

# **Salad Cosmo, USA**

**Use Permit U-98-28-MR2**

**Initial Study and  
Negative Declaration**

**June 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:	Salad Cosmo, USA
Application Number:	U-98-28-MR2
Project Location:	5944 Dixon Avenue West Dixon, CA 95620
Assessor Parcel No.(s):	0109-030-040, 030, and 0109-060-010
Project Sponsor's Name and Address:	Salad Cosmo, USA c/o Masahiro Nakada 5944 Dixon Avenue West Dixon, CA 95620

### General Information

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

- ☐ Please review this Initial Study. You may order additional copies of this document from the Solano County Department of Resource Management Planning Services Division at 675 Texas Street, Fairfield, CA, 94533.
- ☐ We welcome your comments. If you have any comments regarding the proposed project please send your written comments to this Department by the deadline listed below.
- ☐ Submit comments via postal mail to:  
Department of Resource Management  
Planning Services Division  
Attn: Eric Wilberg, Planner Associate  
675 Texas Street  
Fairfield, CA 94533
- ☐ Submit comments via fax to: (707) 784-4805
- ☐ Submit comments via email to: [ejwilberg@solanocounty.com](mailto:ejwilberg@solanocounty.com)
- ☐ Submit comments by the deadline of: July 16, 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.

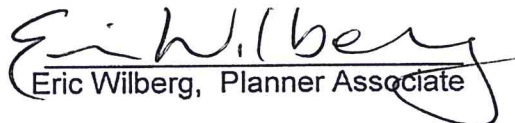
☐ The Department of Resource Management finds the proposed project could have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT (EIR) is required.

☐ The Department of Resource Management finds 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.

5-31-18  
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.

5/31/2018  
Date

  
Salad Cosmo, USA

## 1.0 ENVIRONMENTAL SETTING and PROJECT DESCRIPTION

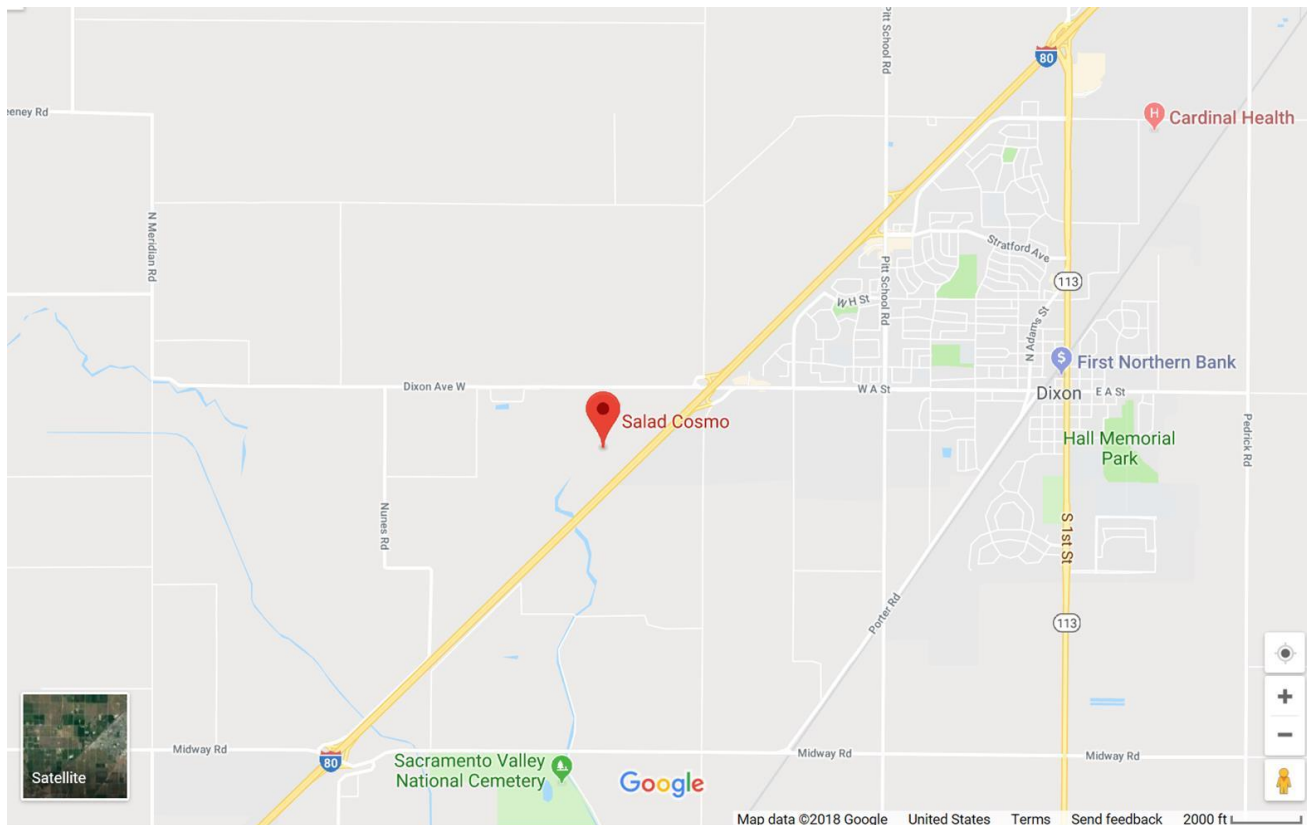
### 1.1 ENVIRONMENTAL SETTING:

The project is located at 5944 Dixon Avenue West, 1 mile southwest of the City of Dixon. The property is situated within a predominantly agricultural setting identified as the Dixon Ridge Agricultural Region by the Solano County General Plan. Land surrounding the project site is devoted to a variety of agricultural uses including orchard, field, and row crops. The predominantly agricultural setting is accompanied by residences on some parcels.

The subject site is comprised of three Assessor's Parcels totaling approximately 230 acres. The parcels are relatively flat exhibiting slopes of less than six percent. McCune Creek and the Solano Irrigation District's Weyand Canal flow between the developed eastern parcel (APN 0109-030-040) and the adjacent agricultural parcel to the west (APN 0109-030-030). McCune Creek then continues on, meandering through the undeveloped southern parcel (APN 0109-060-010) and beyond Interstate 80 to the south.

All existing and proposed development is situated on APN 0109-030-040. Site improvements include processing facilities, wastewater pond, parking, associated landscaping, and residential structures. The developed footprint measures approximately 24 acres of the 69 acre parcel. The remainder of the developed parcel and the two additional parcels under Salad Cosmo, USA ownership are utilized for organic farming of seed crops (no fertilizer or pesticides) including mung bean, radishes, and alfalfa.

**Figure 1: Vicinity Map**



## **1.2 PROJECT DESCRIPTION:**

### **Objective and Existing Conditions**

Salad Cosmo began growing bean sprouts in Japan in 1945. In 1998 Masa Nakada, son of founder Toshio Nakada, began Salad Cosmo USA Corp. at their Dixon, CA location. The facility primarily produces mung bean sprouts in addition to radishshoots (daikon sprouts), nano-onion, and nano-red radish. The project consists of an expansion to the existing Salad Cosmo agricultural processing facility. The applicant has filed a revision of their existing use permit (U-98-28) and architectural review (AR-98-20) to facilitate the proposed changes.

The facility cultivates site-harvested and imported seeds inside the existing 59,060 square foot processing plant. Product is received by truck at the loading dock and transported into the cleaning room where seeds are cleaned and processed as needed. Seeds are then placed in large storage rooms where they are stockpiled awaiting use within the climatically controlled grow rooms to be sprouted. Radish sprouts are grown in the 11,000 sq. ft. greenhouse just east of the main production building. The original 54,974 square foot production building is located northeast of the main processing building and is currently utilized for product storage and warehousing. The facility utilizes a 10 acre process waste water pond south of the buildings on-site. Pond water is reclaimed for irrigation of the alfalfa fields on-site as well as percolation to recharge underground aquifers. The waste water discharge component of the processing facility is permitted through the Central Valley Water Quality Control Board.

### **Project Description**

Salad Cosmo, USA is proposing additions to their processing facility as well as demolition of portions of existing structures. The project will be constructed in two general phases. The first phase is to accommodate bean sprout growing that is conducted in complete darkness. The second phase is designed to prepare for the growing of other types of sprout in sunlit greenhouses.

The main component of the first phase includes construction of an 11,291 sq. ft. seed storage building west of the existing processing structure. The new storage area is necessary to store product on site and in close proximity to the growing line. Purchased seeds will be made under more advantageous bulk purchases, stored on site, and eliminate the need storing product in rented warehousing off site. In addition, phase I includes the construction of a 5,306 sq. ft. cold storage area and a 5,675 sq. ft. processing room expansion. These two components would be located attached to and near the northeast corner of the existing production building.

This phase also includes a 6,400 sq. ft. expansion of the grow rooms located along the south side of the existing production building to produce organic bean sprouts. Also, radish sprout operations will be relocated into the south half of the existing green house and a 732 sq. ft. portion of the structure will be demolished. During this time, removal of a 5,614 sq. ft. appendage of the original processing building is also proposed.

An expansion of the paved area around the seed storage for vehicular access is also proposed. Approximately 5,000 cubic yards of excavated material from deepening the water detention pond would be utilized.

Phase I development also includes construction of a commercial scale solar photovoltaic system with production capacity of 602kW to serve the processing facility. The solar PV system consists of 2,208 modules and measures 67,276 square feet in size. The system is a floating array, to be anchored within the existing waste water pond. The table below summarizes the first phase of the project:



## Phase I

<b>Additions</b>	<b>Size</b>
Seed Storage expansion	11,291 sq. ft.
Cold Room storage	5,306 sq. ft.
Processing Room expansion	5,675 sq. ft.
Grow Room expansion	6,400 sq. ft.
Vehicular access	---
Solar PV system	67,276 sq. ft.(within existing waste water pond)
<b>Demolitions</b>	<b>Size</b>
Greenhouse (portion)	732 sq. ft.
"Old" Production Bldg. (portion)	5,614 sq. ft.
<b>NET Change</b>	<b>22,326 sq. ft. increase, not including solar PV</b>

## Phase II

Phase II involves construction of three (3) additional greenhouses southeast of the existing greenhouse. Each new greenhouse measures 4,800 square feet. Phase II would result in an overall increase of 14,400 sq. ft. of structures.

## Infrastructure

### *Potable Water and Septic*

The facility relies on a domestic well for its potable water. No new water supplies are proposed or required for the expansion project. A State of California Department of Public Health, Drinking Water Permit is required when an average of 25 people per day are using the facilities in any 60 day period. Based on the number of employees and potential visitors it is likely that a State permit is necessary.

A septic tank and leach field system provides sanitary services for the facility. There is no change proposed for the current septic system which has a calculated and constructed capacity of up to 1,000 gallons per day. The system accommodates the employee waste water stream, and does not include any of the process waste water for the sprout growing and packaging operations. The 24 employees per day as stated by the applicant are within the calculated capacity of the existing on-site sewage disposal system. The system is calculated at 20 gallons per employee per day, which equates to a maximum of 50 persons per day. The project does not propose any changes to the existing septic system.

### *Wastewater*

Wastewater is discharged into a 10 acre wastewater pond and subsequently utilized on site for supplemental agricultural water. The wastewater pond is permitted by the Central Valley Regional Water Quality Board. The project proposes the excavation of 5,000 cubic yards of material from the pond to be utilized for the expansion of vehicular access around the new seed storage building, thus resulting in an increase wastewater retention capacity of the pond. The solar PV component of the project is proposed atop the existing wastewater pond.

### *Irrigation Water*

The project site is located within the boundaries of the Solano Irrigation District (S.I.D). The property has an existing service and is provided raw, untreated, agricultural irrigation water. The project does not propose any changes to the existing S.I.D.

### *Drainage*

The property is traversed by McCune Creek. Storm water from the subject site sheds from north to south collecting in existing drainage courses and seasonal ditches, constructed as part of the agricultural operations on the property, with outfall to McCune Creek; there are no chemicals or fertilizers used by the crops. The absorption rate, drainage patterns and surface runoff are affected slightly by the building and paving areas, however, the runoff is collected by new ditches that tie into the existing drainage courses resulting in no significant increase.

### *Fire Protection*

Upon development, each structure and permitted land use will be evaluated for fire protection by the Dixon 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.

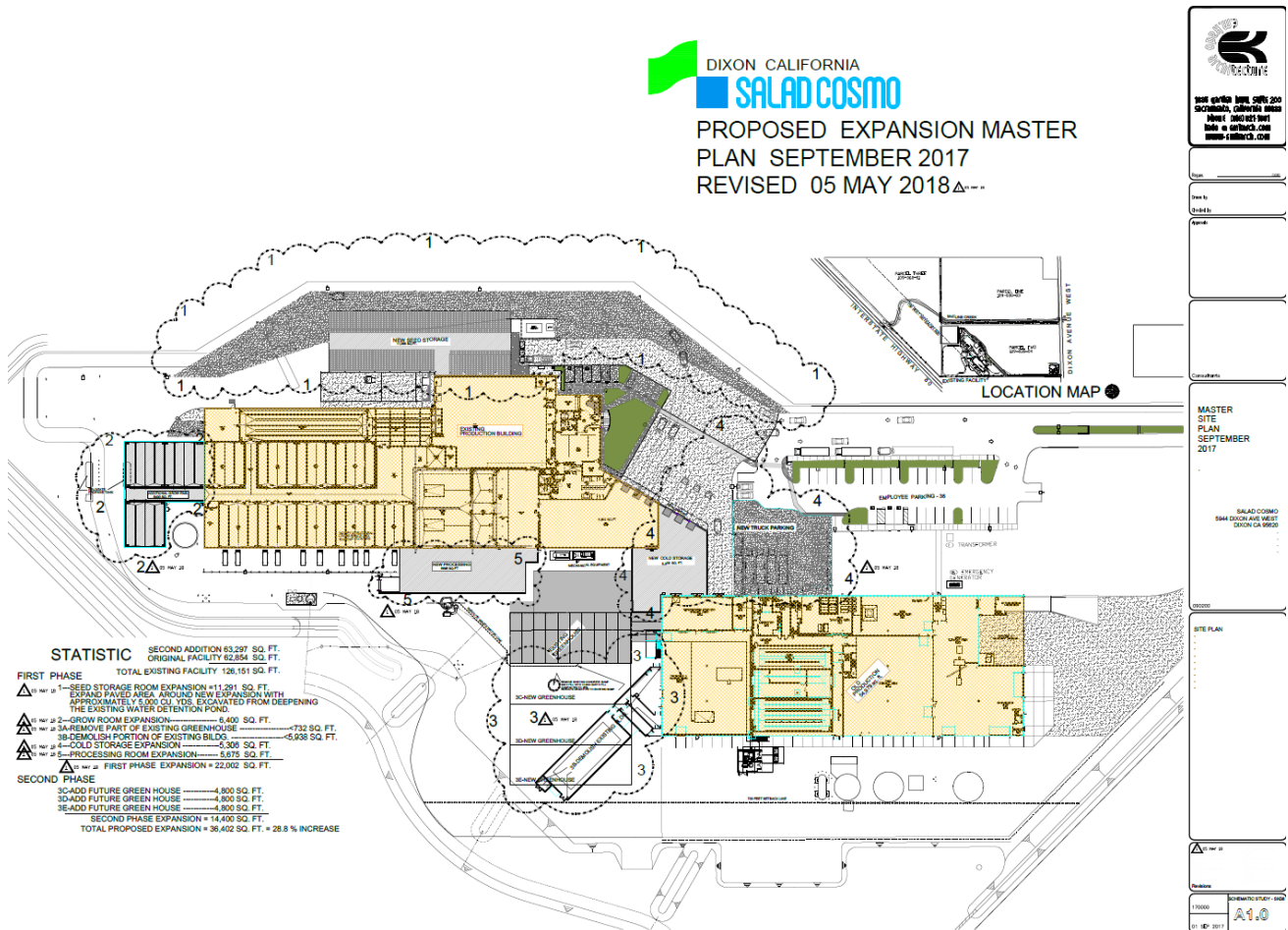
### *Access*

The subject site has frontage along, and an encroachment to Dixon Avenue West. The facility is accessed via a 26 foot wide, 1,850 linear foot private driveway. The project does not propose any changes to the existing access.

**Figure 2:** Aerial Photo of Site Improvements – May 2017



Figure 3: Site Plan

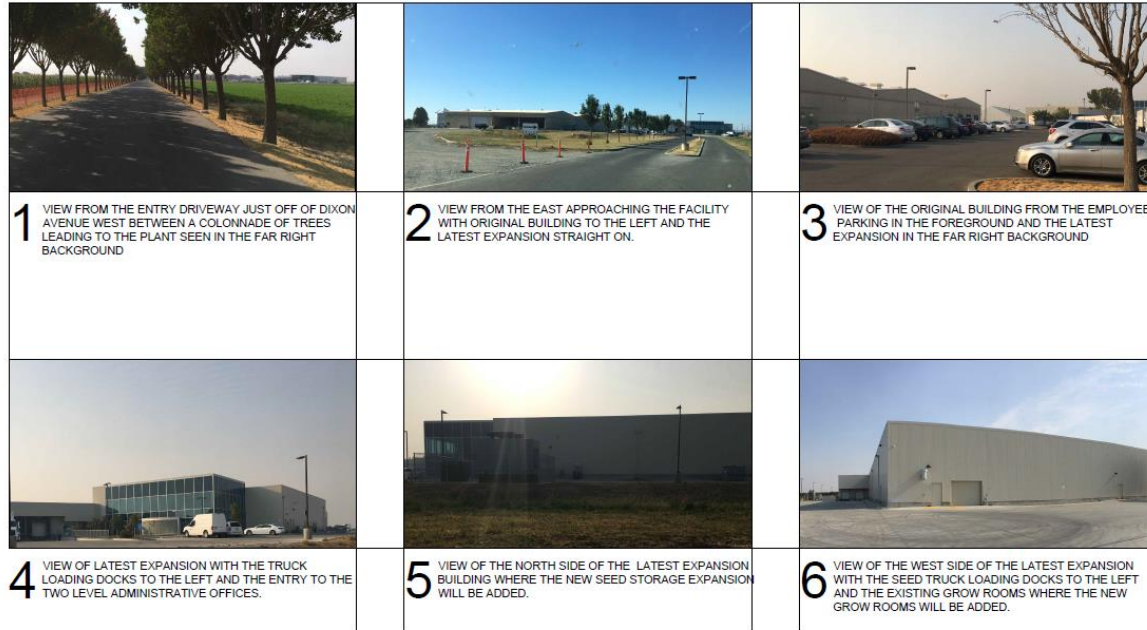






**Figure 5: Photographs of Existing Facility**

## PHOTOGRAPHS OF EXISTING FACILITY



### 1.2.1 ADDITIONAL DATA:

NRCS Soil Classification:	Capay Silty Clay Loam Class II
Agricultural Preserve Status/Contract No.:	Agricultural Conservation Easement Vaca-Dixon Greenbelt
Non-renewal Filed (date):	N/A
Airport Land Use Referral Area:	N/A
Alquist Priolo Special Study Zone:	N/A
Primary or Secondary Management Area of the Suisun Marsh:	N/A
Primary or Secondary Zone identified in the Delta Protection Act of 1992:	N/A
Other:	None

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

	General Plan	Zoning	Land Use
<b>Property</b>	Agriculture/Ag. Reserve	Exclusive Agriculture A-40	Processing/Ag.
North	Agriculture/Ag. Reserve	Exclusive Agriculture A-40	Row crop
South	Agriculture/Ag. Reserve	Exclusive Agriculture A-40	Field crop
East	---	---	Interstate 80
West	Agriculture/Ag. Reserve	Exclusive Agriculture A-40	Orchard

## 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 as well as the Agricultural Reserve Overlay which is designed to encourage private landowners to voluntarily participate in agricultural conservation easements. The subject site is also situated within the Dixon Ridge Agricultural Region which contains some of the best farmland in the County. Most of the region is in production for field crops, such as tomatoes, alfalfa, and safflower. Agricultural production, processing, and services are the predominant land uses with Dixon Ridge. The existing agricultural processing land use and proposed project expansion are consistent with the purpose and intent of these General Plan designations.

### 1.3.2 Zoning

The project site is located within the Exclusive Agriculture 'A-40' Zoning District. Section 28.21 of the County Zoning Regulations conditionally permits agricultural processing facilities such as Salad Cosmo.

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

Central Valley Regional Water Quality Control Board  
Yolo - Solano Air Quality Management District  
Solano County Department of Resource Management

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

Army Corps. of Engineers District: Sacramento District  
California Department of Fish & Wildlife  
California Department of Transportation  
City of Dixon  
City of Vacaville  
Dixon Fire Protection District  
Solano Irrigation District  
Ulatis Soil Conservation District

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

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

### **Findings of SIGNIFICANT IMPACT**

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

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

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

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

### **Findings of LESS THAN SIGNIFICANT IMPACT**

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

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

### **Findings of NO IMPACT**

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

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



## 2.1 Aesthetics

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

### Environmental Setting

The project is located adjacent to Interstate 80, which is designated as a Scenic Roadway by the 2008 Solano County General Plan. Policy RS.P-37 is to “protect the visual character of designated scenic roadways”. In addition, the property is a part of the Dixon-Vacaville Greenbelt preserving the rural agricultural resources between the two cities.

The existing facility is approximately 700’ northwest of Interstate-80. The facility is within the foreground component of a highly visible Scenic Corridor as identified in the Solano County General Plan. The intent of the design of the facility was to be indigenous with the surrounding agricultural area. The facility is not visible from the eastbound lanes of I-80 due to the high oleander median. There is an 8’ high fence along the freeway side of the building with vine plantings to screen the service utilities. The facility is highly visible from I-80 in the westbound direction. Because of the size and scale of the structure on the site, the applicant planted Dwarf Blue Gum (“E. g. Compacta”) eucalyptus trees to screen the facility. These plantings provide a hedgerow along the eastern property boundary and clustered tree plantings adjacent to the rear of the building. The species is a multi-branched, bushy shrub like tree, which grows as high as 60-70 ft. Foliage persists to the ground for 10-15 years with the species becoming treelike later. The species is fast growing and is very hardy accommodating frosts down to down to 17° F.

The majority of the proposed building additions are located either between the two existing main structures or on the west side of existing development, out of view from motorists along Interstate 80. The proposed 4,798 sq. ft. grow room off the south end of the production facility would increase the building mass visible from the freeway. The building would be located parallel to Interstate 80, approximately 1,000 feet northwesterly of the ROW. The building elevation facing Interstate 80 is a blank side of the building, containing no fenestration or public entrances.

## **Impacts Discussion**

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

The building as designed could have a significant effect on scenic resources, due to its scale and utilitarian façade facing Interstate 80. The project sponsor has agreed to plant additional trees to provide screening from the highway, similar to the plantings along the existing buildings. **Less Than Significant with Mitigation.**

*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?*

The project site and surrounding sites are agricultural in nature, planted with row crops or orchards. For the reasons outlined in 2.1.a. above, tree plantings that provide visual buffering from Interstate 80 should be provided. In addition, lighting should be designed so that it is not directed up or outward away from the building. **Less Than Significant with Mitigation.**

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

See discussion in 2.1.c. above. **Less Than Significant with Mitigation.**

*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.**

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

### **Mitigation Measures**

**Mitigation Measure 2.1.1** The applicant shall submit a landscape plan concurrent with building permit submittal, providing for tree plantings that provide the same screening as provided with the existing processing plant. The landscape plan shall be subject to the review by the City of Vacaville, the City of Dixon and review and approval by the Director of Resource Management for Solano County. All trees shall be planted prior to the issuance of a Certificate of Occupancy by the Building Official.

#### Verification

The Director of Resource Management shall verify that a landscape plan is submitted prior to the building permit submittal and that all trees required by the landscape plan have been planted prior to the issuance of a certificate of occupancy.

**Mitigation Measure 2.1.2** The applicant shall utilize non-glare, shielded lighting fixtures to prevent fugitive light from producing glare.

#### Verification

The Director of Resource Management shall verify that non-glare, shielded light fixtures have been incorporated into the lighting plan for the building.

## 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Environmental Setting

The property is located in the Dixon Ridge agricultural area and is a part of the Dixon-Vacaville Greenbelt. The Dixon Ridge area contains most of the county's prime agricultural lands. The project site is surrounded by other agricultural lands on the north, west and south sides. The eastern boundary is formed by Interstate 80. The existing facility and the proposed development are located on a portion of the property identified as Urban and Built-Up land pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. The balance of the property and surrounding lands are shown as "Prime Farmlands". The project does not impact any "Prime Farmland, Unique Farmland or Farmland of Statewide Significance.

The property is also subject to an Agricultural Conservation Easement (ACE). The on-going agricultural processing and agricultural production on-site are consistent with the easement.

### Impact 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 is shown as Urban and Built-Up lands 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 expansion of the agricultural processing facility is consistent with the Agricultural Zoning and Agricultural Conservation Easement. **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 a part of the existing, developed site containing the current processing plant, offices and parking/loading areas. Construction of the proposed building does not infringe on the existing cultivation on surrounding lands. The expanding processing plant will increase the demand for locally produced seeds utilized by Salad Cosmo. **No Impact.**

## 2.3 Air Quality

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

## Environmental Setting

The project is located in the Sacramento Valley Air Basin (SVAB), which also includes Butte, Colusa, Glenn, Sacramento, Shasta, Sutter, Tehama, Yolo, and Yuba Counties and the western portion of Placer County. Eastern Solano County is currently designated as a nonattainment area for the federal and state ozone (8-hour) and PM .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 PMJO (24hour) standards. Solano County is unclassified for the federal PM10 standard (ARB 2009).

### **Sacramento Valley Air Basin**

The SVAB is relatively flat, bordered by the north Coast Range to the west and the northern Sierra Nevada to the east. Air flows into the SVAB through the Carquinez Strait, the only breach in the western mountain barrier, and moves across the Sacramento–San Joaquin Delta (Delta) from the SFBAAB.

The Mediterranean climate type of the SVAB is characterized by hot, dry summers and cool, rainy winters. During the summer, daily temperatures range from 50 degrees Fahrenheit (°F) to more than 100°F. The inland location and surrounding mountains shelter the area from much of the ocean breezes that keep the coastal regions moderate in temperature.

Most precipitation in the area results from air masses that move in from the Pacific Ocean, usually from the west or northwest, during the winter months. More than half the total annual precipitation falls during the winter rainy season (November–February); the average winter temperature is a moderate 49°F. Characteristic of SVAB winters are periods of dense and persistent low-level fog, which are most prevalent between storms. The prevailing winds are moderate in speed and vary from moisture-laden breezes from the south to dryland flows from the north.

The mountains surrounding the SVAB create a barrier to airflow, which leads to the entrapment of air pollutants when meteorological conditions are unfavorable for transport and dilution. The highest frequency of poor air movement occurs in the fall and winter when high-pressure cells are present over the SVAB. The lack of surface wind during these periods, combined with the reduced vertical flow because of less surface heating, reduces the influx of air and leads to the concentration of air pollutants under stable meteorological conditions. Surface concentrations of air pollutant emissions are highest when these conditions occur in combination with agricultural burning activities or temperature inversions, which hamper dispersion by creating a ceiling over the area and trapping air pollutants near the ground.

May–October is ozone season in the SVAB. This period is characterized by poor air movement in the mornings and the arrival of the Delta sea breeze from the southwest in the afternoons. Longer daylight hours provide a plentiful amount of sunlight to fuel photochemical reactions between reactive organic gases (ROG) and oxides of nitrogen (NOX), which result in ozone formation. Typically, the Delta breeze transports air pollutants northward out of the SVAB; however, during about half of the days from July to September, a phenomenon known as the Schultz Eddy prevents this from occurring. Instead of allowing the prevailing wind patterns to move north, carrying pollutants out of the valley, the Schultz Eddy causes the wind pattern to shift southward and blow air pollutants back into the SVAB. This phenomenon exacerbates the concentration of air pollutant emissions in the area and contributes to violations of the ambient air quality standards. The eddy normally dissipates around noon when the Delta sea breeze arrives.

Local meteorology of the eastern portion of Solano County is represented by measurements recorded at the Davis station. The normal annual precipitation is approximately 18 inches. January temperatures range from a normal minimum of 36°F to a normal maximum of 53°F. July temperatures range from a normal minimum of 55°F to a normal maximum of 93°F (NOAA 1992). The predominant wind direction and speed, measured at the Woodland station, is from the north-northwest at around 7 miles per hour (mph) (ARB 1994).

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

The ambient concentrations of air pollutant emissions are determined by the amount of emissions released by sources and the atmosphere's ability to transport and dilute such emissions. Natural factors that affect transport and dilution include terrain, wind, atmospheric stability, and sunlight. Therefore, existing air quality conditions in the area are determined by such natural factors as

topography, meteorology, and climate, in addition to the amount of emissions released by existing air pollutant sources. These pollutant sources were discussed within the General Plan EIR, starting on page 4.2- 1.

### **General Plan Air Quality Impacts**

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 buildout 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 and YSAQMD'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 (NOx), 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 4.2-1 a(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.

The General Plan EIR found that buildout of the General Plan would lead to increases in greenhouse gas emissions (Impact 6.2-1a). Implementation of the 2008 General Plan goals, policies and programs described in the 2008 General Plan would reduce greenhouse gas emissions, but the degree of future impacts and applicability, feasibility, and success of the future mitigation measures cannot be adequately known for each specific future project at this program level of analysis. Since

it cannot be determined whether these measures would reduce GHG levels to a less-than-significant level, this impact must be considered significant and unavoidable.

### **Impact Discussion**

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

The proposed processing facility 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 processing facility'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.**

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

See discussion 2.3(a) above.

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

See discussion 2.3(a) above.

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

*Criteria Air Pollutants and Precursor Emissions*

The General Plan EIR found that buildout 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.**

*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 on-site 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**

The General Plan EIR included mitigation measures for discretionary permit review. All of the applicable mitigation measures for Air Quality Impacts and Greenhouse Gas impacts are included below

**Mitigation Measure 4.2-1a(1):** Require Implementation of Supplemental Measures to Reduce Construction-Related Exhaust Emissions.

In addition to the measures recommended by BAAQMD and YSAQMD for construction emissions of PM<sub>10</sub> and incorporated into the 2008 Draft General Plan under Program HS.I-60, the County shall require each project applicant, as a condition of project approval, to implement the following measures to further reduce exhaust emissions from construction-related equipment:

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

### **Verification**

Prior to issuance of a grading or building permit, the Director of Resource Management shall verify that this mitigation measure has been implemented.



**Mitigation Measure 4.2-1a(2): Require Implementation of Supplemental Measures to Reduce Fugitive PM<sub>10</sub> Dust Emissions.**

In addition to the required basic control measures, the County shall require each project applicant, as a condition of project approval, to implement the following enhanced and additional control measures recommended by BAAQMD and YSAQMD to further reduce fugitive PM<sub>10</sub> dust emissions:

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

Verification

Prior to issuance of a grading or building permit, the Director of Resource Management shall verify that this mitigation measure has been implemented.

**Mitigation Measure 4.2-3a: Require Implementation of YSAQMD Design Recommendations for Development Projects.**

The County shall require each project applicant, as a condition of project approval, to implement the following mitigation measure recommended by YSAQMD.

Design of all development projects shall include all of the following elements, as applicable:

- A duct system within the building thermal envelope, or insulated to R-38 standards
- Passive cooling strategies, including passive or fan-aided cooling planned for or designed into the structure, a cupola or roof opening for hot-air venting, or underground cooling tubes
- High-efficiency outdoor lighting utilizing solar power or controlled by motion detectors
- Natural lighting in buildings
- Building siting and orientation designed to reduce energy use

- Summer shading and wind protection measures to increase energy efficiency
- Use of concrete or other nonpolluting materials for parking lots instead of asphalt
- Use of landscaping to shade buildings and parking lots
- Photovoltaic and wind generators
- Installation of energy efficient appliances and lighting
- Installation of mechanical air conditioners and refrigeration units that use non-ozone-depleting chemicals

Verification

Prior to issuance of a grading or building permit, the Director of Resource Management shall verify that this mitigation measure has been implemented.

**Mitigation Measure 4.2-4a: Require Implementation of Measures to Reduce Operational Emissions from Mobile Sources.**

The County shall require each project applicant, as a condition of project approval, to implement the following mitigation measures, as appropriate:

- Intersections affected by individual projects shall be evaluated for violations of CO concentration thresholds.
- Development review shall focus on upgrading roads in Solano County to County design standards if the new development significantly contributes to the need to upgrade these roads, regardless of whether the new development occurs inside a city or within the unincorporated county.

Verification

Prior to issuance of a grading or building permit, the Director of Resource Management shall verify that this mitigation measure has been implemented.

**Mitigation Measure 4.2-5a: Require Implementation of Measures to Reduce the Potential for Exposure to TACs from Mobile Sources.**

The County shall require each project applicant to implement the following measures as a condition of project approval:

- Activities involving idling trucks shall be oriented as far away from and downwind of existing or proposed sensitive receptors as feasible.
- Strategies shall be incorporated to reduce the idling time of main propulsion engines through alternative technologies such as IdleAire, electrification of truck parking, and alternative energy sources for TRUs to allow diesel engines to be completely turned off.
- Proposed developments shall incorporate site plans that move sensitive receptors as far as feasibly possible from major roadways (100,000+ average daily trips).

Verification

Prior to issuance of a grading or building permit, the Director of Resource Management shall verify that this mitigation measure has been implemented.

## 2.4 Biological Resources

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

## Environmental Setting

The proposed expansion will be located predominantly at the northeast side of the existing facility. All new construction will be located within the 24 acre developed footprint of the existing facility. This site is not identified as within a habitat conservation area by the 2008 Solano General Plan (See Appendix 6.1 Map of Vegetation and Cover Types and 6.2 Map of Priority Habitat Areas).

## **Impact 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?*

New construction within the developed footprint of the processing facility will not affect habitat for any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations. **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?*

There are no wildlife corridors indicated in the project's vicinity by the 2008 Solano General Plan. **No Impact.**

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

There are no local policies or ordinances protecting biological resources which affect this site. **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?*

Construction of the proposed facility does not conflict with the Resources Chapter of the 2008 Solano County General Plan. **No Impact.**

## 2.5 Cultural Resources

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

### Environmental Setting

The proposed expansion is located within the 24 acre footprint of the existing agricultural processing facility. There are no historical structures proposed for removal.

### Impacts

- 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. **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. **No Impact.**

## 2.6 Geology and Soils

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

### Environmental Setting

The Seismic Shaking Potential map, Figure HS-3 of the General Plan depicts the project outside of the Highest Potential Earthquake Damage Area; however near the Midland 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 Moderate 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 6%).

### 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 does lie within, or in close proximity to, an earthquake fault zone. **No Impact.**

2. *Strong seismic ground shaking?*

The site does lie within, or in close proximity to, an earthquake fault zone. **No Impact.**

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

The site is in an area with a moderate potential for liquefaction (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 General Plan). **No Impact.**

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

The project will be constructed within the developed footprint of the existing agricultural processing facility. A major grading and drainage permit is necessary prior to any construction, which will impose conditions of approval to prevent storm water pollution. **No 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 existing buildings were built in 1999 and have shown no signs of distress related to soils or geologic conditions. 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 existing facility maintains a septic system that functions in compliance with the County's environmental health requirements. It will be expanded to handle the increased discharges from the expansion project. **No Impact.**

## 2.7 Greenhouse Gas Emissions

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

### Environmental Setting

See discussion under 2.3 Air Quality.

### Impacts Discussion

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

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

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

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

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

#### Mitigation Measures

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



## 2.8 Hazards and Hazardous Materials

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

### Environmental Setting

The facility operates an 8,000 gallon propane tank located 40' from the processing building, utilized for a process hot water boiler and gas-fired unit heaters. The applicant maintains an approved Hazardous Materials Plan with the county for the following materials utilized on-site:

- Isopropyl alcohol
- potassium nitrate
- liquid bleach
- granular sodium hypochlorite

- argon gas
- oxygen
- acetylene
- ethylene
- propane
- diesel
- acid detergent, and
- non-flammable gas mixture

### **Impact 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 operates in compliance with a Hazardous Materials Business Plan issued by Solano County Department of Resource Management. 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 not located within an airport land use area of influence, or within two miles of a public airport. **No Impact.**

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

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

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

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

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

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

## 2.9 Hydrology and Water

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

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

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

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### **Environmental Setting**

Storm water from the subject site sheds from north to south collecting in existing drainage courses and seasonal ditches, constructed as part of the agricultural operations on the property, with outfall to McCune Creek; there are no chemicals or fertilizers used by the crops. The absorption rate, drainage patterns and surface runoff are affected slightly by the building and paving areas, however, the runoff is collected by new ditches that tie into the existing drainage courses resulting in no significant increase.

The existing processing facility has a 64,000 gallon water storage tank which draws from an on-site domestic water well at a flow rate of 270 GPM. This water is used for the germination/growing/washing of sprouts, which in turn will be collected by a series of drains throughout the building, cleaned by a separation system and discharged into the on-site pond. The pond water will be reclaimed for irrigation as well as percolation to groundwater. The waste discharge is controlled by a current waste discharge permit issued by the Central Valley Water Quality Control Board.

### **Impact Discussion**

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

The project is subject to the waste discharge requirements of the Central Valley Water Quality Control Board and operates in accordance with their permit. The expanded facility will continue to be permitted by the CVWQCB. 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 existing plant utilizes an on-site well for process water. The expansion is not expected to require a substantial increase in current well draws. **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?*

McCune Creek flows through the site, approximately 300 feet west of the facility. Under the required major grading permit, the project shall retain any additional storm water flows so that the rate of discharge is not increased through the minimal addition of the new vehicular access around the proposed seed storage structure. A storm water pollution prevention plan will protect McCune Creek from the potential for erosion or siltation. **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 includes a holding pond for waste water discharge, prior to the beneficial reuse on site for irrigation water. This system prevents the release of wastewater into McCune Creek. **No Impact.**

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

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

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

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

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

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

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

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

## 2.10 Land Use and Planning

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

### Environmental Setting

The project is situated within a predominantly agricultural setting identified as the Dixon Ridge Agricultural Region in the Solano County General Plan. Dixon Ridge and the Agricultural General Plan designation and policies provide for agricultural production, processing facilities, and services. The project is consistent with the intent of these designations.

The project does not lie within a “priority habitat conservation area” as defined in the General Plan. The existing use and proposed expansion is consistent with the Exclusive Agricultural Zoning District and applicable land use regulations.

### Impacts Discussion

a. *Physically divide an established community?*

The project is located on an agricultural parcel and not 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 is consistent with the General Plan designation and Zoning Districts applied to the subject property. **No Impact.**

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

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

## 2.11 Mineral Resources

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

### Environmental Setting

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

### Impacts Discussion

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

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

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

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

## 2.12 Noise

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

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

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

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### **Environmental Setting**

The project is adjacent to Interstate 80, a source of significant noise. The 2008 Solano County General Plan indicates a noise contour of 60 dB at the proposed location of the processing facility. The General Plan recommends that new industrial uses are appropriate with noise levels of less than 70 dB.

### **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?*

The existing facility and project expansion does not include industrial processes that generate significant vibration or noise levels. **No Impact.**

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

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

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

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

- 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. **No Impact.**

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

The project is not located within the area of influence of an airport land use compatibility plan, nor is it located within two miles of a public airport. **No Impact.**

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

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



## 2.13 Population and Housing

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

### 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 provides for an upgrade to the existing facilities operations by incorporating new technologies and production processes. **No Impact.**

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

There is no existing housing in the project's expansion area. No housing units are proposed for removal. **No Impact.**

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

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

## 2.14 Public Services

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

### Environmental Setting

The project involves an expansion to the existing agricultural processing facility. The project does not introduce any change to existing public 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 does not introduce any change to existing public services. **No Impact.**

1) *Fire Protection?*

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

2) *Police Protection?*

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

3) *Schools?*

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

4) *Parks?*

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

5) *Other Public Facilities?*

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

## 2.15 Recreation

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

### Environmental Setting

The project involves the expansion of an existing agricultural processing facility. There is no residential component to the project. There are no recreational facilities in the immediate vicinity of the project and the project does not relate to recreational facilities.

### Impacts Discussion

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

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

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

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

- c. *Physically degrade existing recreational resources?*

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

## 2.16 Transportation and Traffic

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

### Environmental Setting

The applicant estimates that the site currently generates between 68 and 87 vehicle trips per day. this includes approximately 50-60 employee trips, 18-22 export and import delivery trucks, and 0-5 visitors per day. The applicant expects vehicle trips to remain unchanged with the proposed project.

Dixon Avenue West has the capacity of 4,000 vehicles per day. When last surveyed, it was operating at 1,310 vehicles per day.

### 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 capacity of Dixon Avenue West far exceeds its current usage and operates at a Level of Service A. Any negligible increase in the number of vehicle trips would not change the current level of Service. **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 project does not include any air transportation and will not interfere with air traffic. **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 structures will have emergency access on all sides. **No Impact.**

- f. *Result in inadequate parking capacity?*

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

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

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

## 2.17 Utilities and Service Systems

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

### Environmental Setting

PG&E have extended underground electrical service to the site. Natural gas was not economically feasible to extend to the facility so a certified propane tank was provided. Telephone service has been extended to the facility.

An on-site disposal system (septic tank with an evaporation sand filter) has been constructed and received final construction inspection by the Environmental Health Services Division.

Vacaville Sanitation provides building solid waste disposal. Sprout waste from the facility will be collected/separated from the general solid waste and used for compost by the operator. The compost will be spread onto the fields and disked in on a regular basis. Compost piling will not occur.

### **Impacts Discussion**

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

The project operates with a wastewater discharge permit from the Central valley Water Quality Control Board. The new facility will be incorporated into the existing permit to regulate wastewater discharge. **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?*

The existing wastewater treatment system is adequate for the new facility. No new construction is required. **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 is maintained to manage the storm water flows into McCune Creek. **No Impact.**

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

The project operates with a locally approved well water drinking water system. The facility currently operates at levels which 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 permittee shall 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.**

- 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?*

An on-site disposal system (septic tank with an evaporation sand filter) has been constructed and received final construction inspection by the Environmental Health Services Division. **No 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 (d):** Public Water System Permit Requirements.

**The permittee shall consult with the Department of Public Health and if it is determined that the project requires a public water system permit, applicant shall obtain and comply with a public water system permit.**

**2.18 Mandatory Findings of Significance**

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

**Environmental Setting**

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

**Impacts Discussion**

- a. *Does the project have the potential to (1) degrade the quality of the environment, (2) substantially reduce the habitat of a fish or wildlife species, (3) cause a fish or wildlife population to drop below self-sustaining levels, (4) threaten to eliminate a plant or animal community, (5)*



*reduce the number or restrict the range of a rare or endangered plant or animal, or (6) eliminate important examples of the major periods of California history or prehistory?*

See Sections 2.1 thru 2.17. **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 2.17. **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 2.17. **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 through the State Clearinghouse for a thirty (30) public comment period.

#### **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. In addition, it will be sent to the Department of Conservation and the Solano County Agriculture Commissioner and other local agencies for review and comment. For a complete list of agencies reviewing the document, see Section 5.0 Distribution List.

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

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

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

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

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

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

#### **5.0 Distribution List**

##### **Federal Agencies**

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

##### **State Agencies**

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

##### **Regional Agencies**

Yolo-Solano Air Quality Management District  
Central Valley Regional Water Quality Control Board

##### **Other**

City of Dixon Planning Department  
City of Vacaville Planning Department  
Solano Irrigation District  
Dixon Fire District  
Solano County Building Division  
Solano County Environmental Health Division  
Solano County Public Works Engineering Division  
Solano County Water Agency  
Ulatis Soil Conservation District

#### **6.0 Appendices**

##### **6.1 Initial Study, Part I –Use Permit application**

##### **6.2 Assessor's Parcel Maps**

## **6.0 APPENDICES**

**6.1**



**DEPARTMENT OF RESOURCE MANAGEMENT**  
**PLANNING SERVICES APPLICATION FORM**

675 Texas Street Suite 5500, Fairfield, CA 94533

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

www.solanocounty.com

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

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

FOR OFFICE USE ONLY

U.98 28 MK-2

Application No: \_\_\_\_\_ MR# \_\_\_\_\_ Hrg: AD ZA PC BOS \_\_\_\_\_ Date Filed: NOV 29, 2017 Plnr: \_\_\_\_\_

**Project Name:** Salad Cosmo, USA

**Subject Site Information**

Site Address: 5944 Dixon Ave. West City: Dixon State: CA Zip: 95620

Assessor's Parcel Number (s): 109-030-04 Size (sq. ft/acre): \_\_\_\_\_

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

**Contact Information**

**Property Owner Name:** Masahiro Nakada

Contact Name: Masahiro Nakada Phone: (707) 678-6633 Email: mnakada@saladcosmo.com

Mailing Address: 5944 Dixon Ave. West City: Dixon State: CA Zip: 95620

**Architect/Engineer/Land Surveyor Company Name:** E. M. Kado Architecture

Contact Name: Edwin M. Kado Phone: (916) 921-1661 Email: kado@emkarch.com

Mailing Address: 1661 Garden Hwy, Ste 200 City: Sacramento State: CA Zip: 95833

**Applicant/Company Name:** Salad Cosmo, USA

Contact Name: Masahiro Nakada Phone: (707) 678-6633 Email: mnakada@saladcosmo.com

Mailing Address: 5944 Dixon Ave. West City: Dixon State: CA Zip: 95620

**Other Contacts:**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

SALAD COSMO, USA, 5944 DIXON AVE. WEST, DIXON, CA - EXPANSION  
APN 109-030-04  
-----

PROJECT NARRATIVE

This expansion project is to address needs that came to light after the completion of the large expansion project four years ago but not put into operation until a year later. The following is a narrative of the two phases of additions and alterations that are needed to augment the operations of the last major expansion.

FIRST PHASE

1. Addition of a new seed storage building of 11,366 sq. ft. This storage area is necessary to store on site and in close proximity to the growing line. Seed purchases are now made under more advantageous bulk purchases. Seeds are now having to be stored in rented warehouses off site.

2. Addition of two grow rooms of 4,798 sq. ft. to produce "organic" bean sprouts.

3A. Relocate radish sprout operations into south half of existing green house and remove north half of existing greenhouse. Reduction of 5,089 sq. ft.

3B. Remove west greenhouse appendage of the original building. A reduction of 5,614 sq. ft. The net overall increase resulting from phase 1 is 5,461 sq. ft. 11,366 sq. ft. plus 4,758 sq. ft. equals 16,164 sq. ft. minus 5,089 sq. ft. minus 5,614 sq. ft. equals 5,470 sq. ft. a net increase of 4% overall floor area.

SECOND PHASE

Second phase to be scheduled after completion of first phase work. The FIRST PHASE work is to accommodate the bean sprout growing that is conducted in complete darkness. Phase 2 is to prepare for the growing of other types of sprouts in sunlit greenhouses, the expansion of cold storage and expansion of the processing area to accommodate a backup processing line. Currently there is no provision of a backup processing line in case of a break down.

3C, 3D and 3E are future greenhouses of 4, 800 sq. ft. each.

4. Expansion of existing cold storage room to physically connect to the original building approximately 5,506 sq. ft.

5. Expansion of existing processing area 4,517 sq. ft. to accommodate backup processing line.

### 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.* Agricultural Preserve

### 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 Department

- 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.

N/A

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

None

- 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

Expansion of existing facilities (see Project description)

## 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:

Indoor bean sprout growing facility.

B. Surrounding properties:

Agricultural

C. Existing use of land:

Bean sprout growing.

D. Describe number and type of existing structures:

	Type/Number	Square Feet
Residential		
Agricultural	Bean sprout growing	126,151
Commercial		
Industrial		
Other		

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

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

Hay

G. Slope of property:

Flat or sloping	(0 - 6% slope)	<u>100%</u>	acres
Rolling	(7 - 15% slope)	<u>                    </u>	acres
Hilly	(16 - 24% slope)	<u>                    </u>	acres
Steep	(> 24% slope)	<u>                    </u>	acres

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

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

North	Orchard	South	Freeway I-80
East	Corn	West	Alfalfa

J. Distance to nearest residence(s) or other adjacent use(s): 5 miles (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.

N/A

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).

Mcuen Creek

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

N/A

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

Water hold ponds piped to irrigate adjacent agricultural fields.

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   X   Don't Know            If yes, please list:

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

Paved roadway.

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- 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).

N/A

- 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.

Existing free-standing Salad Cosmo address sign ' x '

## **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: \_\_\_\_\_%.

ii. Project area (area to be graded or otherwise disturbed): \_\_\_\_\_sq. ft./acres.

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

\_\_\_\_\_Less than 50 cubic yds<sup>3</sup> \_\_\_\_\_More than 50 cubic yds<sup>3</sup> 5,000 More than 1000 cubic yds<sup>3</sup>

iv. Estimate amount of soil to be:

Imported \_\_\_\_\_yd<sup>3</sup> Exported \_\_\_\_\_yd<sup>3</sup> Used on site 5,000 yd<sup>3</sup>.

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

N/A

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

See Project description.

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

N/A

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

Existing paved driveway.

- F. Proposed source and method of water supply:

Well water.

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

Existing septic.

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

\_\_\_\_\_  
\_\_\_\_\_

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

N/A

\_\_\_\_\_  
\_\_\_\_\_

J. Duration of construction and/or anticipated phasing:

Phase I: March 2018, 6 months; Phase II: 2019.

\_\_\_\_\_  
\_\_\_\_\_

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.

N/A

\_\_\_\_\_  
\_\_\_\_\_

## 7 Proposed Site Utilization

### A. RESIDENTIAL PROJECTS

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: 126,151 (sq.ft) Surfaced area: \_\_\_\_\_ (sq.ft)

Landscaped or open space: \_\_\_\_\_ (sq.ft)

2. Total floor area: Same (sq.ft)

3. Number of stories: One Maximum height: 24 (ft.)

4. Proposed hours of operation:

Days: 7

From: 24-7 a.m./p.m to \_\_\_\_\_ a.m./p.m

\_\_\_\_\_  
\_\_\_\_\_

Year round: ☒ Yes ☐ No

Months of operation: from 1 through 12

5. Proposed construction schedule:

Daily construction schedule: from 6 a.m. a.m./p.m. to 3 p.m. a.m./p.m.

Days of construction: One Hundred Twenty (120)

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

Yes, Phase I and Phase II. Please refer to Project Narrative attached herewith.

7. Maximum number of people using facilities:

At any one time: No Change Throughout day: No Change

8. Total number of employees: No Change

Expected maximum number of employees on site: No Change

During a shift: No Change During day: No Change

9. Number of parking spaces proposed: No Change

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

At any one time: No Change day: No Change

11. Radius of service area: No Change

12. Type of loading/unloading facilities:

Same number of existing truck loading dock openings.

13. Type of exterior lighting proposed:

LED

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

No Change

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

N/A

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

Existing sign.

## 8 Environmental Checklist

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

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

## 9 Additional Information by Applicant

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

## 10 Information Verification - Signed by Owner and Applicant

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

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

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

Owner signature: \_\_\_\_\_ Date: \_\_\_\_\_

PRINTED NAME: Masahiro Nakada

Applicant signature: \_\_\_\_\_ Date: \_\_\_\_\_

PRINTED NAME: Masahiro Nakada

### For Office Use Only

Planning Permit Fee(s)		Environmental Review Fees	
_____	\$ _____	Initial Study	\$ <u>1046<sup>25</sup></u>
_____	\$ _____	Archaeological Study (Sonoma State NWIC)	\$ <u>75</u>
_____	\$ _____	Negative Declaration	\$ <u>2177</u>
_____	\$ _____	CA Fish and Games (ND or EIR)	\$ <u>2274<sup>25</sup></u>
_____	\$ _____	Initiate EIR	\$ _____
_____	\$ _____	Mitigation Monitoring Plan	\$ _____
_____	\$ _____	Total	\$ _____
Total	\$ _____	Receipt No.: <u>1054188</u>	DATE: <u>7/1/11</u>
Total Fees Paid (P + E)	\$ <u>5513<sup>50</sup></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)

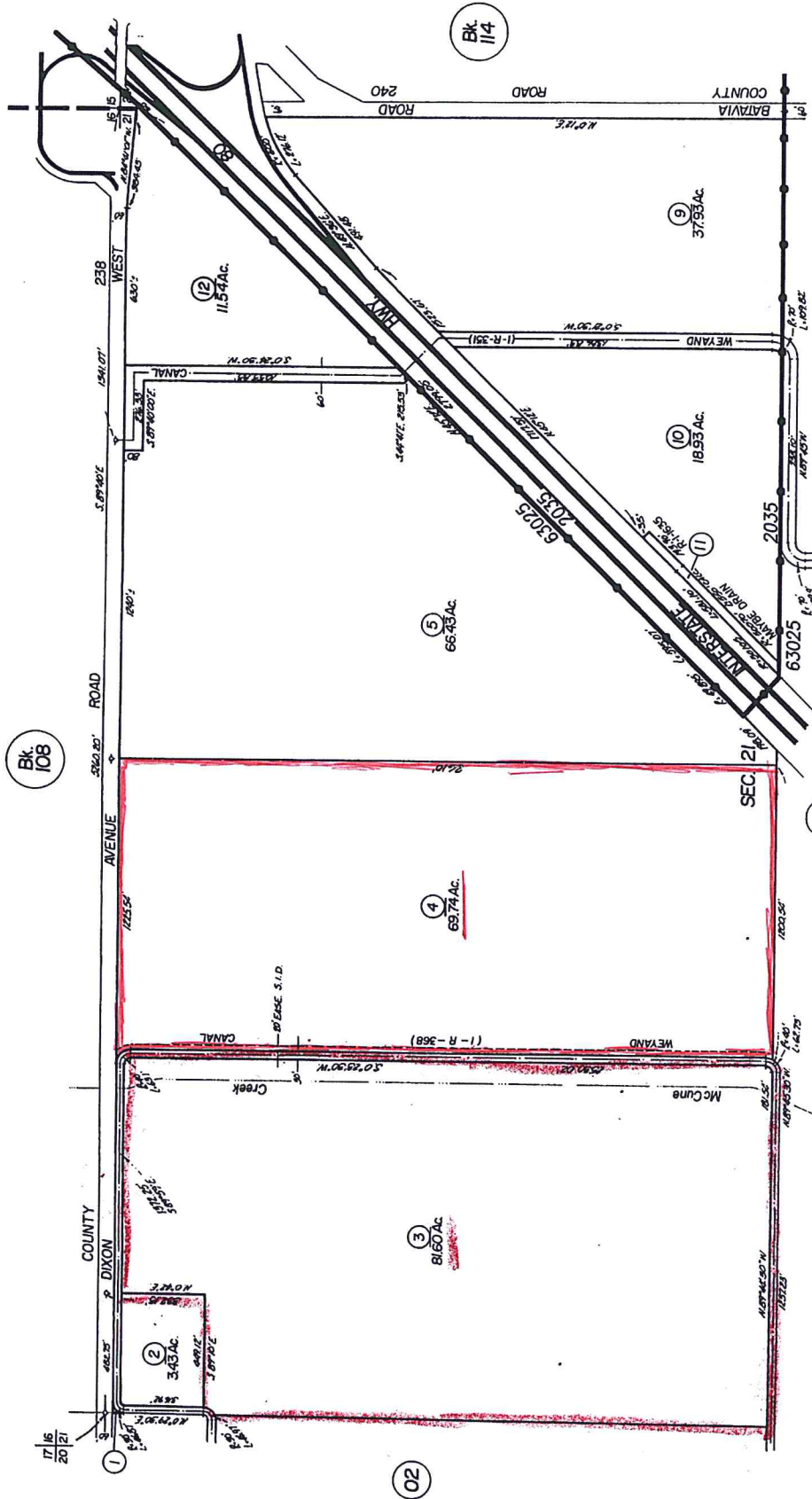
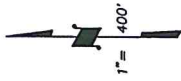
**6.2**



N. 1/2 SEC. 21, T.7N., R.1E., M.D.B. & M.

Tax Area Code  
2035  
63025

109-03



CITY OF DIXON & VICINITY  
Assessor's Map Bk. 109 Pg. 03  
County of Solano, Calif.

NOTE: This map is for assessment purposes only and is not for the intent of interpreting legal boundary rights, zoning regulations and/or legality of land division laws.

NOTE: Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

9798

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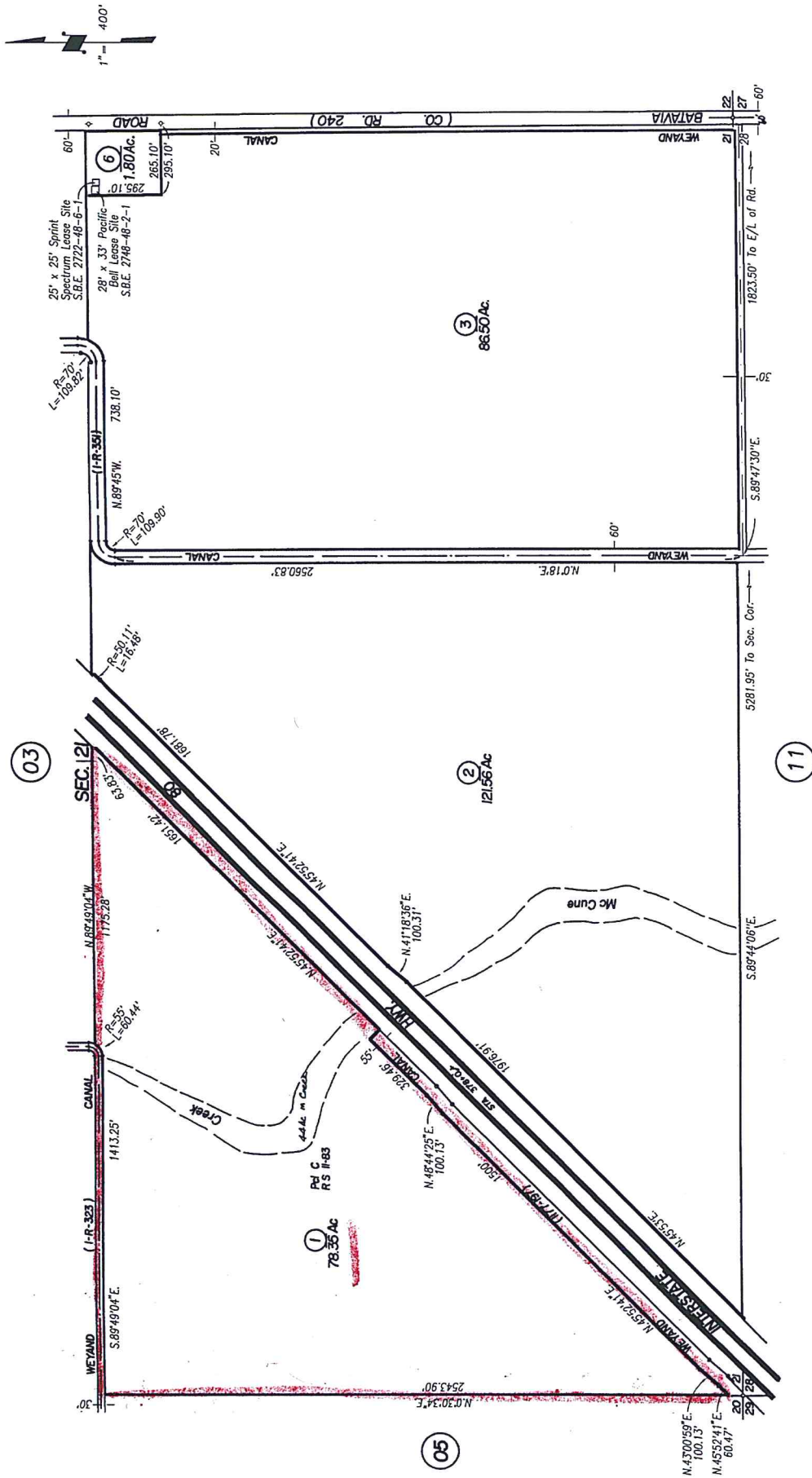
REVISION	DATE	BY
SSE 97-006	10-04-95	DJ

**FILE COPY**  
U-98-28-MR2  
Salad Cosmo

S. 1/2 SEC. 21, T.7N., R.1E., M.D.B. & M.

Tax Area Code  
63025

109-06



NOTE: This map is for assessment purposes only and is not for the intent of interpreting legal boundary rights, zoning regulations and/or legality of land division laws.

NOTE: Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

REVISION	DATE	BY
SBE-PU (060-06)	6-28-00	PD
SBE-PU (060-06)	12-19-97	PD
IMP CORR (Add TAO)	12-6-96	PD
060-06 (06)	6-7-96	PD

Assessor's Map Bk. 109 Pg. 06  
County of Solano, Calif.

01 02

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