUSTRIAL GROUND TO THE NORTH GO GREEN ASPHALT RECYCLING.

C. Existing use of land:

LEVEL FARM GROUND.

D. Describe number and type of existing structures:

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

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

PASTURE

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

WHEAT, SUGAR BEETS, IRRIGATED PASTURE, ALMOND TREES

G. Slope of property:

Flat or sloping (0 - 6% slope) 10 acres
 Rolling (7 - 15% slope) _____ acres
 Hilly (16 - 24% slope) _____ acres
 Steep (> 24% slope) _____ acres

H. Describe existing drainage conditions on site. Indicate direction of surface flows, adjacent parcels affected.

EXISTING SITE DRAINAGE SHEET FLOWS TO THE EAST AND ULTIMATELY RECESSES A DRAINAGE DITCH RUNNING NORTH TO SOUTH.

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

North	PASTURE	South	PASTURE
East	PASTURE	West	CITY OF FAIRFIELD INDUSTRIAL GROUND

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

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

NORTH BAY AQUADUCT

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

NONE

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

TAIL WATER DITCH ON SID CANAL ON ADJACENT PROPERTY OFF EAST END.

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

NONE

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

Yes _____ No ✓ Don't Know _____ If yes, please list:

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

EXISTING DRIVEWAY OFF OF NORTH GATE RD. AT INTERSECTION OF NORTH GATE RD. AND CANON RD.

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

NONE

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

NONE

6 Proposed Changes to the Site

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

i. Percent of site previously graded: 0 %.

ii. Project area (area to be graded or otherwise disturbed): 1.6 ± sq. ft./acres.

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

 Less than 50 cubic yds³ ✓ More than 50 cubic yds³ More than 1000 cubic yds³

iv. Estimate amount of soil to be:

Imported 0 yd³ Exported 0 yd³ Used on site yd³.

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

NO TREES ON SITE

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

NONE

- D. Describe proposed fencing and/or visual screening (landscaping):

WIRE FENCE SURROUNDING PROPERTY. VISUAL SCREENING TO BE ALMOND ORCHARD.

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

EXISTING DRIVEWAY OFF OF NORTH GATE RD. AT INTERSECTION OF NORTH GATE RD. & CANYON

- F. Proposed source and method of water supply:

WELL

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

SEPTIC SYSTEM

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

TRANSFER STATION (BIO HAZARD) REQUIRES 10' X 12' WALK-IN COOLER FOR VETERINARY SHARPS STORAGE.

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

BIO HAZARD/SHARPS STORAGE TRANSFER STATION.
NOTHING PROCESSED ON SITE.

J. Duration of construction and/or anticipated phasing:

12 MONTHS

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

NO

7 Proposed Site Utilization

A. RESIDENTIAL PROJECTS N/A

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

If multi-family, number of units: _____ Maximum height: _____

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

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

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

1. Lot coverage:

Building coverage: 7,500 (sq.ft) Surfaced area: 16,300 (sq.ft)

Landscaped or open space: 5 AC. ± (sq.ft)

2. Total floor area: 7,500 (sq.ft)

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

4. Proposed hours of operation:

Days: MONDAY - SATURDAY EVERY WEEK, OCCASIONALLY SUNDAY

From: 5:00 a.m./p.m to 5:00 a.m./p.m

Year round: ☒ Yes ☐ No

Months of operation: from _____ through _____

5. Proposed construction schedule:

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

Days of construction: MONDAY THROUGH SATURDAY

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

No

7. Maximum number of people using facilities:

At any one time: 5-8 Throughout day: 5-8

8. Total number of employees: 4-5

Expected maximum number of employees on site: 5

During a shift: 5 During day: 5

9. Number of parking spaces proposed: 17

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

At any one time: 10 day: 12

11. Radius of service area: SERVICING S.F. BAY AREA

12. Type of loading/unloading facilities:

2 BOBTAIL "CABOVER" TRUCKS, 2 FORD RANGERS,
FORKLIFT. NOTHING SPECIAL FOR FACILITY ITSELF.

13. Type of exterior lighting proposed:

BUILDING SECURITY LIGHTS

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

INCINERATORS MAKE MINIMAL NOISE, ONLY HEARD
INSIDE BUILDING.

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

NONE

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

4' X 6' MONUMENT SIGN.

8 Environmental Checklist

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

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

9 Additional Information by Applicant

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

10 Information Verification - Signed by Owner and Applicant

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

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

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

Owner signature: _____ Date: _____

PRINTED NAME: _____

Applicant signature: _____ Date: _____

PRINTED NAME: _____

For Office Use Only

Planning Permit Fee(s)	Environmental Review Fees
U 17-08 \$6080	Initial Study \$ _____
_____ \$ _____	Archaeological Study (Sonoma State NWIC) \$ _____
_____ \$ _____	Negative Declaration \$ _____
_____ \$ _____	CA Fish and Games (ND or EIR) \$ _____
_____ \$ _____	Initiate EIR \$ _____
_____ \$ _____	Mitigation Monitoring Plan \$ _____
Total \$ _____	Total \$ _____
Total Fees Paid (P + E) \$ 6080	Receipt No.: 1044167 DATE: _____

Staff verify: Zoning: _____ GP Land Use & Consistency: _____

Comments: _____ Staff/Date: _____

T:\PLANNING\Planning Templates\Front Counter Application and Instruction Forms\COUNTER FORMS - (O-R-I-G-I-N-A-L-S)\Land Use Permit\Permit Application & Instructions\Land Use Permit - Application.doc(June 23, 2011)

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

Statement of Purpose

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

Limited Term

A use permit shall be required whenever development is proposed within the Policy Plan Overlay area. The use permit shall be for a limited term, not to exceed ten (10) years. One 5 year extension may be granted if, at the time of the extension request, the City of Fairfield has approved the extension of sanitary sewer and municipal water services to the designated Fairfield Train Station Specific Plan relocation area just west of the project site within the City of Fairfield.

Allowed Uses and Permit Requirements

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

Land Use Regulations

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

Prohibited Uses

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

Site Development and Other Standards

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

Architectural Review

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

Performance Standards

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

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

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

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

Potable Water Requirements - Per Health and Safety Code section 116275, a Public Water System permit from the state shall be obtained and maintained valid and all operating, monitoring, reporting and notification requirements for a Public Water System shall be met.

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

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

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

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

Septic System Requirements - The design and specification of the septic system shall include plans that show the proposed system detail and the placement of the leachfield in the area tested and identified for leachfield construction. The site testing and an on-site sewage disposal system design shall be prepared by a Professional Civil Engineer, Certified Engineering Geologist, or a Registered Environmental Health Specialist. The designer shall certify and stamp the design prior to approval of the on-site sewage disposal system permit. The onsite

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

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

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

- a. All material stockpiled on site shall be sufficiently watered to prevent fugitive dust from leaving property boundaries and causing a public nuisance. Watering shall occur at least once a day with complete site coverage, preferably in the mid-morning hours.
- b. All on site areas with vehicle traffic shall be watered periodically or have dust palliatives applied for stabilization of dust emissions.
- c. All trucks hauling dirt, sand, aggregates or other loose materials shall be covered or shall maintain at least two feet of freeboard (i.e. minimum vertical distance between top of load and trailer).

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

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

Development Site Plan - Attachment A

TABLE A 28.68.17-01 of ALLOWED USESA= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt, --- = *Prohibited*

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

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

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

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

General site and building standards

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

TABLE B 28.68.17-01 of DEVELOPMENT STANDARDS

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

Notes:

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

Accessory Buildings and Structures

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

TABLE C 28.68.17-01 of DEVELOPMENT STANDARDS, ACCESSORY BUILDINGS

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

Notes

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





2617 K Street, Suite 175
Sacramento, CA 95816

www.madroneeco.com
(916) 822-3230

March 13, 2017

Mr. Jason Andrews
Canon Partners
1107 Kentucky Street
Fairfield, California 94533

Subject: Preliminary Wetland Assessment, Canon Road Property, Solano County, California

Dear Mr. Andrews:

This letter summarizes our March 2, 2017, field survey conducted on the Canon Road property. The approximately 28.9-acre Study Area is located directly southeast of the Canon Road-North Gate Road intersection in Sections 1 and 12, Township 5 North, Range 1 West, MDB&M, Solano County, California (UTM coordinates; 593,612 meters Easting/ 4,239,749 meters Northing (NAD83, Zone 10 North). **Figure 1** is a vicinity map.

The Study Area is situated south of Vacaville and east of Fairfield on moderately hilly terrain at a median elevation of approximately 100 feet. The site is undeveloped and has primarily been utilized as cattle pasturage in the recent past. The northern portion of the parcel appears to have been historically graded to facilitate flood irrigation while the southern part was disked last year and possibly planted in pasture mix. No habitable structures are present and the site is encircled by undeveloped agricultural lands and ranchettes.

A field survey of the entire Study Area was conducted on March 2, 2017, approximately six days after a series of storm events passed through Solano County. Meandering transects were performed on foot with particular attention paid to areas presenting potential wetland signatures on aerial photography. The northern portion of the Study Area was also surveyed for wetlands by Madrone Ecological in December of 2015. **Figure 2** is a map of the Study Area overlain upon aerial photography flown June 6, 2014.

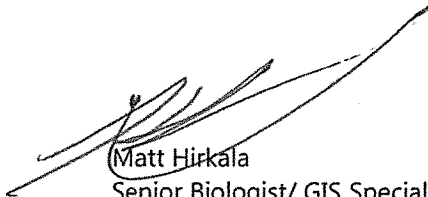
The Study Area supports non-native annual grasslands comprised of soft chess (*Bromus hordeaceus*), rip-gut brome (*Bromus diandrus*), rattail sixweeks grass (*Festuca myuros*), wild oats (*Avena fatua*), medusa head (*Elymus caput-medusae*), filaree (*Erodium botrys*), salt-grass (*Distichlis spicata*), and cut-leaf geranium (*Geranium dissectum*). The Study Area contains no trees, shrubs, or other woody vegetation.

The Study Area does not encompass any vernal pools, seasonal wetlands, channels, ponds, lakes, drainage/irrigation ditches or any other water features that may be subject to regulation by the U.S. Army Corps of Engineers, the California Department of Fish and Wildlife, or the California Water Quality Control Board. No surface ponding was observed anywhere within the Study Area; however, the parcel directly to the south appears to

support seasonal wetland features. A large ponded area was present east of the foundation pad of the water tank along North Gate Road.

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

Sincerely,



Matt Hirkala
Senior Biologist/ GIS Specialist

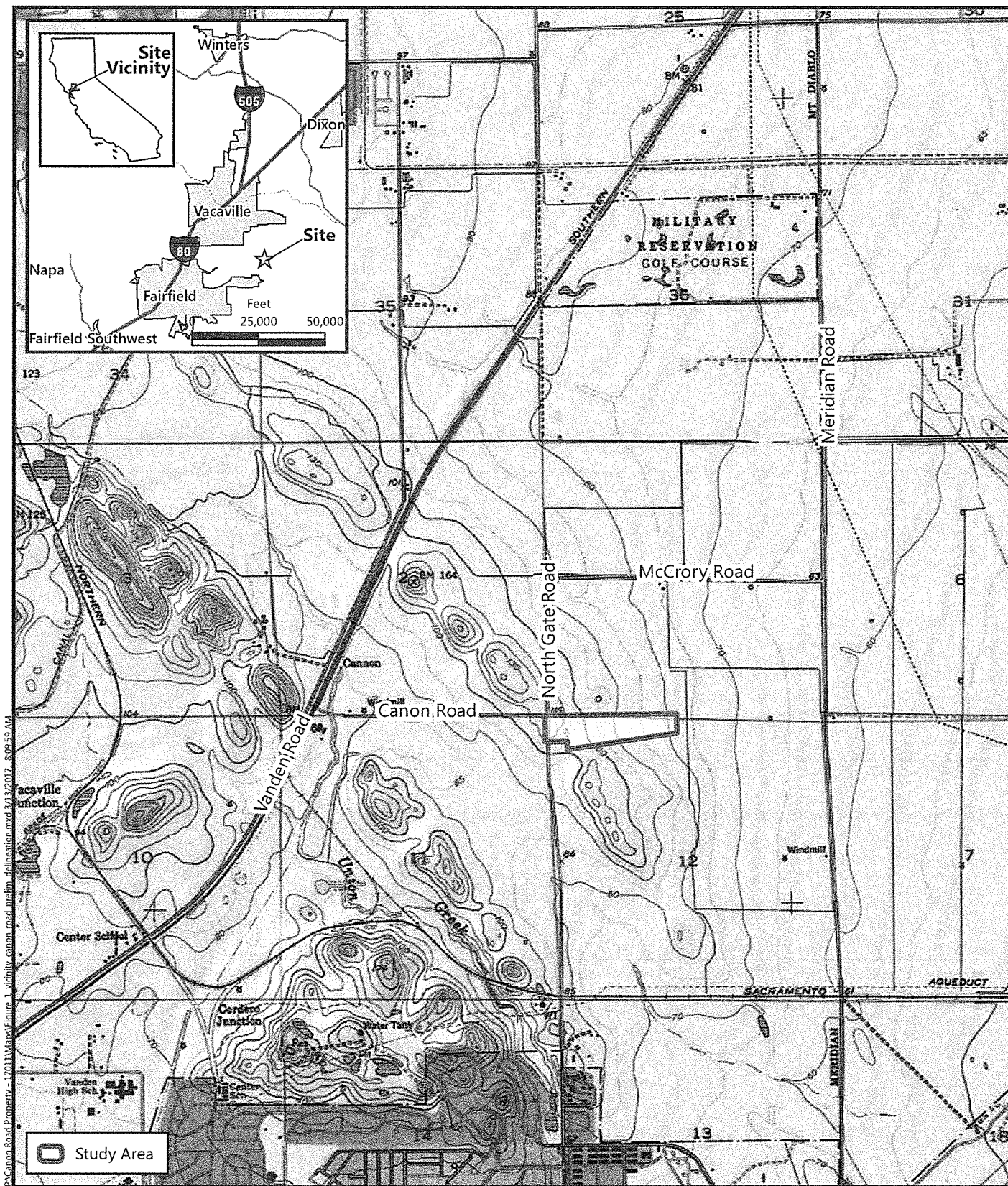
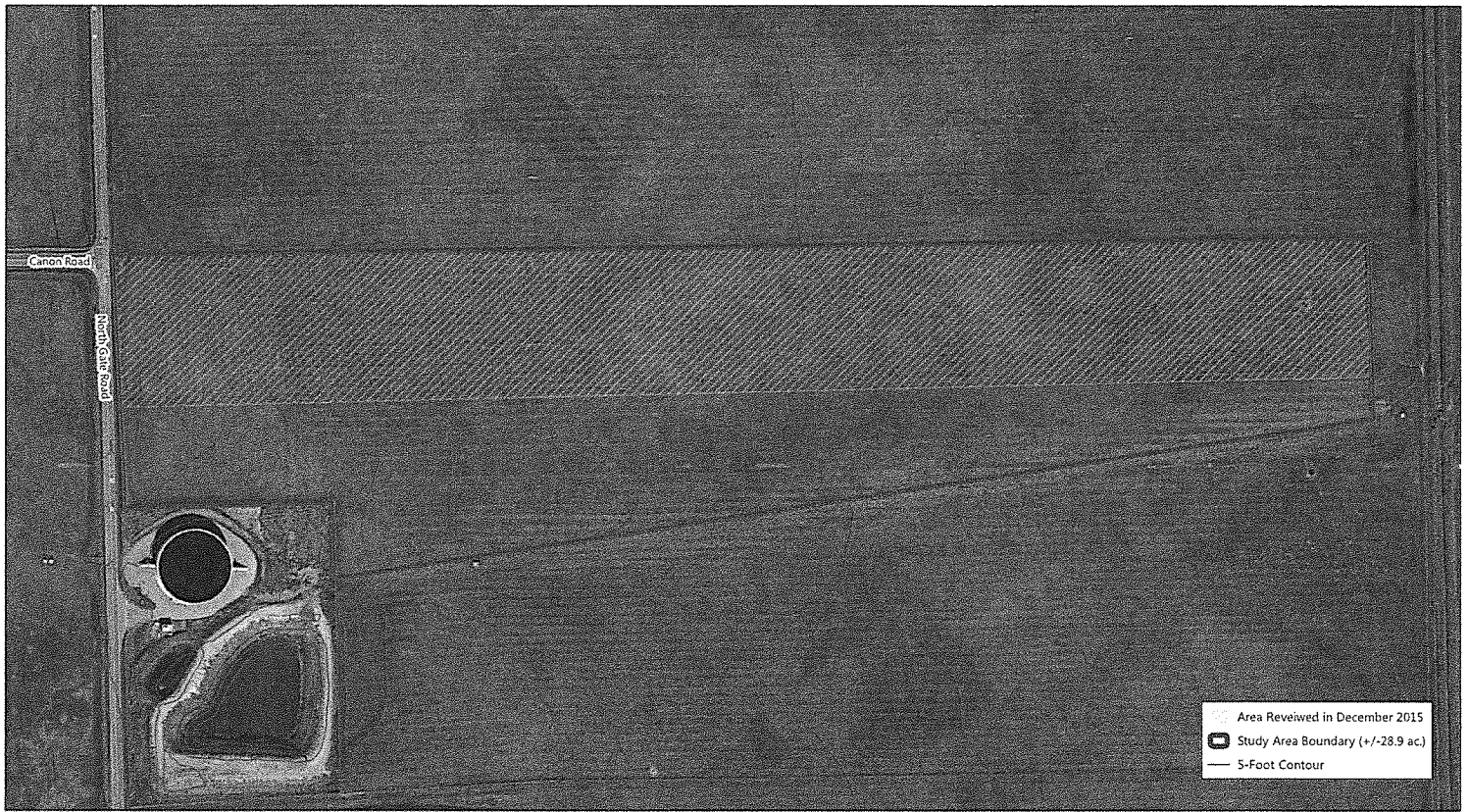


Figure 1
Vicinity Map
Preliminary Wetland Assessment

Canon Road Property
Solano County, California





N
0 200 400
Feet
Aerial Source: NAIR, June 6, 2014

Figure 2
Study Area
Preliminary Wetland Assessment
Canon Road Property
Solano County, California





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

December 17, 2015

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

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

Dear Mr. Andrews:

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

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

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

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

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

Sincerely,



Matt Hirkala
Senior Biologist/ GIS Specialist

