

**Draft Initial Study and  
Negative Declaration**

**SUISUN MARSH LOCAL PROTECTION  
PROGRAM  
SOLANO COUNTY COMPONENT  
2018 AMENDMENT**

**August 2018**

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# DEPARTMENT OF RESOURCE MANAGEMENT CEQA INITIAL STUDY OF ENVIRONMENTAL IMPACTS

## Introduction

The following analysis is provided by the Solano County Department of Resource Management as the Initial Study for the project, prepared in accordance with the State CEQA Guidelines, Section 15063.

|  |  |
|--|--|
| <b>Project Title:</b>                      | Draft Suisun Marsh Local Protection Program, Solano County Component, 2018 Amendment     |
| <b>Application Number:</b>                 | G-18-02  |
| <b>Project Location:</b>                   | Solano County  |
| <b>Assessor Parcel No.(s):</b>             | Suisun Marsh and surrounding area  |
| <b>Project Sponsor's Name and Address:</b> | Department of Resource Management<br>675 Texas Street, Suite 5500<br>Fairfield, CA 94533 |

## General Information

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

- ☐ Please review this Initial Study. You may order additional copies of this document from the Planning Services Division, Resource Management Department, County of Solano County 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

Planning Services Division  
Resource Management Department  
Attn: Michael Yankovich  
675 Texas Street, Suite 5500  
Fairfield, CA 94533

- ☐ Submit comments via fax to: (707) 784-4805
- ☐ Submit comments via email to: [myankovich@solanocounty.com](mailto:myankovich@solanocounty.com)
- ☐ **Submit comments by the deadline of: September 26, 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:

- ☒ I find the proposed project could not have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- ☐ I find 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.
- ☐ I find the proposed project could have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT (EIR)** is required.
- ☐ I find the proposed project could have a significant effect on the environment, but at least one effect has been (1) adequately analyzed in a previous document pursuant to applicable legal standards, and (2) addressed by mitigation measures based on the previous analysis as described in the attached initial study.  
An EIR is required that analyzes only the effects that were not adequately addressed in a previous document.
- ☐ I find 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.

August 23, 2018

Date



Michael G. Yankovich  
Planning Manager

## **1.0 ENVIRONMENTAL SETTING and PROJECT DESCRIPTION**

### **1.1 Environmental Setting:**

Solano County is one of nine counties in the San Francisco Bay Region, located halfway between the San Francisco and Sacramento metropolitan areas. Agricultural lands are a dominate feature within the County landscape. The County encompasses approximately 910 square miles consisting of 830 square miles of land and 80 square miles of water. Water areas include San Pablo Bay, the Mare Island Strait, Suisun Bay, the Sacramento River and related sloughs. The Land area is divided into two topographic sections. The western quarter extends into the coastal range foot hills, characterized by steep slopes becoming more gently rolling moving east. The remainder of the County is part of the Sacramento Valley Basin, except for isolated areas of low rolling hills. Other features include the Suisun Marsh with an area of more than 80 square miles and the Napa Marsh.

Approximately 128 square miles of the county, or 14 percent of the total land area, lies within seven incorporated cities: Benicia, Dixon, Fairfield, Rio Vista, Suisun City, Vacaville, and Vallejo.

The aquatic and terrestrial habitats of the Suisun Marsh and adjacent uplands support many species of fish and wildlife, primarily because of the diversity, quality, and close proximity of the varied habitats. These habitats are particularly important to the wintering waterfowl of the Pacific Flyway and to the striped bass, which is the most important game fish in the San Francisco Bay and Delta System.

There are three types of wetlands in the Suisun Marsh: managed wetlands, tidal marshes, and seasonal marshes. Most of the wetlands in the Marsh are managed wetlands that are artificially flooded and cultivated by the California Department of Fish and Game and private duck clubs to enhance the production of preferred waterfowl food plants. The tidal marshes, which occur on the edges of the bays and sloughs, are not subjected to habitat management programs, but are exposed to the natural daily tidal rhythm. Seasonal marshes are found adjacent to the managed wetlands in several areas. They are low-lying lands that are flooded annually by winter and spring rains, and dry out with the approach of summer. Between the marsh and adjacent uplands lies a "transition zone" of lowland grasslands, which supports a mixture of plants common to both the wetlands and the upland grasslands. Adjacent to the Suisun Marsh wetlands and lowland grasslands are upland grasslands and cultivated areas. These are used for extensive agriculture, such as grazing and grain production. And help protect the Marsh wetlands by insulating them fro potential adverse impacts.

### **1.2 Project Description:**

The full text of the proposed 2018 amendment to Solano County Component of the Suisun Marsh Local Protection is available at the Solano County Department of Resource Management and online at the Departments website at:

<http://www.solanocounty.com/depts/rm> under "Current Items of Interest", Suisun Marsh Local Protection Program

The following is a summary of the proposed project.

#### **1.2.1 Project**

Solano County is proposing to amend and update the County's component of the Suisun Marsh Local Protection Program (LPP). The Suisun Marsh Management Area is shown in Figures SM-1 and SM-2. The County is required to prepare and adopt a component of the LPP as required under the 1977 Suisun Marsh Preservation Act (Marsh Act) to implement the Marsh Act and the Suisun Marsh Protection Plan within the Suisun Marsh Management area. The County component of the LPP, as last certified by BCDC in 1999, is comprised of policies contained in the County General Plan; County Code provisions including the Zoning Code (Chapter 28), Drainage and Flood Control (Chapter 9), and Grading and Erosion Control (Chapter 31); and policies regulating sewage disposal systems.

This update was prepared as a result of a number of actions affecting the County's component of the LPP including: adoption of the 2008 General Plan update; Board adopted updates to the Zoning Code; Board adopted rezoning proposals in the Water Related Industrial Reserve Area around Collinsville consistent with the 2008 General Plan; and Board adopted County Code amendments consolidating Chapters 9 and 31 into a new updated Chapter 31 addressing grading, drainage, land leveling, and erosion control.

The proposed 2018 LPP Amendment is comprised of the following provisions. Some of the provisions have previously been adopted by the Board of Supervisors as indicated. The remaining provisions will be considered by the Board of Supervisors through a public hearing process.

1. 2008 Solano County General Plan
  - a. Chapter 2 Land Uses Adopted 2008
  - b. Chapter 4 Resources – Suisun Marsh Proposed Amend.
  - c. Chapter 8 Public Facilities and Services – Potrero Hills Landfill Adopted 2008
  - d. Appendix C
    - I. re-titled as Chapter 12 Adopted 2012
    - II. Policies Proposed Amend.
    - III. Land Use Diagram Adopted 2008
2. Policies Regulating Sewage Disposal Systems Proposed Amend.
3. Solano County Code Provisions
  - a. Chapter 28, Zoning
    - I. Definitions Adopted 2012.
    - II. Limited Agriculture (A-L) District (re-named Suisun Marsh Agricultural (A-SM) District) Adopted 2012
    - III. Residential - Traditional Community (R-TC-4) District Adopted 2012
    - IV. Commercial Recreation (CR-L) District Adopted 2012
    - V. Water Dependent Industrial (I-WD) District Adopted 2012
    - VI. Marsh Preservation (MP) District Adopted 2012
    - VII. Land Use Regulations Adopted 2012
    - VIII. Marsh Development Permit Adopted 2012
    - IX. Proposed Zoning Map Changes in the Collinsville and Parish Road Secondary Management areas Adopted 2012
    - X. Proposed Zoning Map Changes to rename the Limited Agriculture (A-L) District to the Suisun Marsh Agricultural (A-SM) District Adopted 2012

- b. Chapter 31, Grading, Drainage, Land Leveling  
and Erosion Control.

Proposed Amend.

In addition, amendments have been prepared updating the findings of consistency between provisions of the Suisun Marsh Protection Act and existing County policy.

## **1.2.2 Solano County Component of the Suisun Marsh Local Protection Program**

### **2008 SOLANO COUNTY GENERAL PLAN**

In 2008, Solano County adopted a new General Plan. The 2008 General Plan updated county policies and programs and consolidated individual general plan elements into a single integrated document. Changes affecting the LPP included (1) updates to the County policies incorporated in the LPP and (2) changes to the land use designations in the Collinsville area.

The 2008 General Plan carries forward existing policies from the previous General Plan elements and LLP as well as modifying and establishing new marsh protection policies. More general policies which provide protections in the Suisun Marsh are included in the Land Use Chapter, Resources Chapter, and Public Facilities and Service Chapter. More detailed policies directly affecting the Suisun Marsh have been incorporated in Chapter 12 of the General Plan (previously Appendix C, Suisun Marsh Policy Addendum).

Chapter 2 Land Use (Adopted 2008). The Land Use chapter contains new land use descriptions for water bodies and courses, park and recreation, marsh, agriculture, public/quasi-public, traditional community - residential, commercial recreation and water dependent industrial land use designations which have been applied to the Suisun Marsh Management Area. The chapter incorporates provisions of the Orderly Growth Initiative which limits redesignations under the General Plan of agricultural and marsh land use designations to other land uses.

A special study was conducted in the Collinsville area as part of the General Plan update through a community based planning program. The recommendations of the special study have been incorporated in Chapter 2. They provide a policy framework for the land use changes in the Collinsville area, including the Water Related Industry Reserve Area under the Suisun Marsh Protection Plan, and for updating the Collinsville-Montezuma Hills Area Plan and Program.

Chapter 4 Resources (Adopted 2008; further amendments proposed). This chapter describes the Suisun Marsh and summarizes the County's Suisun Marsh LPP. The Suisun Marsh policies have been amended and moved to the New Chapter 12, Suisun Marsh Local Protection Program Policies. Figure RS-3 Delta and Marsh Protection Areas is amended to reflect the BCDC Suisun Marsh Protection Plan map amendment to the Water Related Industrial Reserve area.

Chapter 8 Public Facilities and Services (Adopted 2008; further amendments proposed). This chapter includes a new policy addressing the Public/ Quasi-public land use designation applied to the Potrero Hills Landfill.

Chapter 12 Suisun Marsh Local Protection Program Policies (Adopted 2008 as Appendix C; amended 2012; further amendments proposed). This chapter includes specific General Plan policies governing the Suisun Marsh which were previously incorporated into the Solano County component of the LLP and certified by BCDC. They include policies addressing biologic resources; wildlife habitat management and preservation; agriculture; water quality; natural gas; utilities, facilities and



transportation; and recreation and marsh access. Policies addressing scenic resources, industrial land use, and flood hazards were updated and included in the General Plan chapters described above. The Collinsville-Montezuma Hills Area Plan and Program is no longer part of the General Plan and these water dependent industrial policies are proposed to be replaced with water related industrial policies from the Suisun Marsh Protection Plan.

General Plan Land Use Diagram (Adopted 2008). The 2008 Land Use Diagram incorporates land use changes within the Water Related Industry Reserve Area of the Suisun Marsh in the Collinsville area. The Land Use Diagram covering the Suisun Marsh Management area is shown in the new Chapter 12, Figure SM-3.

## **POLICIES REGULATING SEWAGE DISPOSAL SYSTEMS**

The LPP, as certified by BCDC in 1999, contains a summary of the policies and regulations governing sewage disposal systems within the Suisun Marsh. The 2010 Suisun Marsh LPP amendment adopted by the Board of Supervisors on August 24, 2010, replaced these policies with Solano County Code Chapter 6.4, Sewage Disposal Standards. The 2012 Suisun Marsh LPP amendment deleted Chapter 6.4 from the LPP and once again summarized the policies and regulations governing sewage disposal systems to reflect the provisions in Solano County Code Chapter 6.4, Sewage Disposal Standards, adopted in 2001 and as amended in 2004.

## **CHAPTER 28 - ZONING CODE TEXT CHANGES**

The County has an ongoing program to update the Solano County Zoning Code text. This includes extensive reformatting of the code and updating land use descriptions, definitions, and development standards. The following summarizes the zoning code text changes included as part of the update to the LPP.

Definitions (Adopted 2012). New definitions for Complementary Commercial Facilities, Hunting Club and Marsh Oriented Recreation have been added to the zoning code.

Suisun Marsh Agricultural (A-SM) District (Adopted 2012). The title of this zoning district has been changed from Limited Agriculture (A-L) to Suisun Marsh Agricultural (A-SM) District. Changes to the District text include reformatting of the chapter and providing clearer definitions and standards addressing agriculture, marsh oriented recreation, and non-conforming uses within the Suisun Marsh. Many of these changes incorporate similar provisions adopted in the Exclusive Agricultural District.

Residential - Traditional Community (R-TC-4) District (Adopted 2012). The County has adopted a new zoning district, Residential - Traditional Community, to replace the Suburban Residential and Urban Residential zoning districts. The new zoning district incorporates the provisions of the Suburban and Urban Residential district. A new R-TC-4 classification has been added to the LPP that would be applied to the existing residential area of the Collinsville Township. This area was previously zoned A-20 Exclusive Agriculture. This change is consistent with the new Traditional Community-Residential designation under the 2008 General Plan and the residential character of the area. R-TC-4 establishes new set back standards and a 4,000 square foot parcel size which is more consistent with the existing parcel sizes in Collinsville than the standards provided under the A-20 district.

Commercial Recreation - Limited (C-R-L) District (Adopted 2012). The Commercial Recreation (CR) zoning district has been established under the new zoning code. This classification has been amended to establish a new Commercial Recreation – Limited (C-R-L) classification to be applied within the Suisun Marsh in the Collinsville area. The C-R-L district includes provisions for outdoor

recreation, marinas, interpretive centers, stables, boating and fishing clubs and ecological and agricultural education uses.

Water Dependent Industrial (I-WD) District (Adopted 2012). As part of the County's zoning code update, the I-WD district has been reformatted and consolidated with the County's manufacturing (M-G and M-L) zoning districts. No changes to the allowed and permitted uses were made for the I-WD District.

Marsh Preservation (MP) District (Adopted 2012). Changes to the MP District text include reformatting the chapter and providing clearer definitions and standards addressing crop production, marsh oriented recreation, complementary commercial facilities and non-conforming uses with the Suisun Marsh.

Land Use Regulations (Adopted 2012). As part of County's zoning code update, a new article, Land Use Regulations has been adopted which consolidates in one place the regulations and standards contained in the General Provisions and Exceptions, and Use Permit sections of the previous Zoning Code. Land Use Regulations applicable to land uses in the Suisun Marsh have been incorporated into the LPP. The utility provisions have been clarified.

Marsh Development Permit (Adopted 2012). Information required as part of a Marsh Development Permit application has been clarified along with revisions to bring consistency between Marsh Permit and Use Permit provisions.

## **ZONING MAP CHANGES**

The existing Suisun Marsh Zoning Districts are shown in Figure 1. Rezoning of property occurred in three areas. First, the Limited Agriculture (AL) zoning district has been renamed Suisun Marsh Agricultural (A-SM). The previously AL zoned properties have been rezoned to A-SM. Second, to bring zoning into consistency with the 2008 General Plan and to implement the new Commercial Recreation - Limited (C-R-L) and Residential – Traditional Community (R-TC-4) zoning districts, the County has rezoned lands in two areas of the Suisun Marsh; the Collinsville area and the Parish Road/I-680 area.

The Suisun Marsh Protection Plan Water Related Industry Reserve Area was zoned Water Dependent Industrial (I-WD) and Exclusive Agriculture (A) in the Collinsville Township. Within this area, approximately 716 acres of lands that were zoned I-WD have been rezoned to Marsh Preservation (MP) and approximately 1,392 acres that were zoned I-WD have been rezoned to Suisun Marsh Agricultural (A-SM-160).

Approximately 12 acres of land within the Collinsville Township have been rezoned from Exclusive Agriculture (A-20) to Residential – Traditional Community (R-TC-4). Approximately 24 acres of land designated Commercial Recreation under the General Plan have been rezoned from I-WD to Commercial Recreation – Limited (C-R-L). In addition, one acre has been rezoned from Exclusive Agriculture (A-20) to Commercial Recreation – Limited (C-R-L).

Parish Road / I-680. In the Parish Road / I-680 area of the Suisun Marsh Management Area, approximately 37 acres have been rezoned from Exclusive Agriculture (A-20) to Suisun Marsh Agricultural (A-SM-160) and approximately 5 areas have been rezoned from Marsh Preservation (MP) to A-SM-160. Another 6 acres have been rezoned from A-20 to MP. These zoning changes were designed to bring Agricultural zoning into consistency with the General Plan and Suisun Marsh Protection Plan and to more accurately reflect the existing ground conditions.

Limited Agriculture (AL) to Suisun Marsh Agricultural (A-SM) District. Within the Secondary Management area, the properties previously zoned Limited Agriculture (AL) have been rezoned to Suisun Marsh Agricultural A-SM-80. The properties previously zoned AL-160 have been rezoned to A-SM-160 to reflect the name change to the zoning district from Limited Agriculture (AL) to Suisun Marsh Agricultural (A-SM).

## **CHAPTER 31 - GRADING, DRAINAGE, LAND LEVELING AND EROSION CONTROL**

Two chapters of the County Code, Chapter 9, Drainage and Flood Control and Chapter 31, Grading and Erosion Control that were included in the County's component of the LPP have been consolidated into a new Chapter 31, Grading, Drainage, Land Leveling, and Erosion Control. This consolidation was approved by the Board of Supervisors in 2007. The consolidation was designed to eliminate any confusion that could arise due to duplicative or contradictory provisions in the code sections. New storm water protection measures were added consistent with the Solano County's Storm Water Management Programs and State Regional Water Control Board permit requirements. The enforcement provisions were also strengthened in the consolidated chapter

## **CONSISTENCY BETWEEN PROVISION OF THE MARSH ACT AND EXISTING COUNTY POLICY**

The Board of Supervisors adopted findings of consistency between the existing land use designation and zoning regulations with provisions of the Marsh Act for lands west of Interstate 680 and retains uses in areas adjacent to the Suisun Marsh compatible with the protection of long term agricultural uses within the Suisun Marsh. These findings have been updated to reflect changes incorporated in the 2008 Solano County General Plan. Changes reference provisions in the Orderly Growth Initiative, Tri-City and County Cooperative Plan and the Resource Conservation Overlay designation on the Land Use Diagram which provide further protections to this area. These were approved by the Board of Supervisors on August 24, 2010 as part of the 2010 LPP Amendments.

### **1.2.4. Additional Data:**

|   |  |
|---|--|
| NRCS Soil Classification:   | See below                              |
| Agricultural Preserve Status/Contract No.:                                | Yes, See below                         |
| Non-renewal Filed (date):   | See below                              |
| Airport Land Use Referral Area:   | Travis AFB Land Use Compatibility Plan |
| Alquist Priolo Special Study Zone:  | Yes, See below                         |
| Primary or Secondary Management Area of the Suisun Marsh:                 | Yes, See below                         |
| Primary or Secondary Zone identified in the Delta Protection Act of 1992: | Yes, See below                         |
| Other:  | N/A                                    |

The project applies to the Suisun Marsh and Collinsville area. Information on the above, with respect to particular locations in the project area, can be found at the following links or citations:

NRCS Soil Classification: Soil Survey of Solano County, California, US Department of Agriculture Soil Conservation Service, May 1977;

Williamson Act Contracts: Solano County 2008 General Plan, Figure AG-2, Williamson Act Contracts, page AG-9, November 2008;  
 Airport Land Use Referral Area: Solano County 2008 General Plan, Figure LU-6, Airport Influence Areas, page LU-29, November 2008;  
 Alquist Priolo Special Study Zone: State of California Earthquake Fault Zones, the Resource Agency, Department of Conservation, Division of Mines and Geology July 1, 1997;  
 Primary or Secondary Management Area of the Suisun Marsh: Solano County 2008 General Plan, Figure RS-3, Marsh and Delta Protection Areas, Page RS-25, November 2008;  
 Primary or Secondary Zone identified in the Delta Protection Act of 1992: Solano County 2008 General Plan, Figure RS-3, Marsh and Delta Protection Area, Page RS-25, November 2008.

### 1.2.5. Surrounding General Plan, Zoning and Land Uses

|                 | General Plan | Zoning | Land Use |
|-----------------|--------------|--------|----------|
| <b>Property</b> |              |        |          |
| North           | N/A          | N/A    | N/A      |
| South           | N/A          | N/A    | N/A      |
| East            | N/A          | N/A    | N/A      |
| West            | N/A          | N/A    | N/A      |

## 1.3 Consistency with Existing General Plan, Zoning, and Other Applicable Land Use Controls:

### 1.3.1 General Plan

The proposed amendment to the Solano County Component of the Suisun Marsh Local Protection Program and conforming amendments to the Solano County General Plan and grading ordinance (Chapter 31) are designed to update the Component consistent with the Suisun Marsh Protection Plan and San Francisco Bay Plan. The proposed amendments do not represent new development, nor do they allow significant new land uses or increased residential densities and are consistent with the applicable provisions of the General Plan.

## 1.4 Permits and Approvals Required from other Agencies (incl. Responsible, Trustee and Agencies with Jurisdiction):

Solano County Airport Land Use Commission – review of General Plan amendment  
 San Francisco Bay Conservation and Development Commission – certification of LPP

## 1.5 Overview of Impacts

The proposed General Plan and grading ordinance amendments, and amendments to the LPP, do not authorize or give impetus to any particular development project, nor any part of one. The proposed amendments do not set in motion a chain of events that prompts or leads to authorization of any particular development project, nor do they formally (or informally) make a decision to proceed with a specific development project which would require CEQA review. (CEQA Guidelines, Cal. Code Regs., tit. 14, §15004(b)(2)(A).) Any future discretionary development project would be required to undergo project-specific CEQA compliance, and could not be approved or constructed without first doing so. No feature of the proposed amendments would have a significant adverse effect *before* CEQA compliance on any particular development project occurred. (CEQA Guidelines, Cal. Code Regs. tit. 14, §15004(b)(2).)

## **2.0 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 review of the project 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:

- None

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

Based on review of the project as well as other information reviewed by the Department of Resource Management, the following environmental resources were considered and the following potential impacts were considered to be less than significant. A detailed discussion of the potential adverse effects on environmental resources is provided below:

- None

### **Findings of NO IMPACT**

Based on 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:

- |                                   |                                  |
|-----------------------------------|----------------------------------|
| • Aesthetics                      | • Land Use and Planning          |
| • Agricultural Resources          | • Mineral Resources              |
| • Air Quality                     | • Noise                          |
| • Biological Resources            | • Population and Housing         |
| • Cultural Resources              | • Public Services                |
| • Geology and Soils               | • Recreation                     |
| • Greenhouse Gas Emissions        | • Transportation and Traffic     |
| • Hazards and Hazardous Materials | • Utilities and Services Systems |
| • Hydrology and Water             |                                  |

## 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 type="checkbox"/>                     | <input type="checkbox"/>     | <input checked="" 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 type="checkbox"/>                     | <input type="checkbox"/>     | <input checked="" 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 type="checkbox"/>                     | <input type="checkbox"/>     | <input checked="" 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"/> |

### Setting

Solano County scenic resources include scenic vistas of oak and grass covered coastal hills, waterways and marshes, and agricultural landscapes. Recreational resources include: public park and open space lands including Solano County Lake Solano Park, Sandy Beach Park, Lynch Canyon Open Space Park and Beldon's Landing fishing access, State Fish and Game lands in the Suisun Marsh, and BLM Lands in the Vaca Mountains. Scenic resources and recreational resources are further described in the Solano County 2008 General Plan, pages RS-36 and RS-46.

The Suisun Marsh provides significant open vistas of the marsh lands back dropped against distant views of the surrounding upland hills.

### Impacts

**2.1.a–e.** The proposed General Plan amendments, code amendments and rezonings are not associated with, propose or approve specific development proposals and therefore will not directly or indirectly result in any future construction nor will these amendments and rezoning, in and of themselves, alter the physical environment. As such, the project would have **no impacts** on scenic vista, or scenic resources; degrade the visual character or quality of any site; create a new source of light or glare; or increase shading on public open space lands.

## 2.2 Agricultural Resources

| Checklist Items: Would the project |  | Significant Impact       | Less Than Significant Impact With Mitigation | Less Than Significant Impact | No Impact                           |
|------------------------------------|--|--------------------------|--|------------------------------|-------------------------------------|
| a.                                 | Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the | <input type="checkbox"/> | <input type="checkbox"/>                     | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

- |    |  |                          |                          |                          |                                     |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b. | Conflict with existing zoning for agricultural use, or a Williamson Act contract?  | <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"/> |

### Setting

Agriculture has historically been both an important industry in Solano County and a central part of the county's identity. In 2006, Solano County had 373,500 acres of land in agriculture. Of these acres, 360,562 were under agricultural production according to the Solano County Agricultural Commissioner's annual report. Approximately 139,459 acres in Solano County are identified by the Farmland Mapping and Monitoring Program as Important Farmland (Prime Farmland, Farmland of Statewide Importance and Unique Farmland). Approximately 215,000 acres are held in Williamson Act contracts, representing 62 percent of the county's agricultural lands. Agricultural lands are further described and mapped in the Solano County 2008 General Plan Agriculture Chapter page AG-1.

The low lands of the Suisun Marsh are classified as "Other Lands" under the Farmland Mapping and Monitoring Program with the surrounding upland areas classified as grazing land. A small area of Prime Farmland is located at the lower end of Suisun Valley. A significant portion of the Suisun Marsh is under Williamson Act Contract as shown in Figure AG-1.

### Impacts

**2.2.a–c.** The proposed General Plan amendments, code amendments, policy amendments and rezonings are not associated with, propose or approve specific development proposals and therefore will not directly or indirectly result in any future construction nor will these amendments and rezoning, in and of themselves, alter the physical environment. As such, the project would have **no impacts** that would lead to the conversion of prime farmland, unique farmland or farmland of statewide importance, conflicts with existing agricultural zoning, use or Williamson Act contract, or result in conversion of farmland to non-agricultural use.

### 2.3 Air Quality

- | Checklist Items: 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 type="checkbox"/>                     | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?   | <input type="checkbox"/> | <input type="checkbox"/>                     | <input type="checkbox"/>     | <input checked="" 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 | <input type="checkbox"/> | <input type="checkbox"/>                     | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?

|    |  |                          |                          |                          |                                     |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d. | Expose sensitive receptors to substantial pollutant concentrations?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. | Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

### Setting

Solano County is situated on the boundary of two air basins, each under the jurisdiction of two different air quality management districts. The southwestern portion of Solano County is located in the San Francisco Bay Area Air Basin (SFBAAB) and is managed by the Bay Area Air Quality Management District (BAAQMD). The northeastern portion of Solano County lies with the Sacramento Valley Air Basin (SVAB) and is managed by the Yolo-Solano Air Quality Management District (YSAQMD). The SFBAAB is characterized by complex terrain, consisting of coastal mountain ranges, and inland valley and bays which alter normal wind flow patterns. In this area, the Coast Range splits, allowing air to flow out of the SFBAAB carrying pollution into the SVAB.

The SVAB is relatively flat, bordered by the North Coast Mountain Range and the Northern Sierra Nevada Mountains. Air flows into the SVAB through the Carquinez Strait and moves across the Sacramento-San Joaquin River Delta. The mountains surrounding the SVAB create a barrier to air flow, trapping air pollutants when winds are calm or there is no precipitation to remove them.

The Suisun Marsh is located in the San Francisco Bay Area Air Basin.

### Impacts

**2.3.a–e.** The proposed General Plan amendments, code amendments, policy amendments and rezonings are not associated with, propose or approve specific development proposals and therefore will not directly or indirectly result in any future construction nor will these amendments and rezoning, in and of themselves, alter the physical environment. As such, the project would have **no impacts** any air quality plan, violate any air quality standard, result in any cumulative increase in any non-attainment criteria pollutant, expose sensitive receptors to substantial pollutant, create objectionable odors, or increase greenhouse gases.

## 2.4 Biological Resources

| Checklist Items: 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 | <input type="checkbox"/> | <input type="checkbox"/>                     | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |



regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

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

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

## Setting

Solano County's location at the intersection of the San Francisco Bay and the Sacramento-San Joaquin Delta and its varied topography has created a variety of habitat types. Examples of valued habitat include extensive areas of marshland and wetlands along the Bay and Delta, forests of the Coast Range, and vernal pool complexes and riparian corridors found throughout the upland areas of the county. These habitat types support numerous species including rare or threatened animal and plant species such as the California red-legged frog, Callippe butterfly, giant garter snake, Swainson's hawk, fairy shrimp, California tiger salamander, and Boggs Lake hedge-hyssop. Biological resources are further described in the 2008 General Plan, page RS-6.

A habitat conservation plan or natural community conservation plan has not been adopted within Solano County. However, a draft Habitat Conservation Plan has been prepared by the Solano County Water Agency.

The Suisun Marsh and adjacent uplands provide habitats for many rare and endangered plant and animal species including the giant garter snake, Aleutian Canada goose, bald eagle, peregrine falcon, California black Rail, California yellow billed cuckoo, the salt marsh harvest mouse and seven plant species. Further description of the biological resources is provided in the December 1976 Suisun Marsh Protection Plan.

## Impacts

**2.4.a–f.** The proposed General Plan amendments, code amendments, policy amendments and rezonings are not associated with, propose or approve specific development proposals and therefore will not directly or indirectly result in any future construction nor will these amendments and rezoning, in and of themselves, alter the physical environment. As such, the project would have **no impacts** on any species identified as a candidate, sensitive, or special status species, by the California Department of Fish and Game or U.S. Fish and Wildlife Service; on any aquatic, wetland, or riparian habitat or other sensitive natural community; or on federally protected wetlands as defined by Section 404 of the Clean Water Act. The project would **not** 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; conflict with any local policies or ordinances protecting biological resources; or conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved conservation plan.

## 2.5 Cultural Resources

| Checklist Items: 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"/> |

## Setting

Archeological evidence demonstrates that humans have lived in the region from at least the Lowed Archaic period that occurred between 10,000 and 6,000 years ago. Prehistoric sites have been discovered throughout the county that contain shell mounds, milling sites, pottery, and worked stone artifacts. Historic records describe the indigenous peoples at the time of European contact. The majority of the county was inhabited by a loosely associated group who referred to themselves as the Patwin. A small area on the eastern portion of the county may have been inhabited by the Plains Miwok.

Historic sites relevant to different time periods are found throughout the county. The Rancho period occurred in the mid-1800s when Mexican settlers constructed missions and forts in the region. Much of Solano County was divided into land grants, which were primarily used as cattle ranches. American settlers arrived concurrently and began farming and ranching. As time progressed, numerous communities were established around the county. Many of the cities and communities exhibit historical features from the 1800s and early 1900s. Cultural resources are further described in the 2008 General Plan, page RS-41.

## Impacts

**2.5.a–d.** The proposed General Plan amendments, code amendments, policy amendments and rezonings are not associated with, propose or approve specific development proposals and therefore will not directly or indirectly result in any future construction nor will these amendments and rezoning, in and of themselves, alter the physical environment. As such, the project would have **no impacts** on any historic resource or archaeological resource; destroy a unique paleontological resource or site or unique geologic feature, or disturb any human remains.

## 2.6 Geology and Soils

| Checklist Items: Would the project result in |  | 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 type="checkbox"/>     | <input checked="" 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"/> |

## Setting

The county is crossed by a number of active faults, where past movement in the earth's surface has caused rock fractures. The Green Valley Fault is a known fault described on the Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist. Other known faults include the Cordelia Fault, Vaca Kirby Hills Fault, Great Valley Fault and the Midland Fault. Seismic shaking is the single largest cause of earthquake damage. Upland areas of the county are susceptible to landslides, land slips, mudflows and debris flows triggered by earth quakes, heavy rainfall, or changes in ground conditions caused by development activities. The steepest slopes in the southeast and western portions of the county have a greater susceptibility to landslides and related hazards. A secondary effect of earthquake ground shaking is liquefaction. Areas of highest potential for liquefaction include the Napa Marsh area, Suisun Marsh area and the eastern portion of the County. Expansive soils with high shrink-swell potential are located in the southwest and central and eastern portions of the county. Geologic and soil hazards are further described and mapped in the 2008 General Plan, page HS-20.

### Impacts

**2.6.a–e.** The proposed General Plan amendments, code amendments, policy amendments and rezonings are not associated with, propose or approve specific development proposals and therefore will not directly or indirectly result in any future construction nor will these amendments and rezoning, in an of themselves, alter the physical environment. As such, the project would have ***no impacts*** from rupture of a known earthquake fault, strong seismic ground shaking or land slides, result in substantial soil erosion, or locate any facilities on an unstable geologic unit or soil, expansive soil, or soils inadequate to support wastewater disposal systems.

## 2.7 Greenhouse Gas Emissions

| Checklist Items: Would the project result in |   | 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 type="checkbox"/>                     | <input type="checkbox"/>     | <input checked="" 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 type="checkbox"/>                     | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

### Setting

Greenhouse Gas Emissions and Global Climate Change – Assembly Bill 32 (AB32), the California Global Warming Solutions Act of 2006, was enacted by the state of California, which caps California's greenhouse gas (GHG) emissions at 1990 levels by 2020. GHG emissions include the following gases: carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. GHG emissions are generally monitored and regulated by the California Air Resources Board (CARB) and to some extent the Environmental Protection Agency (EPA). Standards and policies are still being developed by both agencies to address this burgeoning global warming issue. In the interim, CARB has developed early action measures intended to reduce GHG emission, but these are tailored to physical development and

are unrelated to the proposed zoning code amendments. While GHG's may be quantifiable in terms of local source emissions, there are currently no analytical tools available to determine the affect of a particular increase in GHG emissions on a locality or region, or on global warming or other climate change.

Solano County, as part of the 2008 General Plan, has adopted policies and programs to address climate change; including greenhouse gas emissions. These are more fully described in the 2008 General Plan, page HS-99. A Climate Action Plan, dated June 2011, has been prepared by Solano County which addresses greenhouse gas emissions.

### Impacts

**2.7.a–b.** In terms of AB32 and its strategies to reduce California emissions, the proposed General Plan amendments, code amendments, policy amendments and rezonings are not associated with a specific development proposal and therefore will not directly or indirectly result in any future construction nor will they otherwise alter the physical environment or increase GHG gases or generate other air quality impacts. Future development projects that will be subject to the proposed amendments will be addressed on a site and project specific basis for further CEQA review, and will be subject to any regulations developed under AB32 as determined by CARB, as required for projects necessitating discretionary review. Where future development is exempt from CEQA review, the requirements of the County's building permit process, which includes compliance with the requirements of local jurisdictional Air Quality Management District and other air quality regulatory agencies, would be in full force and effect. As such, the project would have **no impacts** on greenhouse gas emissions or conflict with any plan, policy or regulations to reduce greenhouse gas emissions.

## **2.8 Hazards and Hazardous Materials**

| Checklist Items: 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 type="checkbox"/>     | <input checked="" 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 type="checkbox"/>     | <input checked="" 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  | <input type="checkbox"/> | <input type="checkbox"/>                     | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

---

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?

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

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

### **Setting**

Hazardous Materials within the county come from a variety of sources. They include: household and industrial wastes that cannot safely be disposed of in the trash or sewage system; naturally occurring hazardous material such as asbestos, radon, and mercury; properties that are or are thought to be contaminated, known as Brownfields; and transportation of hazardous and toxic materials in and through the county. Hazardous materials are more fully described in 2008 General Plan, page HS-47.

Solano County Office of Emergency Services oversees the development, establishment and maintenance of programs and procedures including countywide emergency operations and response plans responding to natural or human-caused disasters. County response plans incorporate state requirements under the Safe Drinking Water and Toxic Enforcement Act of 1986, Oil Spill Contingency Plan, Toxic Release Contingency Plan, and Hazardous Materials Release Response and Inventory Program. The Department of Resource Management maintains hazardous materials management plans for businesses handling hazardous materials within the county.

The County has two general aviation airports, Solano County Nut Tree Airport, and Rio Vista Airport. Travis Air Force Base is also located within Solano County. There are several private air strips as part of agricultural support operations. Aviation Facilities are more fully described in the 2008 General Plan at page TC-21. The Solano County Airport Land Use Commission has also prepared and adopted Airport Land Use Compatibility Plans for the general aviation airports and Travis Air Force Base. The Suisun Marsh is located within the Travis Air Force Base Land Use Compatibility Plan.

Wildland fires threaten both urban and rural areas. They pose the greatest danger in the unincorporated area. Areas of extreme and very high risk from wildland fires are in the coastal mountain range along the county's western border. The County has limited development within these areas through implementation of the watershed zoning district. The risk of wildland fires is more fully described in the 2008 General Plan at page HS-38. The upland areas west of I-80 is identified as a very high fire hazard area. The Suisun Marsh and surrounding upland areas to the north and east are identified as low and moderate wild land fire hazard areas.

## Impacts

**2.8.a–h.** The proposed General Plan amendments, code amendments, policy amendments and rezonings are not associated with, propose or approve specific development proposals and therefore will not directly or indirectly result in any future construction nor will these amendments and rezoning, in and of themselves, alter the physical environment. As such, the project would have **no impacts** and would **not** create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; locate a facility on a site which is included on a list of hazardous materials sites; result in a safety hazard for people residing or working within an airport land use planning area or within the vicinity of a private air strip; impair implementation of an adopted emergency response or evacuation plan; or expose people or structures to a significant risk of loss, injury or death due to wildland fires.

## 2.9 Hydrology and Water

| Checklist Items: 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 type="checkbox"/>     | <input checked="" 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 type="checkbox"/>     | <input checked="" 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, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j. | Be subject to inundation by seiche, tsunami, or mudflow?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

### Setting

Water resources in Solano County include both groundwater and surface water sources. Ground water serves many of the county's agricultural areas, Rural North Vacaville Water District as well as the cities of Dixon, Rio Vista and Vacaville. Surface water from creeks, drainages, sloughs, and marshes also serve agricultural and residential/urban development. Two major surface water projects are the Solano Project (which provides water from Lake Berryessa and Putah Creek serving both agricultural areas and the cities of Vacaville, Fairfield, Suisun City, and Vallejo) and the North Bay Aqueduct (which provides water from the Delta serving Fairfield, Vacaville, Vallejo and Benicia). Water Resources are more fully described in the 2008 General Plan, page RS 71.

A large portion of the county is subject to flooding as a result of heavy seasonal rainfall, dam inundation, and canal or levee failure. A majority of these county flood-prone lands are specifically subject to inundation as a result of heavy rainfall and resulting stream overflows. Flood-prone areas included the Napa Marsh, Suisun Marsh and eastern portion of the county. Flooding and flood control is mapped and more fully described in the 2008 General Plan, page HS-5.

The Suisun Marsh is located where the salt water of the Pacific Ocean and the freshwater of the Sacramento and San Joaquin River Delta meet and mix. Because of its location, it provides a transition between salt and fresh water habitats which creates the unique diversity of fish and wildlife habitats characteristic of a brackish marsh.

### Impacts

**2.9.a-j.** The proposed General Plan amendments, code amendments, policy amendments and rezonings are not associated with, propose or approve specific development proposals and therefore will not directly or indirectly result in any future construction nor will these amendments and rezoning, in and of themselves, alter the physical environment. As such, the project would have **no impacts** and would **not**: violate any water quality standards or waste discharge requirements; deplete groundwater supplies or interfere with groundwater recharge; alter an existing drainage pattern; create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems; place structures within a 100-year flood hazard area or impede or redirect flood flows; or expose people or structures to risk of loss, injury or death due to flooding or be subject to inundation by seiche, tsunami, or mudflow.



## 2.10 Land Use and Planning

| Checklist Items: 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 type="checkbox"/>     | <input checked="" 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"/> |

### Setting

Solano County is proposing to amend and update the County's component of the Suisun Marsh Local Protection Program (LPP). The County is required to prepare and adopt a component of the local protection program required under the 1977 Suisun Marsh Preservation Act (Marsh Act) to implement the Suisun Marsh Protection Plan within the Suisun Marsh Management area. The County component of the LPP is comprised of policies contained in the County General Plan; County Code provisions including the Zoning Code (Chapter 28), Drainage and Flood Control (Chapter 9), and Grading and Erosion Control (Chapter 31); policies regulating sewage disposal systems; and findings of consistency between the Marsh Act and existing county policy.

This update was prepared as a result of a number of recent actions affecting the County's component of the LPP including: adoption of the 2008 General Plan update; proposed updates to the Zoning Code; rezoning proposals in the Water Related Industrial Reserve Area around Collinsville consistent with the 2008 General Plan; and adopted County Code amendments consolidating Chapters 9 and 31 into a new updated Chapter 31 addressing grading, drainage, land leveling and erosion control and amendments to Chapter 6.4 Sewage Standards. Projects within the Suisun Marsh area must be consistent with the provisions of the San Francisco Bay Conservation and Development Commission San Francisco Bay Plan and Suisun Marsh Protection Plan and Solano County's local component of the Suisun Marsh Protection Plan.

A habitat conservation plan or natural community conservation plan has not been adopted within Solano County. However, a draft Habitat Conservation Plan has been prepared by the Solano County Water Agency.

### Impacts

**2.10.a–c.** The proposed General Plan amendments, code amendments, policy amendments and rezonings are not associated with, propose or approve specific development proposals and therefore will not directly or indirectly result in any future construction nor will these

amendments and rezoning, in an of themselves, alter the physical environment. As such, the project would have **no impacts** and would **not**: divide an established community; conflict with any land use plan, policy or regulation; or conflict with any conservation plan or natural community conservation plan.

## 2.11 Mineral Resources

| Checklist Items: 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"/> |

### Setting

Solano County is rich in a number of nonfuel mineral resources. Mineral resources mined or produced within Solano County include mercury, sand and gravel, clay, stone products, calcium and sulfur. Solano County is also a source of natural gas. Significant mineral resources have been mapped in the 2008 General Plan and are more fully described on pages RS-32.

The Suisun Marsh contains a number gas fields. Gas has been extracted from the Suisun fields since their discovery in 1938. As the gas fields are depleted, the remaining geologic formations may be suitable for the underground storage of natural gas extracted from other fields to be transported to the Bay Area.

### Impacts

**2.11.a–b.** The proposed General Plan amendments, code amendments, policy amendments and rezonings are not associated with, propose or approve specific development proposals and therefore will not directly or indirectly result in any future construction nor will these amendments and rezoning, in an of themselves, alter the physical environment. As such, the project would have **no impacts** and would **not** result in the loss of availability of a known mineral resource or locally-important mineral resource recovery site.

## 2.12 Noise

| Checklist Items: 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  | <input type="checkbox"/> | <input type="checkbox"/>                     | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

|    |  |                          |                          |                          |                                     |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
|    | levels?  |                          |                          |                          |                                     |
| 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? | <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 expose people residing or working in the project area to excessive noise levels?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

### Setting

The Solano County 2008 General Plan describes actions to prevent noise conflicts between adjoining land uses. The County's noise reduction and abatement strategy focuses on preventative techniques that protect noise-sensitive land uses from noise-producing sources by:

- Development of strategies for reducing excessive noise exposure through cost-effective measures and appropriate zoning;
- Protecting existing regions of the county where noise levels are currently acceptable and locations that are deemed "noise-sensitive";
- Protecting existing noise-generating commercial and industrial uses from encroachment of noise-sensitive land uses; and
- Providing sufficient information regarding existing and future community noise levels (noise standards and noise contours are more fully described in the 2008 General Plan, page HS-76).

### Impacts

**2.12.I.a–f.** The proposed General Plan amendments, code amendments, policy amendments and rezonings are not associated with, propose or approve specific development proposals and therefore will not directly or indirectly result in any future construction nor will these amendments and rezoning, in and of themselves, alter the physical environment. As such, the project would have **no impacts** and would **not**: expose persons to, or generate noise levels in excess of established standards or excessive ground borne vibration or ground borne noise levels; result in a temporary or permanent increase in ambient noise levels; expose people to excessive noise levels in an airport land use planning area or in vicinity of a private airstrip.

## 2.13 Population and Housing

| Checklist Items: 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"/> |

### Setting

Solano County includes the incorporated cities of Benicia, Dixon, Fairfield, Rio Vista, Suisun City, Vacaville and Vallejo. Solano County's development strategy has been to focus urban development within these seven cities. As a result, over 95 percent of the county's population lives within these cities. The State Department of Finance estimates Solano County's population as of January 1, 2010 to be 427,837 of which 407,672 reside within the cities.

The Suisun Marsh is lightly populated with farm and care taker residences supporting the agricultural and marsh related activities

### Impacts

**2.13.a–c.** The proposed General Plan amendments, code amendments, policy amendments and rezonings are not associated with, propose or approve specific development proposals and therefore will not directly or indirectly result in any future construction nor will these amendments and rezoning, in an of themselves, alter the physical environment. As such, the project would have **no impacts** and would **not** induce substantial population growth; or displace substantial number of people or existing housing units.

## 2.14 Public Services

| Checklist Items: 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"/> |

### **Setting**

In the unincorporated county, six fire districts and CAL FIRE cooperate to provide fire protection and emergency services, the six fire districts are the Cordelia Fire Protection District (FPD), the Dixon FPD, the East Vallejo FPD, the Montezuma FPD, the Suisun FPD, and the Vacaville FPD. The Cordelia FPD, Montezuma FPD, and Suisun FPD provided service in the Suisun Marsh area.

Law enforcement services are administered by the Solano County Office of the Sheriff and are responsible for a variety of law enforcement services, such as safety patrol services, dispatch of safety personnel, holding custody of adult law offenders, operation of the jail and security at court facilities.

The county's public schools are organized into a system of school districts based on location. There are seven school districts based in Solano County and two school districts that lie partially within the County limits. The Benicia, Fairfield-Suisun, and River Delta unified school districts serve the Suisun Marsh area. In addition, a number of private schools are located in the county, most within the incorporated area.

The County operates four recreation facilities, Lake Solano County Park located at the north end of the County along Putah Creek; Sandy Beach County Park located near Rio Vista on the Sacramento River, Belden's Landing Water Access Facility located southeast of Suisun City in the Montezuma Slough/Grizzly Island area of the Suisun Marsh; and Lynch Canyon Open Space Park located north I-80 between Fairfield and Vallejo. Rockville Hills Park located between Green Valley and Suisun Valley is owned and operated by the City of Fairfield.

Other public facilities include the Solano County Library Systems which operate eight public libraries, two in the City of Fairfield, two in the City of Vallejo, two in the City of Vacaville, one in the City of Suisun City, and one in the City of Rio Vista. The Sacramento Valley VA National Cemetery opened in Solano County in 2008.

A full description of Public Facilities and Services within unincorporated Solano County is provided in the 2008 General Plan, Chapter 8 Public Facilities and Services, beginning on page PF-1.

### **Impacts**

**2.14.a.** The proposed General Plan amendments, code amendments, policy amendments and rezonings are not associated with, propose or approve specific development proposals and therefore will not directly or indirectly result in any future construction nor will these amendments and rezoning, in an of themselves, alter the physical environment. As such, the project would

have **no impacts** and would **not**: result in adverse physical impacts associated with the provision of new or physically altered governmental facilities; the need for new or physically altered governmental facilities; or result in unacceptable service ratios, response times or other performance objectives for fire protection, police protection, schools, parks or other public facilities and services.

## 2.15 Recreation

| Checklist Items: 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"/> |

### Setting

The County operates four recreation facilities, Land Solano County Park, Sandy Beach County Park and Belden's Landing Water Access Facility and Lynch Canyon Open Space Park. Rockville Hills Park is owned and operated by the City of Fairfield. A full description of the existing and planned recreation facilities within Solano County is provided in the 2008 Solano County General Plan, Solano County Park and Recreation Element.

The vast open expanse of the Suisun Marsh is the location of many recreational activities. The Marsh is well known for waterfowl hunting in California. In addition, several other forms of recreation, including fishing, upland game hunting, and water sports, are also popular in the Marsh.

### Impacts

**2.15.a–c.** The proposed General Plan amendments, code amendments, policy amendments and rezonings are not associated with, propose or approve specific development proposals and therefore will not directly or indirectly result in any future construction nor will these amendments and rezoning, in an of themselves, alter the physical environment. As such, the project would have **no impacts** and would **not**: increase the use of existing neighborhood and regional parks or other recreational facilities; or require the construction or expansion of recreational facilities.

## 2.16 Transportation and Traffic

| Checklist Items: 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 standards 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.                                 | 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"/> |

### Setting

Transportation facilities in Solano County are diverse including: roadways, bicycle systems, pedestrian connectivity, bus transit, airport facilities, rail service, and waterway activity. Solano County is served by four interstate freeways, two State highways and a system of rural roads connecting communities and serving agricultural areas. Transit service within the County is provided by city and joint power agencies. Rail service is provided by several lines, with the primary Union Pacific line carrying freight between Bay Area ports and the rest of the country. Passenger services include both regional service (Capitol Corridor) and national service. Two general-aviation airports in Vacaville and Rio Vista serve Solano county residents. Ferry access to the San Francisco bay area is provided at the Vallejo Ferry Terminal. Non-motorized facilities include pedestrian sidewalks and trails and bicycle facilities, including Class I, II and III facilities. A more detailed description of transportation facilities and circulation is provided in the 2008 General Plan, Transportation and Circulation Chapter, Page TC-1.

The Suisun Marsh is bordered on the west by Interstate 80 and the north by State Highway 12. Shiloh road and Collinsville Road provided access to the Marsh on the east. Principal access into the marsh area is provided through Grizzly Island Road and Chadbourne Road.

The Solano Transportation Authority prepares and maintains the Solano Comprehensive Transportation Plan and the Solano–Napa Travel Demand Model. The Comprehensive Transportation Plan includes elements addressing each mode of transportation: the Arterials, Highways, and Freeways Element; the Transit Element; and Alternative Modes Element (Pedestrian and bicycles). The Authority also prepares and maintains the Solano Countywide Pedestrian Plan and Solano Countywide Bicycle Plan.

## Impacts

**2.16.a–f.** The proposed General Plan amendments, code amendments, policy amendments and rezonings are not associated with, propose or approve specific development proposals and therefore will not directly or indirectly result in any future construction nor will these amendments and rezoning, in and of themselves, alter the physical environment. As such, the project would have **no impacts** and would **not** result in an increase in traffic or congestion; exceed level of service standards for designated roads or highways, travel demand standards and other measures established under the Solano Congestion Management Plan and Solano Comprehensive Transportation Plan; impact mass transit or non-motorized travel and facilities; result in a change in air traffic patterns; increase hazards due to a design feature or incompatible land use; result in inadequate emergency access; or conflict with adopted policies, plans, or programs supporting public transit, bicycle or pedestrian facilities or decrease the performance of these facilities.

## **2.17 Utilities and Service Systems**

| Checklist Items: 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 type="checkbox"/>                     | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| e.                                 | Result in a determination by the wastewater treatment provider which serves or may serve the  | <input type="checkbox"/> | <input type="checkbox"/>                     | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |



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project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

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

☐☐☐☒

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

☐☐☐☒

### **Setting**

Solano County has a number of water providers, districts, and sources. Solano County Water Agency delivers untreated water from the Solano Project (a project that includes Monticello Dam and Lake Berryessa) and the North Bay Aqueduct (a State Water Project facility). The Solano County Water Agency provides water for municipal, industrial, and agricultural uses in Fairfield, Suisun City, Vacaville, Vallejo, Benicia, the Solano Irrigation District and Maine Prairie Water District service areas, UC Davis, and the California State Prison in Solano County. Agricultural users in the Solano Irrigation District service area use surface water and groundwater; those in the Maine Prairie Water District service area and Reclamation District 2068 use surface water only. Other water sources in the unincorporated county are the Rural North Vacaville Water District, the City of Vallejo, Suisun-Solano Water Authority, and private and community wells. Additionally, some wastewater from the Fairfield/Suisun area is recycled and used for agricultural purposes within the Suisun Marsh.

Each of the cities in Solano County—Benicia, Dixon, Fairfield, Rio Vista, Suisun, Vacaville, and Vallejo—is currently served by municipal sewer and wastewater systems. Some parcels in the unincorporated county near cities are served by sewer and wastewater services from adjacent cities and sewer districts. The City of Vacaville serves the unincorporated community of Elmira, which is adjacent to the service area for the Vacaville sewer system. The Suisun-Fairfield Sewer District provides sewer service to the unincorporated community of Cordelia and parts of Suisun Valley from Rockville Road south to the Fairfield city limits. The District sewer plant is located within the Suisun Marsh. The Vallejo Sanitation and Flood Control District provides sewer service to the Vallejo unincorporated islands. The City of Dixon provides service to a few parcels directly outside of Dixon.

The majority of developments in the unincorporated county, those not served by municipal sewer or small-scale treatment systems, operate stand-alone septic tanks.

The County contracts with many different companies to collect solid waste. The collection companies pick up nonhazardous solid wastes and transport these wastes to a landfill. Non-recyclable solid wastes generated in the unincorporated county are disposed of in one of two privately owned landfills: (1) the Potrero Hills Landfill, located near State Route (SR) 12 and Suisun City within the Suisun Marsh Secondary Management Area, and (2) the Recology Hay Road Landfill, located on SR 113 east of Vacaville.

Solano County cities are individually responsible for drainage within their borders and have constructed facilities to handle surface runoff. The unincorporated county relies heavily on

gravity to drain excess surface waters to natural water courses and onsite detention as part of development projects to control runoff.

### Impacts

**2.17.a–g.** The proposed General Plan amendments, code amendments, policy amendments and rezonings are not associated with, propose or approve specific development proposals and therefore will not directly or indirectly result in any future construction nor will these amendments and rezoning, in an of themselves, alter the physical environment. As such, the project would have **no impacts** and would **not** exceed wastewater treatment requirements; require or result in the construction of new or expanded water, wastewater treatment, or storm water drainage facilities; impact water supplies, wastewater treatment facilities, or landfill capacities.

### **2.18 Mandatory Findings of Significance**

| Checklist Items: 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 type="checkbox"/>                     | <input type="checkbox"/>     | <input checked="" 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 type="checkbox"/>                     | <input type="checkbox"/>     | <input checked="" 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 type="checkbox"/>                     | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

### Impacts

**2.18.a–c.** The proposed General Plan amendments, code amendments and rezonings are not associated with, propose or approve specific development proposals and therefore will not directly or indirectly result in any future construction nor will these amendments and rezoning, in an of themselves, alter the physical environment. As such, the project would have **no impacts** and would **not** 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; (7) have impacts that

are individually limited, but cumulatively considerable; or (8) have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

## **2.19 Sources Used as Reference**

Solano County General Plan  
Solano County Code  
Suisun Marsh Protection Plan, San Francisco Bay Conservation and Development  
Commission, December 1976.  
Suisun Marsh Protection Act of 1977

## **2.20 Attachments**

The following documents are attached in Section 6.0 of this initial study.

Figure SM-1 Current View Suisun Marsh  
Figure SM-2 Suisun Marsh Management Areas  
Figure SM-3 General Plan Land Uses Suisun Marsh  
Figure 4 Existing Zoning Districts Suisun Marsh

The full text of the proposed General Plan Amendments, Zoning Code Amendments, Grading, Drainage, Land Leveling and Erosions Control Code Amendments, Sewage Disposal Systems Policy amendments; the rezonings in the Collinsville and Parish Road areas; the findings of consistency between the Marsh Act and County policy; and the full text to the 2011 amendment to Solano County Component of the Suisun Marsh Local Protection Program is available at the Solano County Department of Resource Management and online at the Departments website at:

<http://www.solanocounty.com/depts/rm> under "Current Items of Interest", Suisun Marsh Local Protection Program

### **3.0 AGENCY COORDINATION AND PUBLIC INVOLVEMENT**

#### **3.1 Consultation and Coordination with Public Agencies**

The Initial Study is being circulated for public comment and referred to the State Clearinghouse for coordinated review by state agencies and to local agencies. See Section 5.0 Distribution List.

#### **3.2 Public Participation Methods**

The Negative Declaration 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> under "Current Items of Interest", Suisun Marsh Local Protection Program

#### **Legal Notice**

The Negative Declaration was filed with the Clerk to the Board of Supervisors, County of Solano, 675 Texas Street, Suite 6000 on August 24, 2012.

#### **Document Posting Period**

The Negative Declaration was posted in the public notice bulletin board at the entrance to the Government Center, 675 Texas Street, Fairfield, CA 94533 for a 30-day period from August 27, 2018 to September 26, 2018.

#### **Comments**

The public is encouraged to submit written comments regarding this Negative Declaration no later than 5:00 p.m. on Wednesday, September 26, 2018

Michael Yankovich  
Planning Services Division  
Resource Management Department  
675 Texas Street, Suite 5500  
Fairfield, CA 94533

PHONE: (707) 784-6765  
FAX: (707) 784-4805  
EMAIL: [myankovich@solanocounty.com](mailto:myankovich@solanocounty.com).

## **4.0 LIST OF PREPARERS**

This Initial Study was prepared by the Solano County Department of Resource Management. The following staff and consultants contributed to the preparation of this Initial Study:

Harry Englebright and Associates  
Michael Yankovich

## **5.0 DISTRIBUTION LIST**

### **Local Agencies**

Airport Land Use Commission  
City of Benicia  
City of Fairfield  
City of Rio Vista  
City of Suisun City  
Solano Local Agency Formation Commission  
Solano County Mosquito Abatement District  
Suisun Resource Conservation District

### **State Agencies**

San Francisco Bay Conservation and Development Commission

## **6.0 ATTACHMENTS**

Figure – Adopted Protected Channels of the Suisun Marsh Watershed  
Figure SM-1 Current View Suisun Marsh  
Figure SM-2 Suisun Marsh Management Areas  
Figure SM-3 General Plan Land Uses Suisun Marsh  
Figure 4 Existing Zoning Districts Suisun Marsh



ADOPTED PROTECTED CHANNELS OF THE SUISUN-MARSH WATERSHED

Marsh Watershed

Gordon Valley Crk.

Suisun Crk.

Wild Horse Crk.

Green Valley Crk.

Jameson Canyon Crk.

Soda Springs Crk.

Laurel Crk.

Ledge Wood Crk.

Felt McCoy Crk.

Union Crk.

Deervert Crk.

Stony Crk.

Marsh Watershed

Lucol Hollow

Clank Hollow

Adopted as part of Ordinance 1166 amending Chapter 9, "Drainage and Flood Control" adding various sections concerning development in or near channels.

FIGURE 2

II-65

ADOPTED PROTECTED CHANNELS OF THE SUISUN-MARSH WATERSHED

Marsh Watershed

Gordon Valley Crk.

Suisun Crk.

Wild Horse Crk.

Green Valley Crk.

Jameson Canyon Crk.

Soda Springs Crk.

Laurel Crk.

Ledge Wood Crk.

Felt McCoy Crk.

Union Crk.

Deervert Crk.

Stony Crk.

Marsh Watershed

Lucol Hollow

Clank Hollow

Adopted as part of Ordinance 1166 amending Chapter 9, "Drainage and Flood Control" adding various sections concerning development in or near channels.

FIGURE 2

II-65

ADOPTED PROTECTED CHANNELS OF THE SUISUN-MARSH WATERSHED

Marsh Watershed

Gordon Valley Crk.

Suisun Crk.

Wild Horse Crk.

Green Valley Crk.

Jameson Canyon Crk.

Soda Springs Crk.

Laurel Crk.

Ledge Wood Crk.

Felt McCoy Crk.

Union Crk.

Deervert Crk.

Stony Crk.

Marsh Watershed

Lucol Hollow

Clank Hollow

Adopted as part of Ordinance 1166 amending Chapter 9, "Drainage and Flood Control" adding various sections concerning development in or near channels.

FIGURE 2

II-65

ADOPTED PROTECTED CHANNELS OF THE SUISUN-MARSH WATERSHED

Marsh Watershed

Gordon Valley Crk.

Suisun Crk.

Wild Horse Crk.

Green Valley Crk.

Jameson Canyon Crk.

Soda Springs Crk.

Laurel Crk.

Ledge Wood Crk.

Felt McCoy Crk.

Union Crk.

Deervert Crk.

Stony Crk.

Marsh Watershed

Lucol Hollow

Clank Hollow

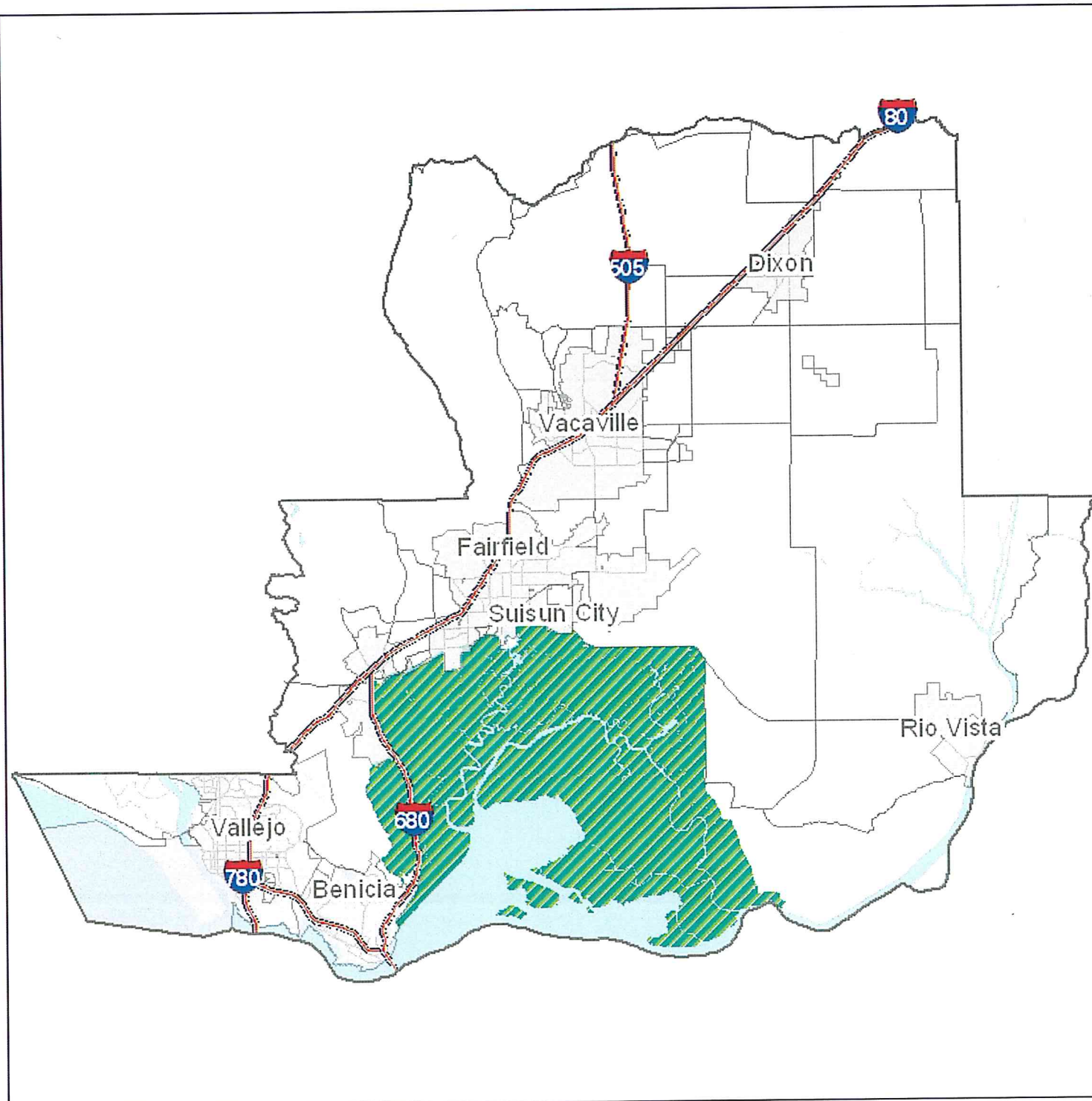
Adopted as part of Ordinance 1166 amending Chapter 9, "Drainage and Flood Control" adding various sections concerning development in or near channels.



FIGURE 2

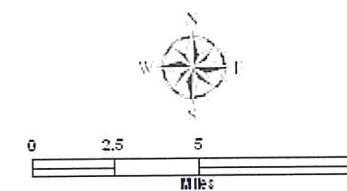
II-65

## COUNTY VIEW SUISUN MARSH

Figure SM-1

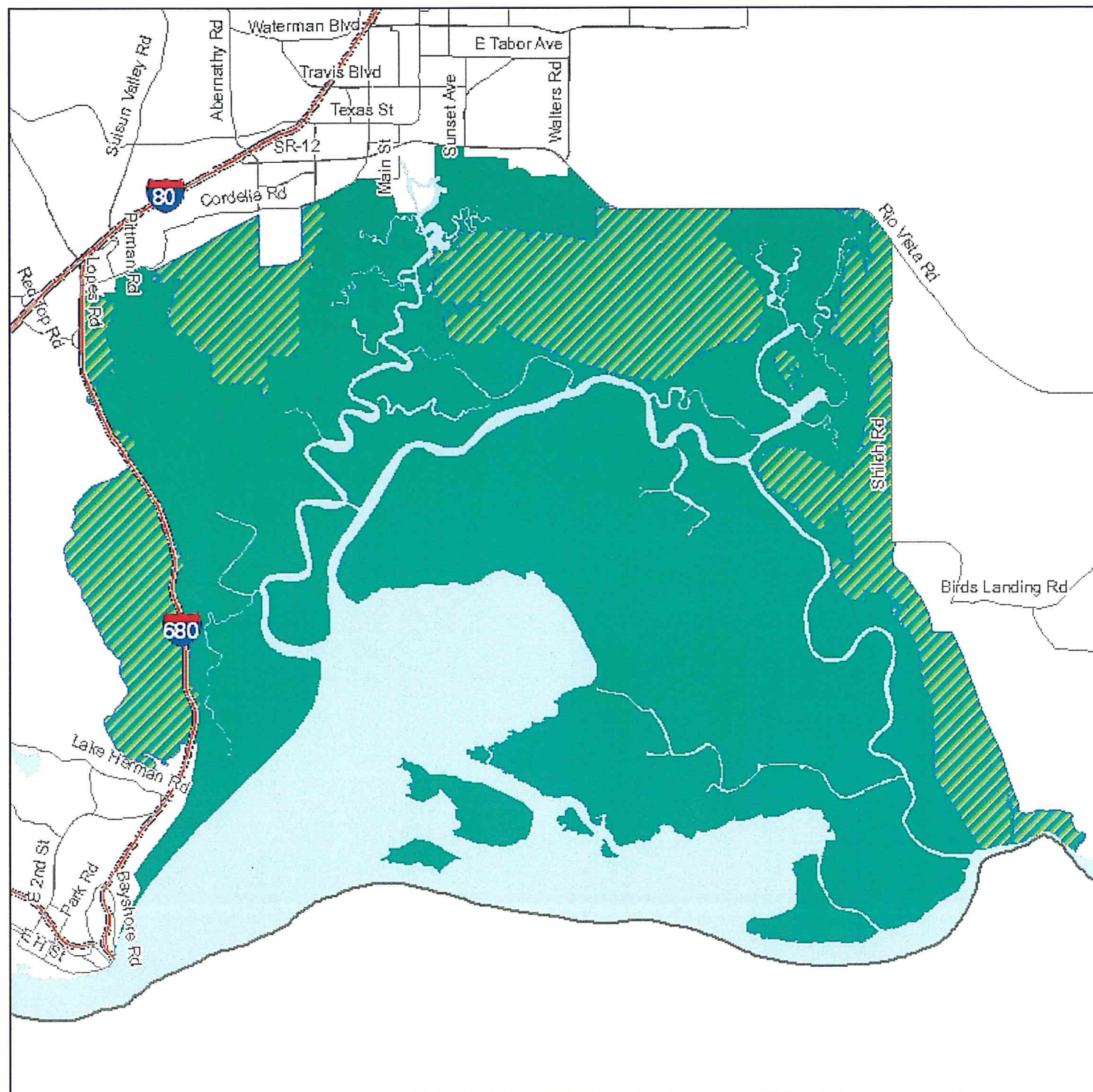


 Suisun Marsh Boundary  
 City Limits



 County of Solano  
Department of Resource Mgmt.  
Planning Services Division  
675 Texas Street, Suite 5500

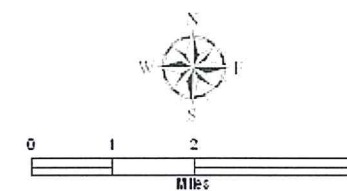





## SUISUN MARSH MANAGEMENT AREA

Figure SM-2

- Primary Management Area
- Secondary Management Area

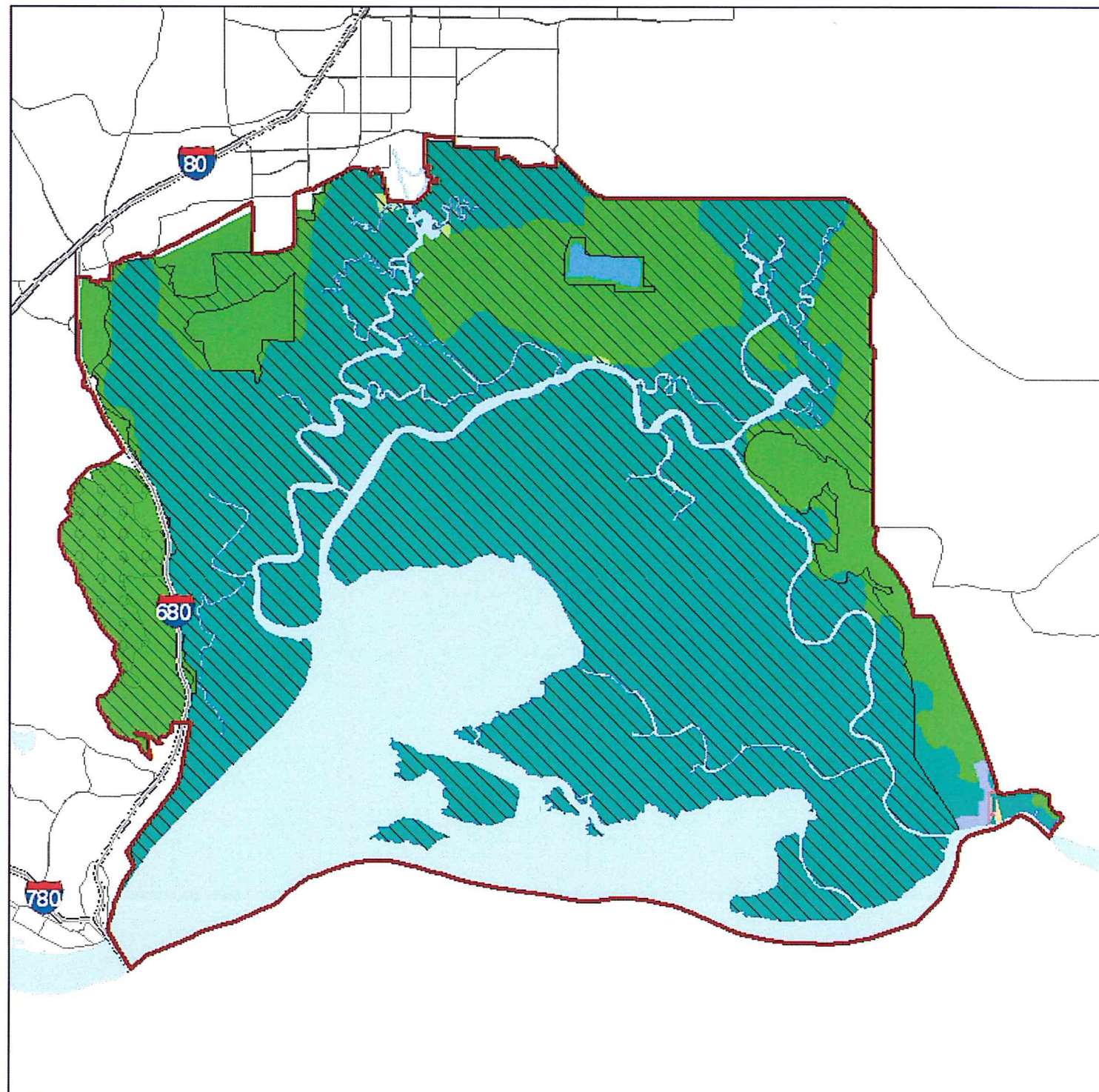



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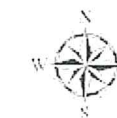


# General Plan Land Uses Suisun Marsh

Figure SM-3

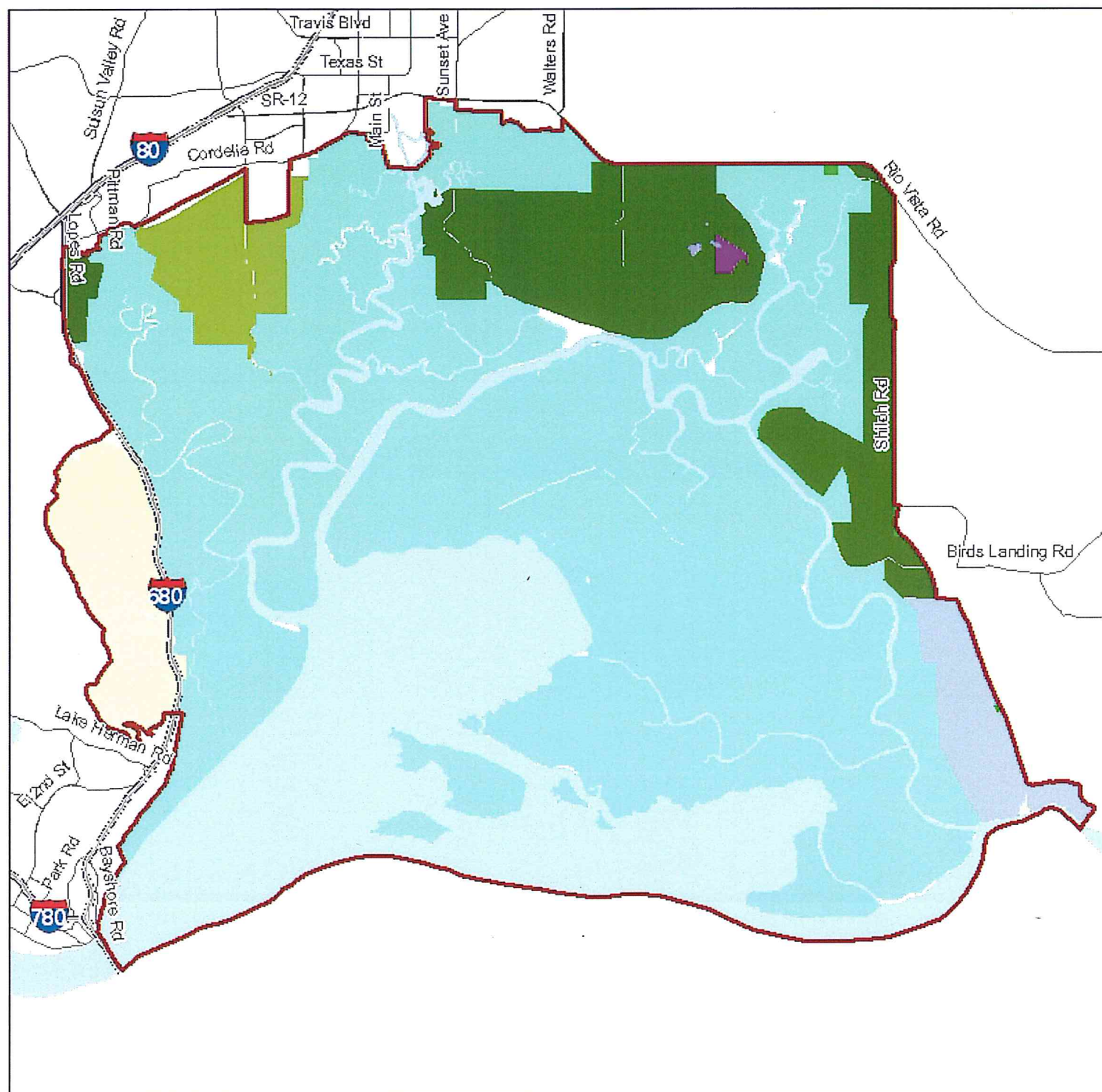


- Marsh Boundary
- General Plan Overlays**
  - Tri-City/County Coop Planning Area
  - Resource Conservation Overlay
- General Plan Land Use Designations**
- Natural Resource Designations**
  - Water Bodies and Courses
  - Park and Recreation
  - Marsh
- Agricultural Designations**
  - Agriculture
- Public Designations**
  - Public/Quasi-Public
- Residential Designations**
  - Traditional Community- Residential
- Commercial Designations**
  - Commercial Recreation
- Industrial Designations**
  - Water Dependent Industrial



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## Existing Zoning Districts Suisun Marsh

Figure 4

- Suisun Marsh Boundary
- Zoning Districts**
- EXCLUSIVE AGRICULTURE**
  - Agriculture 'A-20' (20 acre minimum)
  - Agriculture 'A-150' (150 acre minimum)
- LIMITED AGRICULTURE**
  - Limited Agriculture 'A-L-60' (60 acre minimum)
  - Limited Agriculture 'A-L-150' (150 acre minimum)
- MANUFACTURING & INDUSTRIAL**
  - General Manufacturing 'MIG 1/2' (1/2 acre minimum)
  - General Manufacturing 'MIG 3' (3 acre minimum)
  - Water Dependent Industrial 'WDI'
- OPEN SPACE**
  - Marsh Preservation 'MP' (250 acre minimum)



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