Solano Landing
Application No.: Z-22-01, U-22-02

Draft Initial Study and

Mitigated Negative Declaration

July 2023

Prepared By
Department of Resource Management
County of Solano

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DEPARTMENT OF RESOURCE MANAGEMENT

PART II OF INITIAL STUDY OF ENVIRONMENTAL IMPACTS

INTRODUCTION

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

Project Title:	Solano Landing
Application Number:	Z-22-01, U-22-02
Project Location:	2316 Rockville Road Fairfield, CA 94534
Assessor Parcel No.(s):	0027-200-150
Project Sponsor's Name and Address:	Messrs. James Pierson and Michael Coan Solano Landing, LLC 506 Couch St. Vallejo, CA 94590

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 Suite 5500, 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: Eric Wilberg
  675 Texas Street, Suite 5500
  Fairfield, CA 94533

- ❑ Submit comments via fax to: (707) 784-4805
- ❑ Submit comments via email to: EJWilberg@solanocounty.com
- ❑ **Submit comments by the deadline of: September 5, 2023**

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 Mitigated/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.

Allan Calder

August 1, 2023
Date

Allan Calder
Solano County Planning Manager

INCORPORATION OF MITIGATION MEASURES INTO THE PROPOSED PROJECT

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

August 1, 2023
Date

James Pierson

1.0 ENVIRONMENTAL SETTING AND PROJECT DESCRIPTION

1.1 ENVIRONMENTAL SETTING:

The project area is in Suisun Valley, one of several designated agricultural regions in western Solano County identified in the County of Solano's (County) General Plan. Suisun Valley is bordered on the south and east by Fairfield, to the north by Napa County, and to the east by Green Valley. Excellent soil and climatic conditions have sustained viable agriculture in this area, despite being surrounded by urban development on three sides. The Suisun Valley Agricultural Region is identified in the Solano County General Plan and is also covered by the Suisun Valley Strategic Plan. The area encompasses approximately 9,000 acres, with the majority of land in agricultural use (92 percent) and the remainder of the land in public, industrial, commercial, or residential use.

The subject property ("property" or "project site") consists of 24.42 acres of land in the community of Rockville, Solano County, California. The proposed project site is at 2316 Rockville Road on the corner of Rockville Road and Suisun Valley Road, 1.7 miles west of the city of Fairfield. The project site is at the southeast intersection of Rockville Road and Suisun Valley Road. The project site consists of one parcel, Assessor's Parcel Number 0027-200-150 that is currently dedicated to agricultural use. Figure 1 depicts the project site location. Figure 2 depicts an aerial view of the project site and surrounding land uses.

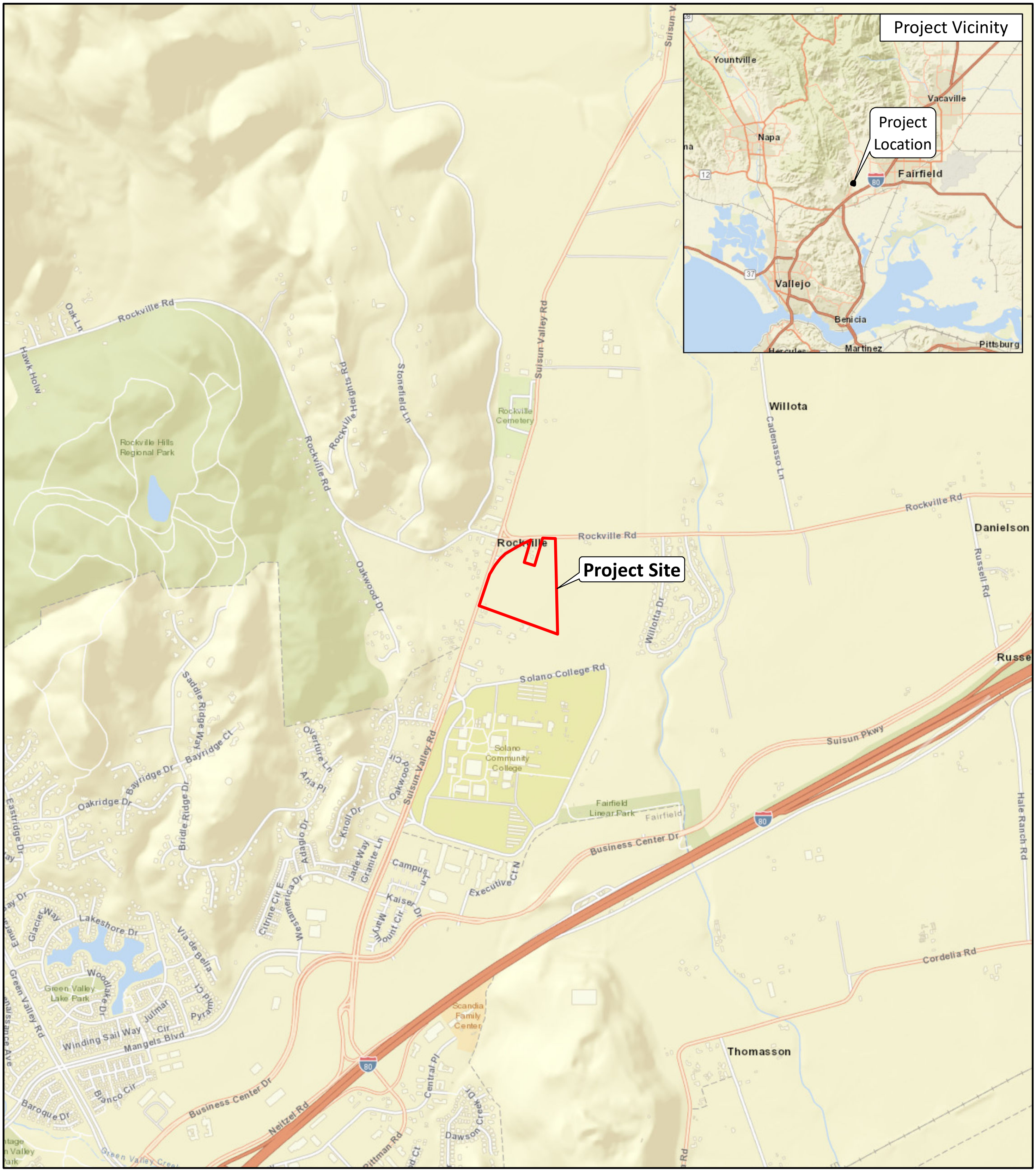
The project site is relatively flat, exhibiting slopes of less than 2 percent. The project site is bounded by Suisun Valley Road to the west, Rockville Road to the north, and by agricultural lands to the north, south, and east. The property currently contains several buildings, including the "Ice House" and an adjacent building noted as a "Fruit Stand" that have been present on the project site since at least 1948. These structures are within the northernmost point of the project area immediately south of Rockville Road. The project site has been farmed for alfalfa for the past several years by a local farmer.

The project site contains three natural communities: coyote brush scrub, mixed oak woodland, and open water, totaling 3.93 acres. Open water habitat includes an unnamed irrigation ditch along the southern boundary of the site and a roadside drainage along Suisun Valley Road to the east. Two semi-natural communities, wild radish fields and ruderal/disturbed vegetation, are also present, totaling 19.79 acres. The remainder of the site consists of developed land uses totaling 0.68 acre. Developed areas within the project site include the unvegetated roadway adjacent to the irrigation ditch and the existing buildings to the north.

The project site is designated in the Solano County General Plan as Agriculture and Neighborhood Agricultural/Tourist Center.[1] The site is zoned Suisun Valley Agriculture (ASV-20), Agricultural Tourist Center (ATC) and Neighborhood Commercial (CN).[2] The project site is within the Rockville Corner ATC, as designated in the Suisun Valley Strategic Plan. The Suisun Valley Strategic Plan designates 10.5 acres within the Rockville Corner area for ATC, of which 2.1 acres has been designated on the project site.

According to the Federal Emergency Management Agency's (FEMA) National Flood Hazard Layer Viewer the project site is located within an area of minimal flood hazard, Zone X.

1 Solano County. 2008. Solano County General Plan Figure LU-1, Land Use Map. November 13.
2 Solano County Regional Geographic Information Systems (GIS). 2023. Solano County Parcel Viewer website: https://solanocountygis.com/portal/home/ (accessed April 27, 2023).



LSA

LEGEND

Project Site

FIGURE 1

0 1000 2000
FEET

SOURCE: Esri World Street Map (2023).

Solano Landing Project
Fairfield, Solano County, California

Project Location

I:\20220500\GIS\MXD\Biological Resources Report\Figure 1_Project Location.mxd (1/18/2023)

LSA

LEGEND

Project Site

FIGURE 2

N

0 100 200

FEET

Solano Landing Development
Solano County, California
LSA Project No. 20230890

Project Site Location on Aerial Base

SOURCE: Vivid Maxar Aerial Imagery (06/2021)

I:\20230890\GIS\MXD\CEQA\Project Site Aerial.mxd (5/1/2023)

The project site is a flat lot with a substrate of compacted natural soil underlying the roadways and recently farmed/tilled natural soil. The project site contains two soil types: Brentwood clay loam (0 to 2 percent slopes, approximately 95 percent) and Conejo soils, wet (approximately 5 percent). Brentwood soils are on nearly level to gently sloping fans formed in valley fill from sedimentary rocks at elevations from 40 to 400 feet. Most areas with these soils are irrigated and used for tree fruit, nut crops, vegetables, and field crops. Natural vegetation is annual grasses, forbs, and scattered oaks. The Conejo series soils consist of very deep, well drained soils that formed in alluvium from basic igneous or sedimentary rocks. They are typically found on alluvial fans and stream terraces at elevations from 30 to 2,000 feet. Areas with these soils are typically used for irrigated row crops, orchards, and hay, pasture, and grain production. Similar to the Brentwood soils, natural vegetation is annual grasses and forbs with a few scattered oaks.

The project site is classified as "Other Land" by the State Department of Conservation.[3] "Other Land" consists of land not included in any other mapping category. Common examples include low-density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry or aquaculture facilities; strip mines, borrow pits; and water bodies smaller than forty acres. Vacant and nonagricultural land surrounded on all sides by urban development and larger than 40 acres is mapped as Other Land.

1.2 PROJECT DESCRIPTION:

The project proposes to rezone 7.4 acres of the project site to ATC, with the remainder of the site remaining as agriculture (A-SV-20). The project would obtain a Use Permit to allow for a "Hotel Resort" to be constructed, comprised of 6 tasting rooms, a restaurant that would serve alcoholic beverages, a boutique market, a multi-purpose facility, 10 cottages that would make up the boutique hotel, a hotel concierge building, and accompanying landscaping and vineyards. With implementation of the proposed project, the project would include 9.1 acres of ATC development and 10.5 acres of planted vineyards. The remaining acreage would be retained as agricultural land. The existing Ice House and Fruit Stand buildings within the northernmost point of the project site immediately south of Rockville Road would be retained. The conceptual site plan for the proposed project is provided in Figure 3.

Proposed Development

Proposed development would total 32,141 square feet, as shown in Table A. Development and operation of proposed project is described further below.

Table A: Proposed Building Square Footages

Building Type	Building Size
Boutique Market	5,496 square feet
Tasting Rooms (6)	9,000 square feet (6 buildings of 1,500 square feet)
Multi-Purpose/Dining Hall	3,655 square feet
Restaurant	7,462 square feet
Boutique Hotel Concierge	1,728 square feet
Boutique Hotel Cottages	4,800 square feet (10 cottages of 480 square feet)
Total	**32,141 square feet**

Source: Solano Landing LLC, 2023

[3] California Department of Conservation (DOC). 2018. Division of Land Use Resource Protection. California Important Farmland Finder. Website: maps.conservation.ca.gov/dlrp/ciff (accessed April 27, 2023).

LSA

FIGURE 3

0 60 120
FEET

SOURCE: Cleaver Design Associates, 8/2022

I:\20230890\G\Conceptual_Site_Plan.ai (5/2/2023)

Solano Landing Project
Fairfield, Solano County, California
LSA Project No. 20230890

Conceptual Site Plan

Boutique Market: The proposed market would be known as the "Icehouse Market" to help preserve some of the site's history through its name as well as the iconic red building on the property that has been known as the "Icehouse." The 5,496-square-foot market would sell locally grown products, wine, and beer produced in the Suisun Valley and promoted on the property to celebrate the Suisun Valley's agricultural traditions and help satisfy local regional demand for fresh locally grown food. The market would operate Monday through Sunday from 7:00 a.m. to 8:00 p.m.

Tasting Rooms: Six, 1,500-square foot, stand-alone tasting rooms would be constructed. The tasting rooms would operate Thursday through Sunday from 10:00 a.m. to 5:00 p.m.

Multi-Purpose/Dining Hall: The 3,655-square-foot, multipurpose/dining hall would support the hotel and other property-related events, as well as educational seminars related to agriculture, vineyards, and safety. The facility would host no more than 24 events per year with a maximum of 150 guests at one time. Hours of operation for the multipurpose/dining hall would be event-specific; however, no event would run past 10:00 p.m.

Restaurant: The 7,462-square-foot restaurant would have a beer and wine license, and would operate Wednesday through Monday (closed on Tuesday) from 10:00 a.m. to 3:00 p.m. for lunch and 5:30 p.m. to 10:00 p.m. for dinner.

Hotel Concierge: The 1,728-square-foot hotel concierge building would be used for administering the daily needs of the Boutique Hotel. The hotel concierge would operate 24 hours per day, 7 days per week.

Boutique Hotel: The boutique hotel would consist of 10 prefabricated, stand-alone, 480-square-foot cottages for a total of 4,800 square feet of hotel development. The hotel would be operated by the current landowners. The hotel would operate 24 hours per day, seven days per week.

Landscaping and Vineyards:
As described above, 10.5 acres of the project site would consist of planted vineyards. In addition, landscaping would be provided throughout the proposed development. Landscaping would include. A lawn area and pedestrian walkways would connect the proposed buildings at the site frontage (e.g., market and tasting rooms) to an amphitheater in the center of the site. Additional pedestrian walkways with associated landscaping would connect to the proposed restaurant and hotel uses.

Access and Circulation:
The project site fronts on Suisun Valley Road and Rockville Road. Access to the site would be via the existing Suisun Valley Court intersection along Suisun Valley Road and a new driveway along Rockville Road, approximately 750 feet east of the Suisun Valley Road intersection. Suisun Valley Court would continue to provide access to the existing commercial space in the southeast corner of the Suisun Valley Road/Rockville Road intersection. Several driveways would provide access to the proposed project. A perimeter road would also be provided to provide emergency vehicle access to the south side of the project site. A roundabout would provide access to the restaurant and hotel uses.

The two primary parking areas along the north side of the site would have direct access from the north driveway on Suisun Valley Court and from Rockville Road. Additional parking would be provided to directly serve the proposed market and tasting rooms along Suisun Valley Road. The proposed project would include a total of 192 parking spaces and would include a shuttle service that the project applicant would be providing from the project site to designated spots within Suisun Valley.

Infrastructure:
The property is currently serviced by City of Vallejo and the Solano Irrigation District for (agricultural) water uses. As shown in Figure 2-5, Existing Water Infrastructure, in the Suisun Valley Strategic Plan, a 24-inch City of Vallejo water main (Gordon Valley Line) runs along Suisun Valley Road and an 8-inch City of Vallejo water main runs along Rockville Road, adjacent to the project site. In its current condition, the Gordon Valley Line cannot provide potable water to any additional users.[4]

Potable water for the proposed project would be provided by 2 to 3 new wells to be constructed on the project site. In addition, the project applicant is working with the City of Vallejo to provide water for the fire suppression system. SID would continue to provide water for irrigation of proposed vineyards and project landscaping.

Sewer service is not currently provided to the property. Sewer service would be provided by the Fairfield Suisun Sewer District (FSSD) via an existing sewer main located adjacent to the project site.

Pacific Gas and Electric services would be utilized for gas and electricity for the property. In addition, the proposed project would include three natural gas, 350 kilowatt (kW) generators with a runtime of 4 hours per month for testing, plus any emergency events, and three annual events with run times of 72 hours each.

A stormwater detention basin is proposed on the southern end of the property in order to ensure that stormwater runoff maintains pre-and post-development flows.

1.2.1 Additional Data:

NRCS Soil Classification:	Brentwood clay loam (96.4%) and Conejo soils, wet (3.6%)
Agricultural Preserve Status/Contract No.:	Not Applicable
Non-renewal Filed (date):	Not Applicable
Airport Land Use Referral Area:	Zone D, the development is compatible with the Travis Airport Land Use Compatibility Plan
Alquist Priolo Special Study Zone:	Not Applicable
Primary or Secondary Management Area of the Suisun Marsh:	Not Applicable
Primary or Secondary Zone identified in the Delta Protection Act of 1992:	Not Applicable
Other:	Not Applicable

1.2.2 Surrounding General Plan, Zoning, and Land Uses

	General Plan	Zoning	Land Use
Property	**Neighborhood Agricultural/Tourist Center and Agriculture–Suisun Valley Region**	**Suisun Valley Agriculture (A-SV-20), Agricultural Tourist Centers (ATC), Neighborhood Commercial (CN)**	**Agriculture/Undeveloped**
North	Agriculture (AG)	Suisun Valley Agriculture (ASV-20)	Existing single-family residences and commercial uses
South	Public/Quasi-Public (PQP)	Suisun Valley Agriculture (ASV-20)	Existing single-family residence along Rockville Road and undeveloped land

[4] Solano County. 2011. Suisun Valley Strategic Plan. February.

East	Agriculture	Residential Traditional Community (RTC-1AC)	Existing single-family residences
West	Traditional Community Residential (TC-R)	Residential Traditional Community (RTC-1AC)	Existing single-family residences along Suisun Valley Road

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

1.3.1 General Plan

The subject site is designated as Neighborhood Agricultural/Tourist Center Agriculture and Agriculture in the Solano County General Plan.[5] Table LU-5 in the Solano County General Plan provides a description of each General Plan land use designation and the range of density or intensity of development permitted within each category.

Table LU-5 of the Solano County General Plan provides a description and intent of the Neighborhood Agricultural/Tourist Center Agriculture and Agricultural designation:

> *(The Neighborhood Agricultural/Tourist Center Agriculture designation) provides for areas supporting complementary agricultural and tourism commercial facilities that are compatible with surrounding agricultural uses. In addition, permitted uses should enhance the agricultural character of surrounding areas, develop brand recognition, and create a destination for tourists. Permitted uses include small hotels, restaurants, retail shops, and facilities for the sale of local produce.*
>
> *The (Agricultural Designation) provides areas for the practice of agriculture as the primary use, including areas that contribute significantly to the local agricultural economy, and allows for secondary uses that support the economic viability of agriculture. Agricultural land use designations protect these areas from intrusion by nonagricultural uses and other uses that do not directly support the economic viability of agriculture.*

Further the Solano County General Plan identifies ten Agricultural Regions throughout the County, the subject site being located within the Suisun Valley Agricultural Region. As described in Table AG-3 of the Solano County General Plan, the (Suisun Valley) provides for agricultural production, agricultural processing facilities, facilities to support the sale of produce, and tourist services that are ancillary to agricultural production.

1.3.2 Zoning

The project site is zoned Suisun Valley Agriculture (ASV-20), Agricultural Tourist Center (ATC) and Agricultural Tourist Center-Neighborhood Commercial (ATC-NC).[6] The purpose of the Suisun Valley Agricultural Districts are to preserve and enhance the environmental and economic character of the Suisun Valley as a rural agricultural community by maintaining the agricultural character, improving agricultural production and income, promoting agricultural products grown in Solano and providing for agricultural tourist centers.

Section 28.23.20, Definitions Applicable only to the A-SV-20, ATC and ATC-NC Districts, of the Solano County Code states that retail stores and services, businesses and professional offices providing convenience goods and services to serve a rural community and tourists to an agricultural

[5] Solano County, 2008. Solano County General Plan Figure LU-1, Land Use Map.

[6] Solano County Regional Geographic Information Systems (GIS). 2023. Solano County Parcel Viewer website: https://solanocountygis.com/portal/home/ (accessed April 27, 2023).

area, conducted either entirely within a building or buildings on a single ownership or, where permitted, within a building and outdoors are applicable to this current zoning district.

The proposed project would consist of construction of six (6) tasting room buildings, a restaurant, multi-purpose facility/dining hall, boutique market, ten (10) stand-alone cottages which will make up the boutique hotel, a hotel concierge building, and accompanying landscaping and vineyards. As shown in Table 28.23A Table of Allowed Uses and Permit Requirements in the Solano County Code, vineyards, tasting facilities, restaurants, hotels, and retail facilities are allowed within the ATC and CN zoning districts with the appropriate permit.

The project site is located within the Rockville Corner ATC, as designated in the Suisun Valley Strategic Plan. The Suisun Valley Strategic Plan designates 10.5 acres within the Rockville Corner area for ATC, of which 2.5 acres has been designated on the project site. As part of project approvals, the project applicant is requesting a rezone of 7.4 acres of the project site to ATC, to accommodate the proposed development of 9.1 acres. To approve the allocation of additional ATC acreage, the County must make the following required findings:

- The proposed project site must be contiguous with an existing ATC site;
- The project would not cause the total planned acres of ATC within the Suisun Valley to exceed 75; and
- The project would contribute to the vision of the Suisun Valley as an agricultural tourism destination.

The proposed project would meet these requirements.

1.3.3 Solano County Code

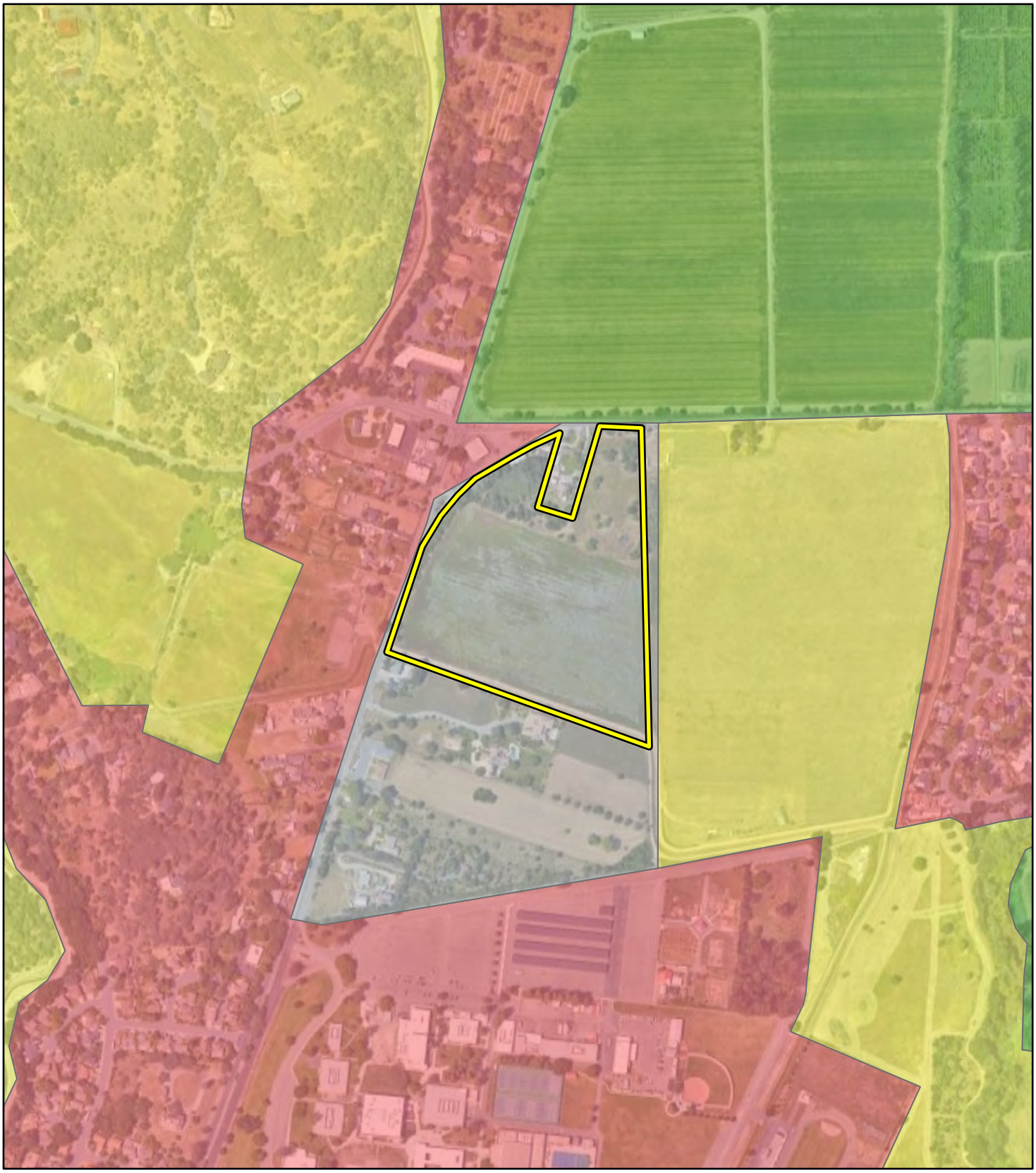
Chapter 28 of the Solano County Code states that a building permit, as required under Chapter 6.3, and any other permits required by the County Code, shall also be required prior to any construction, demolition, or change of occupancy type.

In addition, the proposed project would be required to undergo Design Review, as described in Sections 28.23.60 and 28.103. In performing design review, the zoning administrator or planning commission shall consider the Suisun Valley design guidelines as a manual for determining architectural approval.

1.4 PERMITS AND APPROVALS REQUIRED FROM OTHER AGENCIES (RESPONSIBLE, TRUSTEE and AGENCIES WITH JURISDICTION):

Agencies that May Have Jurisdiction over the Project

- Fairfield Suisun Sewer District
- City of Fairfield (approval to connect to sewer main in Suisun Valley Road)
- Local Area Formation Commission
- California Department of Fish and Wildlife
- Regional Water Quality Control Board
- Bay Area Air Quality Management District
- Cordelia Fire Protection District



LSA

FIGURE 4

Solano Landing Development

Important Farmland

SOURCE: Google Maps; California Department of Conservation Farmland Mapping and Monitoring Program (2018)

I:\20230890\GIS\Pro\Solano Landing Development\Solano Landing Development.aprx (7/26/2023)

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 exists, the report discusses the affected environment, the level of potential impact on the affected environment and methods to avoid, minimize or mitigate for potential impacts to the affected environment.

Findings of SIGNIFICANT IMPACT

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

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

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

- ❑ Air Quality
- ❑ Biological Resources
- ❑ Cultural Resources
- ❑ Noise
- ❑ Transportation

Findings of LESS THAN SIGNIFICANT IMPACT

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

- ❑ Aesthetics
- ❑ Agricultural Resources
- ❑ Energy
- ❑ Geology and Soils
- ❑ Greenhouse Gas Emissions
- ❑ Hydrology and Water Quality
- ❑ Hazards and Hazardous Materials
- ❑ Land Use
- ❑ Population and Housing
- ❑ Public Services
- ❑ Tribal Cultural Resources
- ❑ Wildfire
- ❑ Utilities and Service Systems

Findings of NO IMPACT

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

- ❑ Mineral Resources
- ❑ Recreation

2.1 AESTHETICS

Would the project		Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a.	Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b.	Substantially damage scenic resources, including, but not limited to, trees, rock out-croppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐
c.	In nonurbanized areas, substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐
d.	Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Environmental Setting

Surrounding foreground views to the north, east, and south are relatively flat agricultural landscapes typical of the Suisun Valley Agricultural Region. Land uses surrounding the project site are predominantly agricultural, single-family residential, and commercial. Views of oak-covered hillsides and distant coastal ridgelines are available to the west of the site.

The property is in an agricultural area and is composed of an undeveloped vegetated field. Young and mature oak trees occur along Suisun Valley Road and within the northern portion of the project site. Two, small, historic-era buildings identified as the “Ice House” and “Fruit Stand” are located within the northernmost portion of the project site adjacent to the proposed development. These buildings would remain with the implementation of the proposed project and would complement the proposed developoment. A residential parcel is located to the east of the Ice House and Fruit Stand.

According to the California Department of Transportation, there are no officially designated State scenic highways within the project vicinity. The project site fronts on Suisun Valley Road, a Scenic Roadway identified in Figure RS-5 of the Solano County General Plan.[7]

Impacts

a. Have a substantial adverse effect on a scenic vista? ***(Less Than Significant Impact)***

According to the Solano County General Plan, the Solano County region provides abundant views of agricultural landscapes, the delta and marshlands, and the oak and grass covered hills offering a plethora of scenic vistas. As described above, the project site is comprised of an undeveloped vegetated field and offers views of oak-covered hillsides and distant ridgelines to the west. Limited views of Rockville Hills Park, and the Twin Sisters summits, part of the Howell Mountain range, are available from the project site.

The proposed project would include vineyard planting around all the proposed buildings, retaining the site’s agricultural character. Additionally, proposed buildings would be consistent in scale and style to existing commercial development in the Rockville Corner area and the Suisun Valley Strategic Plan

[7] Solano, County of. 2008. Solano County General Plan.

Design Guidelines. Views to the west from Suisun Valley Road and Rockville Road would be retained. The proposed resort use, wine tasting, and 10.5-acres of planted vineyards support the agricultural/tourist industry and would enhance the "winescape", which would support and enhance the region's viticultural setting. Therefore, the proposed project would not result in a substantial adverse effect on a scenic vista. This impact would be less than significant.

b. *Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?* ***(Less Than Significant Impact)***

According to the California Department of Transportation, there are no officially-designated State scenic highways within the project vicinity; however, the project site fronts on Suisun Valley Road, a Scenic Roadway identified in Figure RS-5 of the Solano County General Plan.

Although the project site is largely undeveloped, two historic-era buildings remain to the north portion of the project site, fronting onto Rockville Road (the Ice House Building and Flower Shop). These buildings are not part of the project and would not be impacted by the proposed project.

A total of 252 trees were inventoried and evaluated within the project limits by a certified arborist. Most of these trees are within the footprint of the planned development and would need to be removed. Additional landscaping, including trees, as well as 10.5 acres of vineyards would be planted as part of the proposed project. In addition, in accordance with Mitigation Measure BIO-14 described below in the biology section, and the County's General Plan, native oak trees designated as "heritage" trees to be removed shall be replaced to preserve the existing tree canopy. In addition, as a condition of approval, existing trees shall be incorporated into the project to the extent feasible. Therefore, the proposed project would not result in substantial damaging effects to scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway, and this impact would be less than significant.

c. *In nonurbanized areas, substantially degrade the existing visual character or quality of the site and its surroundings?* ***(Less Than Significant Impact)***

The proposed project is consistent with the applicable development standards as established in the Solano County Zoning Code. While project implementation would change the visual quality of the project site, implementation of the proposed project would not degrade the visual quality within the vicinity of the project site or the surrounding areas.

Implementation of the proposed project would result in the redevelopment of the existing, largely undeveloped, agricultural site with a "Hotel Resort" consisting of tasting rooms, restaurant, market, multi-purpose facility, and hotel. Proposed buildings would be designed to match the scale and style of existing development in the project area and to reflect the rural character of the Suisun Valley. Landscaping and vineyards would be planted to provide visual screening of proposed development and preserve the site's agricultural character. In addition, the proposed project would be subject to the County's Design Review process, which would provide for the review of the physical improvements to the site, including the overall scale of the buildings, setbacks, massing, and design. Parking would be distributed throughout the site, so that the view of parking is minimized. The Design Review of the proposed project would ensure compatibility and compliance with Suisun Valley design guidelines governing aesthetic quality. Since the proposed project would be consistent with existing development in the project vicinity and would be subject to required Design Review, the proposed project would not substantially degrade the existing visual character or quality of the site and its surroundings; therefore, this impact would be less than significant.

d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area? ***(Less Than Significant Impact)***

The project site is in a largely rural area. Streetlights, vehicle head and taillights on nearby roadways, and lighting associated with nearby development are the existing sources of light and glare in the project area.

The proposed project would include installation of safety and security lighting along pedestrian pathways, around buildings, and in parking areas. Development of the proposed project would incrementally increase the amount of nighttime lighting in the project area due to new interior and exterior lighting at the individual buildings and cottages, as well as lighting associated with additional vehicular traffic to and from the project site. Consistent with County requirements, exterior light fixtures on buildings and along walkways and parking areas would be aimed downward and shielded to prevent glare or reflection and to minimize light pollution beyond the project boundaries. With adherence to these requirements, the proposed project would not create a new source of substantial light or glare, such that day or nighttime views in the area would be affected. This impact would be less than significant.

Avoidance, Minimization Measures and/or Mitigation Measures

No significant impacts were identified, and no mitigation measures are required.

2.2 Agriculture and Forestry 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 Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☒	☐
b.	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c.	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)?	☐	☐	☐	☒
d.	Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

Environmental Setting

The project site consists of a flat predominantly undeveloped property with surrounding agricultural, commercial, and residential uses. The project site contains two existing, abandoned buildings which were formerly used as produce stands. The property was farmed for several years for alfalfa by a local farmer; however, the project site is currently vacant and has not recently been used for agricultural purposes. The project site is not under a Williamson Act contract.

Impacts

a. *Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?* ***(No Impact)***

While a large portion of Suisun Valley is designated as Prime Farmland, the project site is not. As shown in Figure 4, Important Farmland, the project site is classified as Other Land as identified by the Farmland Mapping and Monitoring Program.[8] Therefore, the site is not classified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (collectively known as "Important Farmland") See *Figure 4, Important Farmland Map*.

[8] California Department of Conservation (DOC). 2018. Division of Land Use Resource Protection. California Important Farmland Finder. Website: maps.conservation.ca.gov/dlrp/ciff (accessed April 27, 2023).

Figure 4: Important Farmland Map

Approximately 14.92 acres of vineyards would be planted as part of the proposed project, which would increase agricultural production on the site and would support agricultural use and ensure that the project site would remain in agricultural production. The Hotel Resort would be compatible with the agricultural nature of the area, promote agricultural tourism, and provide tasting rooms to showcase local wines and brews. As such, the proposed project would not result in the conversion of Important Farmland to another use, and no impact would occur.

b. Conflict with existing zoning for agricultural use, or a Williamson Act contract? ***(No Impact)***

The project site is currently zoned Suisun Valley Agriculture (ASV-20), Agricultural Tourist Center (ATC) and Agricultural Tourist Center-Neighborhood Commercial (ATC-NC).[9] As part of the project approvals, a portion of the project site would be re-zoned from ASV-20 to ATC to accommodate the entire 9.1 acres of proposed development. The Suisun Valley Strategic Plan allows for additional allocation of ATC development, on the condition that such development does not exceed the development standards identified in the Zoning Regulations of the Suisun Valley Strategic Plan. Additionally, approximately 14.92 acres of vineyards would be planted as part of the proposed project, which would support agricultural use and ensure that the primary use of the project site would remain in agricultural production. As described above, the project site is currently vacant and has not recently been used for agricultural purposes. The applicant has indicated that they will be planting vineyards this summer.

With approval of the proposed project, development would be consistent with the current zoning regulations, policies, and goals, as well as the overall vision of the Suisun Valley Strategic Plan. None of the land within the project site is under a Williamson Act contract. Therefore, the project would not conflict with existing zoning for agricultural use, or a Williamson Act contract. No impact would occur.

c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)? ***(No Impact)***

The project site consists of a flat predominantly undeveloped property with surrounding agricultural, commercial, and residential uses. No parcels adjacent to or near the project site are zoned for forest land, timberland, or timberland production. The proposed project would not conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)).

d. Result in the loss of forest land or conversion of forest land to non-forest use? ***(No Impact)***

Please refer to Section 2.2.c. The proposed project would not result in the loss of forest land or conversion of forest land to non-forest uses. No impact would occur.

e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? ***(No Impact)***

Please refer to Sections 2.2.a-c. The proposed project would not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use.

Avoidance, Minimization Measures and/or Mitigation Measures

No significant impacts were identified, and no mitigation measures are required.

[9] Solano County Regional Geographic Information Systems (GIS). 2023. Solano County Parcel Viewer Website: https://solanocountygis.com/portal/home/ (accessed April 27, 2023).

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?	☐	☐	☒	☐
b.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☒	☐	☐
c.	Expose sensitive receptors to substantial pollutant concentrations?	☐	☒	☐	☐
d.	Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

Environmental Setting

The following section is based on the Air Quality and Greenhouse Gas Analysis for the Solano Landing Project.[10] This report is included as Appendix A.

Solano County is within the jurisdiction of the Bay Area Air Quality Management District (BAAQMD), which regulates air quality in the Bay Area. Air quality conditions in the Bay Area have improved significantly since the BAAQMD was created in 1955. Ambient concentrations of air pollutants and the number of days during which the region exceeds air quality standards have fallen dramatically. Neither State nor national ambient air quality standards of the following chemicals have been violated in recent decades: nitrogen dioxide, sulfur dioxide, sulfates, lead, hydrogen sulfide, and vinyl chloride. Those exceedances of air quality standards that do occur primarily happen during meteorological conditions conducive to high pollution levels, such as cold, windless nights or hot, sunny, summer afternoons.

Both State and federal governments have established health-based Ambient Air Quality Standards for six criteria air pollutants: carbon monoxide (CO), ozone (O_3), nitrogen dioxide (NO_2), sulfur dioxide (SO_2), lead (Pb), and suspended particulate matter. In addition, the State has set standards for sulfates, hydrogen sulfide, vinyl chloride and visibility-reducing particles. These standards are designed to protect the health and welfare of the populace with a reasonable margin of safety. Two criteria pollutants, O_3 and NO_2, are considered regional pollutants because they (or their precursors) affect air quality on a regional scale. Pollutants such as CO, SO_2, and Pb are considered local pollutants that tend to accumulate in the air locally.

Impact Analysis

a. *Conflict with or obstruct implementation of the applicable air quality plan?* ***(Less Than Significant Impact)***

[10] LSA. 2023a. Air Quality and Greenhouse Gas Analysis for the proposed Solano Landing Project, Solano County, California. July 7.

The applicable air quality plan is the BAAQMD 2017 Clean Air Plan, which defines control strategies to reduce emissions and ambient concentrations of air pollutants; safeguard public health by reducing exposure to air pollutants that pose the greatest heath risk, with an emphasis on protecting the communities most heavily affected by air pollution; and reduce GHG emissions to protect the climate. Consistency with the Clean Air Plan can be determined if the project (1) supports the goals of the Clean Air Plan, (2) includes applicable control measures from the Clean Air Plan, and (3) would not disrupt or hinder implementation of any control measures from the Clean Air Plan.The BAAQMD has established significance thresholds for project construction and operational impacts at a level at which the cumulative impact of exceeding these thresholds would have an adverse impact on the region's attainment of air quality standards. The health and hazards thresholds were established to help protect public health. The construction and operation of the proposed project would not result in the generation of criteria air pollutants that would exceed BAAQMD thresholds of significance, as described further below.

The control strategies of the Clean Air Plan include measures in the following categories: Stationary Source Measures, Transportation Measures, Energy Measures, Building Measures, Agriculture Measures, Natural and Working Lands Measures, Waste Management Measures, Water Measures, and Super-GHG Pollutants Measures. The proposed project would implement the applicable measures outlined in the Clean Air Plan, including Transportation Control Measures. As described more fully in the Air Quality and Greenhouse Gas Analysis, the proposed project would include a boutique market, tasting rooms, multi-purpose/dining hall, restaurant, and hotel within the County's Agriculture Tourist Center Zone. In addition, the project site includes a supermarket and restaurant that would provide residents with local shopping and dining destinations, which would increase opportunities for these uses closer to the trip origins and would decrease overall vehicle miles traveled (VMT) by substituting short trips for longer ones. By having a consolidation of wineries, visitors to the region are likely to visit this location rather than driving between wineries farther north and west of the project site. Further, the proposed project provides residents with local shopping and dining options, which would provide more local services. The project site also provides a proximate location relative to customers living in the area and customers visiting this geographic area. In addition, the proposed project would include a shuttle service from the project site to designated spots within the Suisun Valley, reducing the demand for travel by single occupancy vehicles and VMT. Therefore, the project would not disrupt or hinder implementation of a control measure from the Clean Air Plan. This impact would be less than significant.

b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? ***(Less Than Significant Impact with Mitigation)***

The following analysis assesses the potential project-level construction- and operation-related air quality impacts.

Construction Emissions. During construction, short-term degradation of air quality may occur due to the release of particulate emissions generated by demolition, grading, building, paving, and other activities. Emissions from construction equipment are also anticipated and would include CO, nitrogen oxides (NO_X), reactive organic gas (ROG), directly emitted particulate matter ($PM_{2.5}$ and PM_{10}), and toxic air contaminants (TACs) such as diesel exhaust particulate matter.

Project construction activities would include demolition, site preparation, grading, building, paving, and architectural coating (painting). Construction-related effects on air quality from the proposed project would be greatest during the site preparation phase due to the disturbance of soils. If not properly controlled, these activities would temporarily generate particulate emissions. Sources of fugitive dust would include disturbed soils at the construction site. Unless properly controlled, vehicles leaving the site would deposit dirt and mud on local streets, which could be an additional source of airborne dust after it dries. PM_{10} emissions would vary from day to day, depending on the nature and magnitude of

construction activity and local weather conditions. PM_{10} emissions would depend on soil moisture, silt content of soil, wind speed, and the amount of operating equipment. Larger dust particles would settle near the source, while fine particles would be dispersed over greater distances from the construction site.

Water or other soil stabilizers can be used to control dust, resulting in emission reductions of 50 percent or more. The BAAQMD has established standard measures for reducing fugitive dust emissions (PM_{10}). With the implementation of these Basic Construction Mitigation Measures, fugitive dust emissions from construction activities would not result in adverse air quality impacts.

In addition to dust-related PM_{10} emissions, heavy trucks and construction equipment powered by gasoline and diesel engines would generate CO, SO_2, NO_X, ROG, and some soot particulate ($PM_{2.5}$ and PM_{10}) in exhaust emissions. If construction activities were to increase traffic congestion in the area, CO and other emissions from traffic would increase slightly while those vehicles idle in traffic. These emissions would be temporary in nature and limited to the immediate area surrounding the construction site.

The California Emissions Estimator Model (CalEEMod) Version 2022.1 program was used to calculate emissions from on-site construction equipment and emissions from worker and vehicle trips to the site. Construction-related emissions are presented in Table B, below.

Table B: Project Construction Emissions (in Pounds Per Day)

Project Construction	ROG	NO_X	Exhaust PM_{10}	Fugitive Dust PM_{10}	Exhaust $PM_{2.5}$	Fugitive Dust $PM_{2.5}$
Average Daily Emissions	1.1	14.5	0.5	0.5	0.5	0.2
BAAQMD Thresholds	54.0	54.0	82.0	BMP	54.0	BMP
Exceeds Threshold?	No	No	No	No	No	No

Source: Compiled by LSA (March 2023).
BAAQMD = Bay Area Air Quality Management District
BMP = best management practices
NO_X = nitrogen oxides
$PM_{2.5}$ = particulate matter 2.5 microns or less in diameter
PM_{10} = particulate matter 10 microns or less in diameter
ROG = reactive organic gases

As shown in Table B, construction emissions associated with the project would not exceed the BAAQMD's thresholds for ROG, NO_x, CO, exhaust PM_{10}, and exhaust $PM_{2.5}$ emissions. In addition to the construction period thresholds of significance, the BAAQMD requires the implementation of Basic Construction Mitigation Measures to reduce construction fugitive dust impacts to a less than significant level. Implementation of Mitigation Measure AIR-1 would ensure that the proposed project incorporates the Basic Construction Mitigation Measures and that short-term construction period air quality impacts would be reduced to the extent feasible. In addition, with implementation of Mitigation Measure AIR-1, construction of the proposed project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in nonattainment (including ROG, NO_x, PM_{10}, pr $PM_{2.5}$) under applicable federal or State ambient air quality standards. Therefore, this impact would be less than significant.

Long-Term Operational Emissions. Long-term air pollutant emission impacts are those associated with mobile sources (e.g., vehicle trips), energy sources (e.g., natural gas), and area sources (e.g., architectural coatings and the use of landscape maintenance equipment) related to the proposed project.PM_{10} emissions result from running exhaust, tire and brake wear, and the entrainment of dust into the atmosphere from vehicles traveling on paved roadways. Entrainment of PM_{10} occurs when vehicle tires pulverize small rocks and pavement, and the vehicle wakes generate airborne dust. The

contribution of tire and brake wear is small compared to the other PM emission processes. Gasoline-powered engines have small rates of particulate matter emissions compared with diesel-powered vehicles.

Energy source emissions result from activities in buildings that use natural gas. The quantity of emissions is the product of usage intensity (i.e., the amount of natural gas) and the emission factor of the fuel source. Major sources of energy demand for the proposed project could include building mechanical systems, such as heating and air conditioning and lighting. Greater building or appliance efficiency reduces the amount of energy for a given activity and thus lowers the resultant emissions. The emission factor is determined by the fuel source, with cleaner energy sources, like renewable energy, producing fewer emissions than conventional sources. Area source emissions associated with the project would include emissions from the use of landscaping equipment.

Emission estimates for operation of the project were calculated using CalEEMod. The primary emissions associated with the project are regional in nature, meaning that air pollutants are rapidly dispersed on release or, in the case of vehicle emissions associated with the project, emissions are released in other areas of the air basin. The daily and annual emissions associated with project operational trip generation, energy, and area sources are identified in Table C for ROG, NO_x, PM_{10}, and $PM_{2.5}$.

The results shown in Table C indicate the project would not exceed the significance criteria for daily or annual ROG, NO_x, PM_{10}, and $PM_{2.5}$ emissions; therefore, operation of the proposed project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in nonattainment under applicable federal or State ambient air quality standards. This impact would be less than significant.

Table C: Project Operational Emissions

	ROG	**NO_x**	**PM_{10}**	**$PM_{2.5}$**
Pounds per Day				
Mobile Source Emissions	4.9	4.8	3.0	0.6
Area Source Emissions	0.8	<0.1	<0.1	<0.1
Energy Source Emissions	<0.1	0.7	<0.1	0.1
Stationary Source Emissions	9.0	0.9	0.1	0.1
Total Emissions	**14.8**	**6.3**	**3.1**	**0.7**
BAAQMD Thresholds	54.0	54.0	82.0	54.0
Exceeds Threshold?	**No**	**No**	**No**	**No**
Tons per Year				
Mobile Source Emissions	0.9	0.9	0.6	0.1
Area Source Emissions	0.2	<0.1	<0.1	<0.1
Energy Source Emissions	<0.1	0.1	<0.1	<0.1
Stationary Source Emissions	1.6	0.2	<0.1	<0.1
Total Emissions	**2.7**	**1.2**	**0.6**	**0.1**
BAAQMD Thresholds	10.0	10.0	15.0	10.0
Exceeds Threshold?	**No**	**No**	**No**	**No**

Source: Compiled by LSA (March 2023).
BAAQMD = Bay Area Air Quality Management District
NO_X = nitrogen oxides
$PM_{2.5}$ = particulate matter 2.5 microns or less in diameter
PM_{10} = particulate matter 10 microns or less in diameter
ROG = reactive organic gases

Localized CO Impacts. Emissions and ambient concentrations of CO have decreased dramatically in the Bay Area with the introduction of the catalytic converter in 1975. No exceedances of the State or federal CO standards have been recorded at Bay Area monitoring stations since 1991. The

BAAQMD's 2017 CEQA Guidelines include recommended methodologies for quantifying concentrations of localized CO levels for proposed transportation projects. A screening level analysis using guidance from the BAAQMD CEQA Guidelines was performed to determine the impacts of the project. The screening methodology provides a conservative indication of whether the implementation of a proposed project would result in significant CO emissions. According to the BAAQMD's CEQA Guidelines, a proposed project would result in a less than significant impact to localized CO concentrations if the following screening criteria are met:

- The project is consistent with an applicable congestion management program established by the county congestion management agency for designated roads or highways, and the regional transportation plan and local congestion management agency plans.
- Project traffic would not increase traffic volumes at affected intersections to more than 44,000 vehicles per hour.
- The project would not increase traffic volumes at affected intersections to more than 24,000 vehicles per hour where vertical and/or horizontal mixing is substantially limited (e.g., tunnel, parking garage, bridge underpass, natural or urban street canyon, or below-grade roadway).

Implementation of the proposed project would not conflict with the Solano Transportation Authority's congestion management programs. The proposed project would generate approximately 211 Friday PM peak-hour trips, 293 Saturday peak-hour inbound special event trips, and 289 Saturday peak-hour, outbound, special-event trips[11]. As such, the project's contribution to peak-hour traffic volumes at intersections in the vicinity of the project site would be well below 44,000 vehicles per hour. Therefore, the proposed project would not result in localized CO concentrations that exceed State or federal standards. This impact would be less than significant.

c. *Expose sensitive receptors to substantial pollutant concentrations?* ***(Less Than Significant Impact with Mitigation)***

Sensitive receptors are areas of population that have an increased sensitivity to air pollution or environmental contaminants. Sensitive receptor locations include residences, schools, day care centers, hospitals, parks, and similar uses that are sensitive to air quality. Impacts on sensitive receptors are of particular concern because they are the population most vulnerable to the effects of air pollution. The project site is surrounded by existing single-family residential uses, commercial uses, and undeveloped land. The closest sensitive receptors to the project site include single-family homes immediately adjacent to the project site boundary, approximately 5 feet away. The following sections describe the potential impacts on sensitive receptors from construction and operation of the proposed project.

LSA performed a construction Health Risk Assessment, which evaluates construction-period health risk to off-site receptors, for the proposed project. The analysis is presented below. Table D, below, identifies the results of the analysis assuming the use of Tier 2 construction equipment, as proposed by the project, at the maximally exposed individual (MEI), which is the nearest sensitive receptor.

[11] KD Anderson & Associates, Inc. 2023. Traffic Impact Analysis for Solano Landing Project. January 31.

Table D: Unmitigated Inhalation Health Risks from Project Construction to Off-Site Receptors

	Carcinogenic Inhalation Health Risk in 1 Million	Chronic Inhalation Hazard Index	Acute Inhalation Hazard Index	Annual $PM_{2.5}$ Concentration ($\mu g/m^3$)
Maximally Exposed Individual	76.41	0.096	0.000	0.479
Threshold	**10.0**	**1.0**	**1.0**	**0.3**
Exceeds Threshold?	**Yes**	**No**	**No**	**Yes**

Source: Compiled by LSA (March 2023).
$\mu g/m^3$ = micrograms per cubic meter
$PM_{2.5}$ = particulate matter less than 2.5 microns in size

As shown in Table D, the risk associated with project construction at the MEI would be 76.41 in 1 million, which would exceed the BAAQMD cancer risk threshold of 10 in 1 million. The total chronic hazard index would be 0.096, which is below the threshold of 1.0. In addition, the total acute hazard index would be nominal (0.0), which would also not exceed the threshold of 1.0. The results of the analysis indicate that the total $PM_{2.5}$ concentration would be 0.479 micrograms per cubic meter ($\mu g/m^3$), which would also exceed the BAAQMD significance threshold of 0.3 $\mu g/m^3$. Therefore, since cancer risk and $PM_{2.5}$ concentrations would exceed the BAAQMD's threshold, implementation of Mitigation Measure AIR-2 would be required to reduce substantial pollutant concentrations during project construction. Table E identifies the results of the analysis with implementation of Mitigation Measure AIR-2.

Table E: Mitigated Inhalation Health Risks from Project Construction to Off-Site Receptors

	Carcinogenic Inhalation Health Risk in 1 Million	Chronic Inhalation Hazard Index	Acute Inhalation Hazard Index	Annual $PM_{2.5}$ Concentration ($\mu g/m^3$)
Maximally Exposed Individual	5.07	0.006	0.000	0.032
Threshold	**10.0**	**1.0**	**1.0**	**0.3**
Exceeds Threshold?	**No**	**No**	**No**	**No**

Source: Compiled by LSA (March 2023).
µg/m3 = micrograms per cubic meter
PM2.5 = particulate matter less than 2.5 microns in size

As shown in Table E, the mitigated cancer risk at the MEI would be 5.07 in 1 million, which would not exceed the BAAQMD cancer risk of 10 in 1 million. In addition, the mitigated total $PM_{2.5}$ concentration would be 0.032 $\mu g/m^3$, which would also be below the BAAQMD significance threshold of 0.3 $\mu g/m^3$. Therefore, with implementation of Mitigation Measure AIR-2, construction of the proposed project would not exceed established BAAQMD thresholds and would not expose nearby sensitive receptors to substantial pollutant concentrations.

Once the proposed project is constructed, the proposed project would not be a source of substantial emissions. Therefore, implementation of the proposed project would not result in new sources of TACs. Therefore, the project would not expose sensitive receptors to substantial levels of TACs.

d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people. ***(Less Than Significant Impact)***

The occurrence and severity of potential odor impacts depends on numerous factors. The nature, frequency, and intensity of the source, the wind speeds and direction, and the sensitivity of the receiving location each contribute to the intensity of the impact. While offensive odors rarely cause

any physical harm, they can be unpleasant and cause distress among the public and generate citizen complaints.

During construction, the various diesel-powered vehicles and equipment in use on site would create localized odors. These odors would be temporary and are not likely to be noticeable for extended periods of time beyond the project site. Additionally, the proposed uses that would be developed within the project site are not expected to produce any offensive odors that would result in frequent odor complaints. This impact would be less than significant.

Avoidance, Minimization Measures and/or Mitigation Measures

Mitigation Measure AIR-1 Consistent with the Bay Area Air Quality Management District (BAAQMD) Basic Construction Mitigation Measures, the following controls are required to be included as specifications for the proposed project and implemented at the construction site:

- All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- All haul trucks transporting soil, sand, or other loose material off site shall be covered.
- All visible mud or dirt tracked-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.
- All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible.
- Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- A publicly visible sign shall be posted with the telephone number and person to contact at Solano County regarding dust complaints. This person shall respond and take corrective action within 48 hours. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.

Mitigation Measure AIR-2 During construction of the proposed project, the project contractor shall ensure all off-road diesel-powered construction equipment of 50 horsepower or more used for the project construction at a minimum meets the California Air Resources Board Tier 4 emissions standards or equivalent.

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 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 riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c.	Have a substantial adverse effect on state or federally protected wetlands as defined by Sections 404 and 401 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☒	☐	☐
d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☒	☐	☐
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

Environmental Setting

The following section is based on the Biological Resources Report for the Solano Landing Project.[12] This report is included as Appendix B.

Methods. Prior to conducting the field survey, a list of sensitive plant and wildlife species potentially occurring within the project area was compiled to evaluate potential impacts resulting from project construction. This report provides a site assessment of the potential presence of special-status species, sensitive biological communities, and wetlands and other waters under the jurisdiction of the United States Fish and Wildlife Service (USFWS), United States Army Corps of Engineers, and/or the Regional Water Quality Control Board (RWQCB), and the California Department of Fish and Wildlife

[12] LSA. 2023b. Biological Resources Report, Solano Landing, Rockville, Solano County, California. July.

(CDFW). In addition, the updated Solano Habitat Conservation Plan (HCP) database,[13] which incorporates California Natural Diversity Database (CNDDB)[14] records and the California Native Plant Society rare plant database,[15] the Solano County General Plan, and other information was reviewed regarding potential regulatory constraints on developing the site.

A general biological survey was conducted on January 20, 2023 to assess the potential for the project area to support special-status species and sensitive habitats. On January 26–27 and February 8, 2023, a tree inventory was conducted of the 24.42- acre parcel. The purpose of these site visits was to inventory all trees and identify other potential biological resource constraints to property development.

Topography and Soils. The project site is a flat lot with a substrate of compacted natural soil underlying the roadways, and recently farmed/tilled natural soil. The parcel has two soil types, Brentwood clay loam (0 to 2 percent slopes, approximately 95 percent) and Conejo soils, wet (approximately 5 percent). Brentwood soils are on nearly level to gently sloping fans formed in valley fill from sedimentary rocks at elevations from 40 to 400 feet. Most areas with these soils are irrigated and used for tree fruit, nut crops, vegetables, and field crops. Natural vegetation is annual grasses, forbs, and scattered oaks. The Conejo series soils consist of very deep, well-drained soils that formed in alluvium from basic igneous or sedimentary rocks. They are typically found on alluvial fans and stream terraces at elevations from 30 to 2,000 feet. Areas with these soils are typically used of irrigated row crops, orchard, hay and pasture and grain. Similar to the Brentwood soils, natural vegetation is annual grasses and forbs with a few scattered oaks. Neither of these two soil types are considered hydric soils.

Plants. The project site has no vernal pools, marshes, or wetlands; hence, there is no suitable habitat for species that rely on these habitats. Only two special-status plant species, Jepson's leptosiphon (*Leptosiphon jepsonii*) and Suisun marsh aster (*Symphyotrichum lentum*) have CNDDB occurrences within 1 mile of the project site. Neither of these species are expected to occur based on habitats observed at the site. The site contains marginally suitable habitat for narrow-flowered California brodiaea (*Brodiaea leptandra*) and Greene's narrow-leaved daisy (*Erigeron greenei*) in mixed oak woodland and chaparral habitats, and suitable habitat for fine leaf pondweed (*Stickenia filiformis ssp. alpina*) in the irrigation ditch.

Vegetation Communities. The project site contains three natural communities: coyote brush scrub, mixed oak woodland, and open water, totaling 3.93 acres. Two semi-natural communities, wild radish fields and ruderal/disturbed vegetation, are also present, totaling 19.79 acres. The remainder of the site consists of developed land uses, totaling 0.68 acre. Developed areas within the project site include the unvegetated roadway adjacent to the irrigation ditch and two former agricultural structures to the north.

Wildlife. Wildlife species observed on or near the project site included western scrub jay (*Aphelocoma californica*), house finch (*Haemorhous mexicanus*), red-winged blackbird (*Agelaius phoeniceus*), American crow (*Corvus brachyrhynchos*), acorn woodpecker (*Melanerpes formicivorus*), red-tailed hawk (*Buteo jamaicensis*), brewer's blackbird (*Euphagus cyanocephalus*), great blue heron (*Ardea herodias*), northern harrier (*Circus cyaneus*), turkey vulture (*Cathartes aura*), and Anna's hummingbird (*Calypte anna*). These species are typical of open grasslands, agricultural fields, and open woodlands in the central valley. No raptor nests were observed at the property.

[13] Solano County Water Agency. 2019. Solano Habitat Conservation Plan and Database. Prepared by LSA Associates, Point Richmond, California.

[14] California Department of Fish and Wildlife. 2023a. California Natural Diversity Database (CNDDB). Website: https://wildlife.ca.gov/Data/CNDDB/Maps-and-Data#43018408-cnddb-in-bios

[15] California Native Plant Society. 2023. Inventory of Rare and Endangered Plants of California (online edition, v8-03 0.39). Rare Plant Program. Website: http://www.rareplants.cnps.org (accessed 20 January 20, 2023).

Mammal species observed included California mouse (*Peromyscus californicus*) and eastern fox squirrel (*Sciurus niger*), as well as evidence of Botta's pocket gopher (*Thomomys bottae*) and California ground squirrel (*Otospermophilus beecheyi*) within the ruderal/disturbed areas and along the banks of the irrigation ditch, respectively. Burrows of Botta's pocket gopher and California ground squirrel provide important underground shelter for other animals, including special-status species such as the burrowing owl (*Athene cunicularia*). A dusky-footed woodrat (*Neotoma fuscipes*) nest was observed at the base of a 28-inch Valley oak.

Amphibians and reptiles observed included gophersnake (*Pituophis catenifer*), American bullfrog (*Lithobates catesbeianus*), and Pacific chorus frog (*Pseudacris regilla*). Both amphibians were observed within the irrigation ditch, whereas the gophersnake was observed at the edge of the wild radish field in the center of the project site. All three of these species, as well as several of the mammal species mentioned above, are important prey items for many raptors.

Impacts

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

The CNDDB[16] lists 26 plant species and 21 animal species occurrences within 5 miles of the project site. No special-status species were observed on the site during field surveys. However, the project site contains habitat for special-status plant and animal species. Mitigation Measure BIO-1, which requires environmental awareness training prior to the commencement of construction activities would minimize impacts to all sensitive species, habitats and environmental resources. Species-specific impacts and mitigation measures are described further below.

Special-Status Plants. The project site has no vernal pools, marshes, or wetlands present; hence, there is no suitable habitat for species that rely on these habitats. Only two special-status plant species, Jepson's leptosiphon (*Leptosiphon jepsonii*) and Suisun marsh aster (*Symphyotrichum lentum*) have CNDDB occurrences within 1 mile of the project site. Neither of these species are expected to occur, based on habitats observed at the site. The site contains marginally suitable habitat for narrow-flowered California brodiaea (*Brodiaea leptandra*) and Greene's narrow-leaved daisy (*Erigeron greenei*) in mixed oak woodland and chaparral habitats; suitable habitat for fine leaf pondweed (*Stickenia filiformis* ssp. *alpina*) is present in the irrigation ditch. Although these species are not expected to occur since the site has been disturbed by mowing, tilling, grading and previous agricultural activity, impacts to any of these species would be considered significant under the California Environmental Quality Act (CEQA). Implementation of Mitigation Measure BIO-2, which requires preconstruction surveys for special-status plant species and transplanting of identified species within the project site would reduce potential impacts to special-status plants to a less than significant level.

Monarch Butterfly. Monarch butterfly (*Danaus plexippus*) is a migratory butterfly that has been listed as a candidate for inclusion on the USFWS list of endangered and threatened wildlife since December 2020. Currently, the monarch is scheduled to be federally listed in 2024. Monarchs are not listed as threatened or endangered under the California Endangered Species Act. However, monarch butterflies are listed by the State of California as a California Special Resource because their overwintering habitat is threatened by disturbance and by alteration and destruction of habitat. However, the monarch butterfly is unlikely to overwinter in the project site.

[16] California Department of Fish and Wildlife. 20023. California Natural Diversity Database (CNDDB). Website: https://wildlife.ca.gov/Data/CNDDB/Maps-and-Data#43018408-cnddb-in-bios

Monarchs rely exclusively on milkweed species as a larval host plant. No milkweed plants have been identified during surveys of the site, which were conducted outside the flowering period of milkweed species. However, milkweed plants may be present in the project area; therefore, monarch larvae may be present as well. The likelihood that monarch butterfly is present in the project area is considered to be moderate; therefore, project activities could impact this species. Implementation of Mitigation Measure BIO-3 would reduce potential impacts to milkweed and monarch butterfly to a less than significant level because preconstruction surveys would be required to identify and relocate (if needed) monarch breeding habitat prior to project construction activities.

Bumble Bees. Western bumble bee (*Bombus occidentalis*) and Crotch's bumble bee (*Bombus crotchii)* are currently considered candidate species by the CDFW. As candidate species, the western and Crotch's bumble bees receive the same legal protection afforded to endangered or threatened species.[17] Project activities would not affect meadow habitat or grasslands; thus, the potential for destruction of underground nests is very low. However, there is some suitable habitat and nectar plants within the project site; therefore, the potential for Crotch's and western bumble bees to occur in the project area is moderate.

Implementation of Mitigation Measure BIO-1 would minimize potential impacts to western and Crotch's bumble bees by requiring that workers be trained to identify special-status species and associated habitats and to implement appropriate measures to avoid impacts during construction activities. In addition, implementation of Mitigation Measure BIO-4 would limit all herbaceous vegetation removal activities from September 1 through February 28, which would benefit pollinators. With implementation of these mitigation measures, impacts to western bumble bee and Crotch's bumble bee would be less than significant.

Tricolored Blackbird. Tricolored blackbirds breed in colonies in thorny shrubs, such as Himalayan blackberry (*Rubus armeniacus*), or California wild rose (*Rosa californica*) adjacent to wetlands and near an abundant source of insects, such as pastures or croplands. They are also known to nest in dense thickets of tall herbs, such as the wild radish fields present at the project site. The nearest CNDDB record is roughly 5 miles southwest of the project site in Lynch Canyon North. While the project site itself is not a high value foraging or nesting site for tricolored blackbirds, it could be used by this species on an occasional basis. Thus, development of the property contributes to the regional reduction of foraging habitat for this species. Mitigation Measure BIO-5 would reduce direct impacts to tricolored blackbird nesting and foraging habitat to a less than significant level by requiring preconstruction survey for nesting tricolored blackbird and establishing buffers around identified nests.

Burrowing Owls. Burrowing owls occur in warmer valleys, open, dry grasslands, deserts, and scrublands associated with agriculture and urban areas that support populations of California ground squirrels. Burrowing owls nest below ground, using abandoned burrows of other species (mostly ground squirrels) and feed on insects and small mammals. The nearest CNDDB record sighting is approximately 3 miles east of the project site along Cordelia Road. Though no burrowing owls or sign were observed within the project site, burrowing owls may utilize the numerous burrows and adjacent agricultural fields for nesting and foraging. Mitigation Measure BIO-6 would reduce direct impacts to burrowing owl nesting to a less-than-significant level by requiring preconstruction surveys for burrowing owl and implementation of exclusion measures, if needed.

Swainson's Hawk. Swainson's hawk occurs widely in the lowlands of Solano County, and Swainson's hawks are known to nest in trees within developed landscapes as long as suitable foraging habitat is nearby. There are no known, active, or recently active Swainson's hawk or other raptor nests within the project site. There are three known Swainson's hawk nest site within 1 mile of the project site along Suisun Creek. Other raptors include the white-tailed kite, which uses trees in open areas for nesting and open grasslands and marshes for foraging. The closest known CNDDB

[17] California Code, Fish and Game Code - FGC § 2074.2 and §2085.

nest site of white-tailed kite is approximately 1 mile southeast of the project site near Suisun Creek in Cordelia. Since the project proposes to remove trees as a result of project construction, Swainson's hawk may be impacted in the event they are nesting in the project area when construction begins. Mitigation Measure BIO-7 would reduce direct impacts to potentially nesting Swainson's hawk and other raptors to a less-than-significant level.

Nesting Birds. The project area provides suitable nesting habitat for a number of bird species protected under Section 3503 of the California Fish and Game Code and the Migratory Bird Treaty Act. Since the project proposes to remove trees as a result of project construction, migratory bird species may be impacted in the event they are nesting in the project area when construction begins. Implementation of Mitigation Measure BIO-8, which requires a pre-construction survey for nesting birds and establishment of buffers around identified nests, would reduce potential impacts to nesting birds to a less-than-significant level.

Bats. No bats or evidence of roosting bats were observed during field surveys of the project site; however, hoary bats (*Lasiurus cinereus*) may forage over the wild radish field and use the adjacent woodlands for night roost habitat. Development of the project site contributes to the regional reduction of habitat for this species. Mitigation Measures BIO-9 and BIO-10, which require a tree habitat assessment and other measure for roost tree removal, would reduce potential impacts to bats to a less-than-significant level.

b. *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?* ***(No Impact)***

No riparian or other sensitive natural communities are present on the project site. Therefore, the proposed project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community.

c. *Have a substantial adverse effect on state or federally protected wetlands as defined by Sections 404 and 401 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?* ***(Less Than Significant Impact with Mitigation)***

Aquatic resources identified on the project site include an unnamed irrigation ditch along the southern boundary of the site and an ephemeral roadside drainage ditch along Suisun Valley Road along the eastern boundary of the project site.

The unnamed irrigation ditch runs along the entirety of the southern boundary of the project site. This ditch is an average of 25 feet wide from top of bank to top of bank and supplies irrigation water to agricultural fields east and west of the project site. This ditch may have hydrological connectivity to Suisun Creek, located approximately 0.5 mile east of the project site or to Dan Wilson Creek in Fairfield. Both eventually drain into Suisun bay. This ditch is channelized with steep banks and no riparian zone, is largely unvegetated, and is lined with large concrete blocks along most of its length. The irrigation ditch would be considered Waters of the United States and Waters of the State, subject to regulation by the USACE and the RWQCB.

The ephemeral roadside drainage is parallel to Suisun Valley Road along the eastern boundary of the project site. This drainage is an average of 4 feet wide, shallow, and collects runoff during rain events, discharging storm water into the irrigation ditch. The drainage is vegetated with a variety of nonnative ruderal species including wild oats (*Avena* sp.), common bedstraw (*Galium aparine*), and Italian thistle (*Carduus pycnocephalus*), none of which are considered hydrophytic plant species. The roadside drainage would only be subject to Section 401 of the Clean Water Act (CWA) and regulated by the RWQCB.

As described in Section 2.10, Hydrology and Water Quality, the proposed project would be required to comply with the conditions of the National Permit Discharge Elimination System (NPDES) Construction General Permit and Solano County's Stormwater Management Plan, which require the implementation of best management practices (BMPs) for erosion control and storm water management. Compliance with these regulatory requirements would ensure that indirect impacts to jurisdictional wetlands would be less than significant.

The proposed project would not directly impact the unnamed irrigation ditch along the southern boundary of the site. However, implementation of the proposed project may result in direct impacts to the ephemeral roadside drainage to accommodate the proposed access driveway off of Suisun Valley Road and proposed parking/access for the market along Suisun Valley Road. As described above, the ephemeral roadside ditch is considered Waters of the State and regulated by the RWQCB. Implementation of Mitigation Measure BIO-11, which requires that the project applicant obtain the necessary regulatory permit and comply with all permit conditions, would reduce potential impacts to wetlands to a less than significant level. With implementation of Mitigation Measure BIO-11, this impact would be less than significant with mitigation incorporated.

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? ***(Less Than Significant Impact with Mitigation)***

There are no wildlife nursery sites on the property. The project site is at the periphery of an identified Essential Connectivity Area, as identified by the CDFW Biogeographic Information & Observation System;[18] therefore, the project may affect migratory corridors. Implementation of Mitigation Measure BIO-12, which requires installation of wildlife-friendly fencing, would ensure that connectivity to open farmland, coast range oak woodlands and other habitats would not be significantly reduced. With implementation of Mitigation Measure BIO-12, this impact would be less than significant.

e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? ***(Less Than Significant Impact with Mitigation)***

The Solano County General Plan includes policies and regulations encouraging the protection of oak woodlands consistent with the Oak Woodland Conservation Act. The primary regulations are related to RS.I-3: "Develop and adopt an ordinance to protect oak woodlands as defined in Senate Bill (SB) 1334 and heritage oak trees." Heritage trees are defined as: (a) trees with a trunk diameter of 15 inches or more measured at 54 inches above natural grade, (b) any oak tree native to California, with a diameter of 10 inches above natural grade, or (c) any tree or group of trees specifically designated by the County for protection because of its historical significance, special character or community benefit. The general plan further describes considerations for the development of an ordinance for the County, however no such ordinance has been adopted.

A total of 252 trees were inventoried on the project site. Most of these trees are within the footprint of the proposed development and would need to be removed. Based on the definitions of heritage trees set forth in the Solano County General Plan, a total of 54 valley oaks and 58 coast live oaks may be considered heritage trees (greater than 10 inches diameter at breast height [DBH]) and an additional 45 trees of other California native species and escaped orchard trees may be considered heritage trees (greater than 15 inches DBH). Implementation of Mitigation Measure BIO-13 would reduce potential impacts resulting from tree removal to a less-than-significant level.

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? ***(No Impact)***

[18] California Department of Fish and Wildlife. 2023. Biogeographic Information and Observation System.

Solano County is not a participant in the Solano HCP and the HCP has not yet been adopted. Therefore, the proposed project would not conflict with the provisions of the Solano HCP nor interfere with the implementation of this plan once it is adopted. No impact would occur.

Avoidance, Minimization Measures and/or Mitigation Measures

Mitigation Measure BIO-1 **Worker Environmental Awareness Program (WEAP).** During construction of the project, before any work occurs on the project site, including grading, vegetation removal and equipment staging, all construction personnel shall participate in an environmental awareness training regarding special-status species and sensitive habitats present on the Project site. Any additional construction personnel that are employed following the initial start of construction shall receive mandatory training before starting work. As part of the training, an environmental awareness handout shall be provided to all personnel that describes and illustrates sensitive resources (i.e., special-status species and habitat, nesting birds/raptors) to be avoided during proposed Project construction and lists measures to be followed by personal for the protection of biological resources. Such measures shall include, but are not limited to:

- Procedures to follow if a special-status species is found within the work area.
- Checking under equipment and staging areas for wildlife species each morning prior to work.
- Staying within designated work areas and maintaining exclusion/silt fencing.
- Reduced Project speed limits.
- No pets or firearms on-site.
- Contain trash/food waste and remove daily to avoid encouraging predators onto the Project site.
- Following Project Best Management Practices (BMPs).

Mitigation Measure BIO-2 **Avoid and Minimize Impacts to Rare Plants.** Before the initiation of any vegetation removal or ground-disturbing activities, in areas that provide suitable habitat for special-status plants, the following measures shall be implemented:

- A qualified botanist shall conduct appropriately timed surveys for special-status plant species, in all suitable habitat that would be potentially disturbed by the Project.
- Surveys shall be conducted following CDFW- or other approved protocol.
- If no special-status plants are found during focused surveys, the botanist shall document the findings in a letter to the lead agency, and other appropriate agencies as needed, and no further mitigation will be required.
- If special-status plants are found during focused surveys, the following measures shall be implemented:
- Information regarding the special-status plant population shall be reported to the CNDDB.
- If the populations can be avoided during Project implementation, they shall be clearly marked in the field by a qualified botanist and

avoided during construction activities. Before ground clearing or ground disturbance, all on-site construction personnel shall be instructed as to the species' presence and the importance of avoiding impacts to this species and its habitat.

- If special-status plant populations cannot be avoided, consultations with CDFW and/or USFWS would be required. If allowed under the appropriate regulations, the plants shall be mapped, photographed, and then transplanted to a suitable location by a qualified botanist. If required by the relevant agency, a plan to compensate for the loss of special-status plant species, detailing appropriate replacement ratios, methods for implementation, success criteria, monitoring and reporting protocols, and contingency measures that would be implemented if the initial mitigation fails; the plan would be developed in consultation with the appropriate agencies prior to the start of local construction activities.

Mitigation Measure BIO-3 **Monarch Butterfly Avoidance.** Preconstruction surveys shall be conducted during the monarch breeding season (March 16 through November 30) to determine if milkweed is present on the site and, if present, is being used for monarch breeding. Surveys shall be conducted by a qualified biologist no more than 14 days prior to ground or vegetation disturbance activities. The biologist shall search for evidence of monarch eggs, caterpillars, chrysalises, and adults. If active monarch breeding is identified, the milkweed stand shall be avoided until the applicant develops and implements a salvage and relocation plan that has been reviewed and approved by the applicable Resource Agencies.

Mitigation Measure BIO-4 **Avoid Project impacts to Western and Crotch's bumble bee.** Surveys should be performed by a qualified biologist familiar with the species behavior and life history to determine the presence/absence of special status bumble bees within 6 weeks prior to vegetation removal and/or grading. Surveys should be conducted during the flying season when the species is most likely to be detected above ground, between March 1 to September 1. Survey results, including negative findings, should be submitted to CDFW prior to implementing Project-related ground-disturbing activities. At minimum, a survey report should provide the following:

- A description and map of the survey area, focusing on areas that could provide suitable habitat for special status bumble bees.
- Field survey conditions that should include name(s) of qualified biologist(s) and brief qualifications; date and time of survey; survey duration; general weather conditions; survey goals, and species searched.
- Map(s) showing the location of nests/colonies.
- A description of physical (e.g., soil, moisture, slope) and biological (e.g., plant composition) conditions where each nest/colony is found. A sufficient description of biological conditions, primarily impacted habitat, should include native plant composition (e.g., density, cover, and abundance) within impacted habitat (e.g., species list separated by vegetation class; density, cover, and abundance of each species).

- If adverse impacts to Crotch's bumble bee cannot be avoided either during Project activities or over the life of the Project, the County should consult with CDFW to determine appropriate avoidance and/or minimization measures for the species.

Mitigation Measure BIO-5 **Avoid impacts to tricolored blackbird.** If construction activities begin between February 1 and August 31, a preconstruction survey for nesting tricolored blackbirds shall be performed by a qualified biologist to ensure that no individuals of this species are harmed during construction activities. This survey may be conducted concurrently with other bird surveys (e.g., Swainson's hawk, burrowing owl). If an active tricolored blackbird colony is discovered within the project site or within a 100-foot radius, a qualified biologist shall evaluate the potential for construction to disturb nesting activities. CDFW shall be contacted to review the evaluation and determine if the project can proceed without adversely affecting nesting activities. CDFW shall also be consulted to establish protection measures such as buffers. Disturbance of active nests shall be avoided until it is determined by a qualified biologist that nesting is complete and the young have fledged, or that the nest has failed. If work is allowed to proceed, at a minimum, a qualified biologist shall be on-site during the start of construction activities during the nesting season to monitor nesting activity. The monitor shall have the authority to stop work if it is determined the project is adversely affecting nesting activities.

Mitigation Measure BIO-6 **Avoid impacts to burrowing owl**. Preconstruction surveys for western burrowing owl shall be conducted by a qualified biologist in accordance with CDFW's 2012 Staff Report on Burrowing Owl Mitigation and measures outlined in the Solano HCP. If burrowing owls are identified during the preconstruction survey, passive exclusion shall be implemented per CDFW's 2012 Staff Report on Burrowing Owl Mitigation (including avoidance of occupied burrows during the breeding season).

Mitigation Measure BIO-7 **Swainson's Hawk Avoidance.** For any construction activities initiated between March 15 and September 1, surveys for nesting Swainson's hawk shall be conducted within 0.5-mile of areas of disturbance for this species as described in the Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in the California's Central Valley (Swainson's Hawk Technical Advisory Committee, 2000). The recommended minimum survey protocol is completion of surveys for at least the two survey periods immediately prior to a project's initiation. Survey periods correspond to typical migration, courtship, and nesting behavior and defined as follows:

Survey Period	Survey Dates	Survey Time	Number of Surveys
1	January 1 to March 20	All day	1
2	March 20 to April 5	Sunrise to 1000 or 1600 to sunset	3
3	April 5 to April 20	Sunrise to 1200 or 1630 to sunset	3
4	April 21 to June 10	All day; Monitoring known nests only	Ongoing
5	June 10 to July 30	Sunrise to 1200 or 1630 to sunset	3

If surveys determine that the species is present and nesting within this area, a buffer zone of 0.5-mile shall be established and coordination with CDFW shall be required prior to any work in this buffer zone during the nesting season. Work within 0.5 mile may be permitted with CDFW approval if a qualified biologist monitors the nest when Project disturbance activities occur within 0.5 mile of the nest. If the monitor determines that construction may result in abandonment of the nest, all construction activities within 0.5 mile shall be halted until the nest is abandoned or all young have fledged. The monitor shall continue monitoring the nest until construction within 0.5 mile of the nest is completed, or until all chicks have completely fledged and are no longer dependent on the nest. The monitor shall have the authority to stop work if it is determined the project is adversely affecting nesting activities.

Mitigation Measure BIO-8 **Nesting Birds.** A pre-construction survey by a qualified biologist for nesting birds shall be required if construction activities are scheduled to occur during the breeding season (February 1 to August 31) for raptors and other migratory birds, including special-status bird species. The survey shall be conducted 15 days prior to ground disturbing activities and shall cover a 500-foot radius surrounding the construction zone. If active nests are found, actions typically include, but are not limited to, monitoring by agency-approved biologists, establishment or refinement of species-specific buffers, reduction or elimination of the use of loud equipment, reducing foot traffic and remaining in the vehicles, and the maintenance of visual screens. Migratory birds shall be protected from Project Area staging and operations through the use of a buffer established based on the birds sensitivity and response to the potential activity. Baseline behavior of the bird should be established to inform the buffer size. The qualified biologist may start with a 100-foot nest buffer or a 250-foot nest buffer for raptors but may adjust the buffer size based on the reaction of the bird to the activity. If there is a potential for nest abandonment due to intrusion into the buffer zone, as established by the qualified biologist, then CDFW and the USFWS shall be consulted. The biologist should have the authority to stop work if it is determined that the project is adversely affecting nesting activities. If a lapse in Project-related work of 15 days or longer occurs, another focused survey, and if required, consultation with CDFW and the USFWS shall be performed before Project work can resume. Tree removal activities should be conducted outside the nesting bird season (February 1 – August 31).

Mitigation Measure BIO-9 **Avoid and Minimize Impacts to Special-Status Bats**. Potential bat roost trees shall be identified by a qualified bat biologist during a tree habitat assessment conducted several months prior to tree removal. Any potential bat roost trees in the project site shall be removed only between approximately March 1 and April 15, or when evening temperatures are above 45°F and rainfall less than 0.5 inch in 24 hours occurs, prior to parturition of pups. The next acceptable period is after pups become self-sufficiently volant – September 1 through about October 15, or prior to evening temperatures dropping below 45°F and onset of rainfall greater than 0.5 in in 24 hours. In areas where suitable habitat occurs and there is potential for special-status bat species to be

present, specific mitigation measure(s) will be developed in consultation with CDFW.

Mitigation Measure BIO-10 **Roost tree removal**. If non-bat roost trees or other vegetation must be removed outside the dates listed above, a 100 ft buffer around each bat roost tree shall be established to reduce potential of disturbance of non-volant young during maternity season, or torpid bats during winter months. Work activities shall be limited to daylight hours to minimize potential effects to foraging bats. Bat roost trees shall be removed only during seasonal periods of bat activity as described above, and only after:

- Negative results from a night emergence survey conducted no more than 1-2 nights prior to tree removal by a qualified bat biologist, using night vision and/or IR-sensitive camera equipment and bioacoustics recording equipment, or;
- All other vegetation other than potential roost trees within the impact area has been removed at least 4 days prior to removal of the bat roost trees.
- Potential bat roost trees shall be removed using a two-step tree process spanning two consecutive days:
- Day 1. Small branches and small limbs containing no cavity, crevice, or exfoliating bark habitat, as determined by a qualified bat biologist, are removed using chainsaws only. Trees containing suitable potential habitat shall be trimmed with chainsaws on Day 1 under initial field supervision by a qualified bat expert to ensure that the tree cutters fully understand the process and avoid incorrectly cutting potential habitat features or trees. After tree cutters have received sufficient instruction, the qualified bat expert does not need to remain on the site.
- Day 2. The remainder of the tree is to be removed. The disturbance caused by chainsaw noise and vibration, coupled with the physical alteration of the tree, has the effect of causing colonial bat species to abandon the roost tree after nightly emergence for foraging. Removing the tree the next day prevents re-habituation and re-occupation of the tree.

Mitigation Measure BIO-11 **Wetland Mitigation.** The proposed project shall be designed to minimize fill of jurisdictional waters. If direct impacts to the ephemeral roadside drainage cannot be avoided, prior to ground disturbance, the project applicant shall obtain a permit from the Regional Water Quality Control Board (RWQCB, CWA Section 401 water quality certification). Impacts to waters of the State shall be mitigated by providing compensatory mitigation at a minimum 1:1 ratio in area. A Habitat Mitigation and Monitoring Plan shall be prepared and implemented for the proposed mitigation approach. This plan shall be subject to approval by the RWQCB prior to any disturbance of waters of the State.

Mitigation Measure BIO-12 **Minimize Impacts to Wildlife Movement.** To minimize the impact of development on wildlife movement, all perimeter fencing shall meet the following standards:

- Fence heights shall be limited to a maximum of 5 feet above ground level (limited height variations based on topographic changes are allowable).
- Welded wire or other mesh fences shall have a minimum 4-inch by 4-inch opening. No-climb horse fencing is prohibited as perimeter fencing.
- Solid perimeter fences are prohibited.
- Wood or metal picket fences shall have a minimum spacing of 4 inches between pickets and shall not have sharp or pointed spikes or decorations along the top.

Mitigation Measure BIO-13 **Heritage Tree Mitigation.** All native oak trees meeting the heritage definition of the Solano County General Plan shall be protected from damage to the maximum extent possible. This protection measure includes designating no work zones by exclusion fencing along the canopy dripline. If a heritage tree cannot be protected from damage or removal, the loss of each mature tree shall be mitigated by planting 15 saplings at least 3 years old in areas where mature trees will not interfere with ongoing operations of the vineyard, tasting rooms, hotel and associated parking areas. Trees planted within the parking area for shade may count towards the heritage tree mitigation as long as they consist of native oak species. The following guidelines for oak restoration shall be followed:

- **Mitigation Planting:** To compensate for the loss of mature native oaks, saplings of the same species shall be planted sufficient to replace the tree canopy for each tree removed. Every effort shall be made to incorporate preservation of oak trees as part of the project. Oak saplings shall be sourced from a certified Phytophthora ramorum-free nursery. Saplings must be at least 3 years old and shall be spaced at least 15 feet from each other. Each sapling shall be staked with two wooden stakes and caged to a sufficient height. Saplings shall be planted in moist soil, after the first substantial rain. In the following summer, watering may be necessary to enhance survival.
- **Performance and Success Criteria**: Performance criteria for the revegetation area shall be assessed for at least 3 years following the conclusion of grading activities. The oak planting site(s) shall have at least 65 percent cover by native or naturalized plants (primarily grasses), and no more than 20 percent of the area shall be covered by nonnative weeds. The survival of planted oak saplings shall exceed 65% (i.e., 10 living oak saplings per mature tree removed).
- **Verification:** The Solano County Department of Resource Management shall verify that the impacts to native trees are mitigated consistent with the above requirements, including ongoing monitoring to ensure revegetation success

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?	☐	☒	☐	☐
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?	☐	☒	☐	☐
c.	Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☐	☒	☐

Environmental Setting

The following analysis is based on Cultural Resources Inventory and Evaluation Report[19] prepared for the proposed project. This report is available in Appendix C. The cultural resources study included background research, Native American community outreach, and a pedestrian field survey of the project site.

Native American Consultation. On February 2, 2023 a letter and map depicting the project area and surrounding vicinity were emailed to the Native American Heritage Commission (NAHC). The letter requested a Sacred Lands File (SLF) search, along with a list of contact information for Native American community representatives who might have an interest in or concerns with the proposed Project. The NAHC responded on March 7th, 2023, noting that no previously documented culturally significant properties were known to be present within or near the project area.

On March 15, letters were mailed to the Native American representatives identified by the NAHC informing the tribes of the proposed project and inquiring if they had any knowledge of significant tribal resources within or near the project area. These letters also asked if any of the tribal representatives had any concerns regarding the project's potential to affect early Native American cultural properties. To date, no responses to the outreach letters have been received.

Record Search and Literature Review. A detailed record search for the project site and a 0.5-mile radius of the project site was requested from the Northwest Information Center (NWIC) of the California Historical Resources Information System (CHRIS). This record search also identified previous cultural resource investigations that were conducted within the search area.

The results of the search (NWIC File No. 22-1129) indicated that one previously documented cultural resource (prehistoric site P-48-000818) extended into the project area and that three additional resources were known to be present outside the project area but within the 0.5-mile search area. One of these sites includes CA-SOL-364/H, which is immediately adjacent to the project site on the west side of Suisun Valley Road. Although only recently deposited, the reburial site for human remains and artifacts chosen by the Yocha Dehe has been documented as P-48-000855 by the CHRIS. The NWIC record search also noted that three previous cultural resources investigations included at least a portion of the current project area and that a further 10 studies were conducted within the search radius.

[19] Solano Archaeological Services. 2023. Cultural Resources Inventory and Evaluation Report for the Solano Landing Project. March 2023.

Field Survey. A pedestrian field survey of the project area was conducted on January 27, 2023. During the field survey no prehistoric artifacts or potentially sensitive soil types or formations were documented within the project area. On March 3, 2023, a secondary examination of the project site was also conducted.

Results. The project area and eastern areas near the project site are situated in a Quaternary and specifically Holocene alluvium, which is subject to erosion and high rates of sedimentation. This geological sensitivity is complemented by the presence of two documented prehistoric sites (P-48-000818 and CA-SOL-364/H), as well as numerous other early Native American resources in the immediate vicinity. These sites include burial, habitation, and activity sites that have been documented in and around Rockville and are in natural settings similar to that surrounding CA-SOL-364/H.

The project area's sensitivity is further heightened by the current state of the archaeological record in relation to P-48-000818 and CA-SOL-364/H, which have been impacted by agriculture, residential and commercial development, and transportation infrastructure. The construction of Suisun Valley Road and Rockville Road has likely paved over presently undocumented portions of the site, making it uncertain how far either site extends into the project area.

The survey identified two historic-period buildings, the "Ice House" and an adjacent building currently known as the "Fruit Stand," north of the project area, immediately south of Rockville Road. These buildings appeared on the earliest available aerial photograph (1948) and remain in place to the present day.

Impacts

a. *Cause a substantial adverse change in the significance of an historical resource as defined in CEQA Guidelines §15064.5?* ***(Less Than Significant Impact with Mitigation)***

For a cultural resource to be considered a historical resource (i.e., eligible for listing in the California Register of Historical Resources), it generally must be 50 years or older. Under CEQA, historical resources can include precontact (i.e., Native American) archaeological deposits, historic-period archaeological deposits, historic buildings, and historic districts.

As described above, two historic-period buildings that both appear to have been constructed sometime prior to 1948, based on the earliest available aerial photograph (1948), have been identified on the project site. Although significant modifications and additions have taken place during the latter half of the 20th century, both the Ice House and the fruit stand building are at least 45 years old and may constitute historical resources under CEQA. However, both these buildings would be retained and would not be directly affected by the proposed project.

According to the Cultural Resources Inventory and Evaluation Report, there is a significant Native American archaeological and burial site, CA-SOL-364/H, located immediately adjacent to the project area, and site P-48-000818, a sparse scatter of prehistoric artifacts, may extend into the southwestern portion of the project area. However, despite the fact that both surface and subsurface investigations did not identify the presence of cultural material, should archaeological deposits be encountered during project ground disturbance, a substantial adverse change in the significance of a historical resource would occur from its demolition, destruction, relocation, or alteration such that the significance of the resource would be materially impaired (*State CEQA Guidelines* Section 15064.5(b)(1)).

Implementation of Mitigation Measures CUL-1, CUL-2, CUL-3, CUL-4 and CUL-5, which require construction crew education and training in the identification of potential cultural resources that may be encountered during construction activities, archaeological monitoring on a portion of the site that is

deemed potentially sensitive for such resources, and measures to be implemented in the case a resource is discovered, would reduce potential impacts to a less than significant level.

b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5? ***(Less Than Significant Impact with Mitigation)***

Pursuant to *State CEQA Guidelines* Section 15064.5(c)(1), "When a project will impact an archaeological site, a lead agency shall first determine whether the site is an historical resource." Those archaeological sites that do not qualify as historical resources shall be assessed to determine if they qualify as "unique archaeological resources" pursuant to California Public Resources Code (PRC) Section 21083.2. As outlined in Section 2.5.a., Mitigation Measures CULT-1 and CULT-2 require construction crew education and training in the identification of potential cultural resources that may be encountered during construction activities, and the completion of archaeological monitoring on a portion of the site that is deemed potentially sensitive for such resources. Archaeological deposits identified during project construction would be treated by the County and the project applicant—in consultation with a qualified archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for Archaeology—in accordance with Mitigation Measure CULT-3. In addition, Mitigation Measures CUL-4 and CUL-5 require that identified archaeological resources be treated in accordance with the Treatment Protocol for Handling Human Remains and Cultural Items Affiliated with the Yocha Dehe Wintun Nation. With implementation of these mitigation measures, the project's potential impacts on archaeological resources would be less than significant with mitigation incorporated.

c. Disturb any human remains, including those interred outside of dedicated cemeteries? ***(Less-Than-Significant with Mitigation Incorporated)***

There are no known human remains at the project site; however, archival research indicates the presence of a significant Native American archaeological and burial site, CA-SOL-364/H, located immediately adjacent to the project area, and site P-48-000818, a sparse scatter of prehistoric artifacts, may extend into the southwestern portion of the project area. A field survey and subsurface study conducted in collaboration with the Native American community did not identify any prehistoric or historic-era sites, features, or artifacts within the project area. However, despite the fact that both surface and subsurface investigations did not reveal the presence of cultural material, if human remains are identified during project construction, these remains would be treated in accordance with Section 7050.5 of the California Health and Safety Code, Section 5097.98 of the PRC and in accordance with the Treatment Protocol for Handling Human Remains and Cultural Items Affiliated with the Yocha Dehe Wintun Nation, as outlined in Mitigation Measures CULT-4 and CULT-5 below.

Section 5097.98 of the PRC states that the NAHC, upon notification of the discovery of Native American human remains pursuant to Health and Safety Code Section 7050.5, shall immediately notify those persons (i.e., the Most Likely Descendant [MLD]) it believes to be descended from the deceased. With permission of the landowner or a designated representative, the MLD may inspect the remains and any associated cultural materials and make recommendations for treatment or disposition of the remains and associated grave goods. The MLD shall provide recommendations or preferences for treatment of the remains and associated cultural materials within 48 hours of being granted access to the site.

Compliance with Section 7050.5 of the California Health and Safety Code and PRC Section 5097.98 regarding the treatment of human remains and implementation of Mitigation Measure CULT-4 and CULT-5 would ensure that potential impacts to human remains would be less than significant with mitigation incorporated.

Avoidance, Minimization Measures and/or Mitigation Measures

Mitigation Measure CUL-1 **Archaeological Alert Sheet and Crew Training.** The project applicant, or designee, shall implement an Archaeological Alert Sheet and Crew Training Program to mitigate the impacts to archaeological resources. The Archaeological Alert Sheet and Crew Training should be prepared and performed prior to any ground- disturbing work at all locations within the project site. This Alert Sheet shall be distributed to all project personnel, including construction – crew and their supervisory personnel, the Project Design Team and the future contractor(s). The Alert Sheet shall contain information regarding potential archaeological resources and the actions to take in the case of inadvertent discovery of cultural resources, including contact protocol and avoidance and minimization measures.

Mitigation Measure CUL-2 **Initial Archaeological Monitoring.** Initial archaeological monitoring shall be completed by a qualified archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for Archaeology. This includes demolition-related excavation such as foundation removal, topsoil removal, mass excavation, utility trenching, and any other observable soil-disturbing impacts. Monitoring may be reduced to "spot checking" at the discretion of the Principal Investigator. Thereafter, mitigation would be limited to accidental discovery measures as outlined by the Alert Sheet and Training. Archaeological monitoring is not recommended for areas of the project site that lie outside of the farmstead footprint.

Mitigation Measure CUL-3 **Archaeological Discovery Protocol.** Should an archaeological deposit be encountered during project subsurface construction activities, all ground-disturbing activities within 50 feet shall be redirected and a qualified archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for Archeology contacted to assess the situation, determine if the deposit qualifies as a historical resource, consult with agencies as appropriate, and make recommendations for the treatment of the discovery. If the deposit is found to be significant (i.e., eligible for listing in the California Register of Historical Resources), the project applicant shall be responsible for funding and implementing appropriate mitigation measures. Mitigation measures may include recordation of the archaeological deposit, data recovery and analysis, and public outreach regarding the scientific and cultural importance of the discovery. Upon completion of the selected mitigations, a report documenting methods and findings shall be prepared and submitted to the Counties' Community Development Director for review and approval, and the final report shall be submitted to the Northwest Information Center at Sonoma State University. Significant archaeological materials shall be submitted to an appropriate curation facility and used for public interpretive displays, as appropriate and in coordination with a local Native American tribal representative.

Mitigation Measure CUL-4 **Treatment of Native American Human Remains and Cultural Items.** In the event that Native American human remains are found during development of the proposed project and the Yocha Dehe Wintun Nation (Tribe) or a member of the Tribe is determined to be the Most Likely Descendent (MLD), the following provisions shall apply:

- The Medical Examiner shall immediately be notified, ground disturbing activities in that location shall cease and the Tribe shall be allowed, pursuant to California Public Resources Code (PRC) Section 5097.98(a) to (1) inspect the site of the discovery and make determinations as to how the human remains and grave goods should be treated and disposed of with appropriate dignity.
- The Tribe shall complete its inspection and make its MLD recommendation within forty-eight (48) hours of getting access to the site. The Tribe shall have the final determination as to the disposition and treatment of human remains and grave goods. Said determination may include avoidance of the human remains, reburial on-site or reburial on tribal or other lands that will not be disturbed in the future.
- The Tribe may wish to rebury said remains and grave goods or ceremonial and cultural items on or near the site of their discovery, in an area which will not be subject to future disturbances over a prolonged period of time. Reburial of human remans shall be accomplished in compliance with California PRC Sections 5097.98(a) and (b). The term “human remains” encompasses more than human bones because the Tribe’s traditions call for the burial of associated cultural items with the deceased (funerary objects), and/or the ceremonial burning of Native American human remains, funerary objects, grave goods, and animals. Ashes, soils, and other remnants of these burning ceremonies, as well as associated funerary objects and unassociated funerary objects buried with or found near the Native American remains are to be treated in the same manner as bones or bone fragments that remain intact.
- Unless otherwise required by law, the site of any reburial of Native American human remains shall not be disclosed and will not be governed by public disclosure requirements of the California Public Records Act (California Government Code Section 6250 et. seq). The Medical Examiner shall withhold public disclosure of information related to such reburial pursuant to the specific exemption set forth in California Government Code Section 6254(r). The Tribe will require that the location for reburial is recorded with the California Historic Resources Inventory System (CHRIS) on a form that is acceptable to the CHRIS center. The Tribe may also suggest that the landowner enter into an agreement regarding the confidentiality of site information that will run with title on the property.
- Treatment of all cultural items, including ceremonial items and archaeological items will reflect the religious beliefs, customs, and practices of the Tribe. All cultural items, including ceremonial items and archaeological items, which may be found at a Project site should be turned over to the Tribe for appropriate treatment, unless otherwise ordered by a court of agency of competent jurisdiction. The project applicant should waive any and all claims to ownership of Tribal ceremonial and cultural items, including archaeological items, which may be found on a project site in favor of the Tribe. If any intermediary (e.g., an archaeological retained by the project applicant) is necessary, said entity or individual shall not possess those items for longer than is reasonably necessary, as determined solely by the Tribe.
- If additional significant sites or sites not identified as significant in the environmental review process, but later determined to be significant

are located within a project impact area, such sites will be subjected to further archaeological and cultural significance evaluation by the project applicant, Solano County and the Tribe to determine if additional mitigation measures are necessary to treat sites in a culturally appropriate manner consistent with CEQA requirements for mitigation of impacts to cultural resources. If there are human remains present that have been identified as Native American, all work will cease for a period of up to 30 days in accordance with Federal Law.

Mitigation Measure CUL-5 **Treatment Protocol for Native American Resources.** The preferred protocol upon the discovery of Native American human remains is to secure the area, cover any exposed human remains or other cultural items and avoid further disturbances in the area. All parties are advised to treat the remains with appropriate dignity, as provided in PRC Section 5097.98. All parties shall treat tribal representatives and the event itself with appropriate respect.

If, after the Yocha Dehe Tribal representative has been granted access to the site and it is determined that avoidance is not feasible, an examination of the human remains will be conducted to confirm they are human and to determine the position, posture, and orientation of the remains. The following procedures shall be followed:

- All excavation in the vicinity of the human remains will be conducted using fine hand tools and fine brushes to sweep loose dirt free from the exposure.
- In order to determine the nature and extent of the grade and its contents, controlled excavation should extend to a full buffer zone around the perimeter of the remains.
- To initiate the exposure, a perimeter balk (especially, a shallow trench) should be excavated, representing a reasonable buffer a minimum of 10 centimeters around the maximum extent of the known skeletal remains, with attention to counterintuitive discoveries or unanticipated finds relating to this or other remains. The dirt from the perimeter balk should be bucketed, distinctly labeled, and screened for cultural materials.
- Excavation should then proceed inward from the walls of the balk as well as downward from the surface of the exposure. Loose dirt should be scooped out and brushed off into a dustpan or other collective device. Considerable care should be given to ensure that human remains are not further impacted by the process of excavation.
- Buckets, collection bags, notes, and tags should be fully labeled per provenience, and a distinction should be made between samples collected from: (1) Perimeter Balk (described above), (2) Exposure (dirt removed in exposing the exterior/burial plan and associations, and (3) Matrix (dirt from the interstices between bones or associations). Thus, each burial may have three bags, “Burial 1 Perimeter Balk,” “Burial 1 Exposure Balk,” “Burial 1 Matrix.”
- The following records should be compiled in the field: (1) a detailed scale drawing of the burial, including the provenience of and full for all human remains, associated artifacts, and the configuration of all associated phenomena such as burial pits, evidence for pre-

interment grave pit burning, soil variability, and intrusive disturbance, (2) complete a formal burial record using the consultants proprietary form or other standard form providing information on site #, unit or other proveniences, level depth, depth and location of the burial from a fixed datum, workers, date(s), artifact list, skeletal inventory, and other pertinent observations, (3) crew chief and worker field notes that may supplement or supercede information contained in the burial recording form, and (4) photographs, including either standard photography or high-quality (400-500 DPI or 10 MP recommended) digital imaging.

- Photographs and images may be used only for showing location or configuration of questionable formation or for the position of the skeleton. They are not to be duplicated for publication unless a written release is obtained from the Tribe.
- Association between the remains and other cultural materials should be determined in the field in consultation with an authorized Tribal representative, and may be amended per laboratory findings. Records of provenience and sample labels should be adequate to determine association or degree of likelihood of association of human remains and other cultural materials.
- For each burial, all Perimeter Balk soil is to be 1/8”-screened. All Exposure soil is to be 1/8”-screened, and a minimum of one 5-gallon bucket of excavated but unscreened Exposure soil is to be collected, placed in a plastic garbage bag in the bucket. All Matrix soil is to be carefully excavated, screened as appropriate, and then collected in plastic bags placed in 5-gallon buckets.
- Human remains are not to be cleaned in the field.
- Prior to any physical action related to human remains, a designated tribal representative will conduct prayers and blessings over the remains. The archaeological consultant will be responsible for insuring that individuals and tools involved in the action are available for traditional blessings and prayers, as necessary.

No laboratory studies are permitted without consultation with the tribe. Lab methods are determined on a project-specific basis in consultation with Yocha Dehe Wintun Nation representatives. The following procedures shall be implemented:

- The primary archaeological consultant will be responsible for insuring that all lab procedures follow stipulations made by the Tribe.
- Prior to any laboratory activities related to the remains, a designated tribal representative will conduct prayers and blessings over the remains. The archaeological consultant will be responsible for insuring that individuals and tools involved in the action are available for traditional blessings and prayers, as necessary.
- To the extent possible, all remains, associations, samples, and original records are to be kept together throughout the laboratory process. In particular, Matrix dirt is to be kept in buckets and will accompany the remains to the lab. The primary archaeological consultant will be responsible for copying all field records and images and insuring that the original notes and records accompany the remains throughout the process.
- Laboratory study should be done making every effort to identify unanticipated finds or materials missed in the field, such as objects

encased in dirt or human remains misidentified as faunal remains in the field. In the event of discovery of additional remains, materials, and other associations the tribal representatives are to be contacted immediately.

- No laboratory studies are permitted on human remains and funerary objects. The preferred treatment preference for exhumed Native American human remains is reburial in an area not subject to further disturbance. Any objects associated with remains will be reinterred with the remains. Laboratory study should be done making every effort to identify unanticipated finds or materials missed in the field, such as objects encased in dirt or human remains misidentified as faunal remains in the field. In the event of discovery of additional remains, materials, and other associations the tribal representatives are to be contacted immediately.
- Should all, or a sample, of any archaeological materials collected during the data recovery activities – with the exception of Human Remains – need to be curated, an inventory and location information of the curation facility shall be given to tribe for our records.

2.6 Energy

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

Environmental Setting

The proposed project would result in the development of commercial multi-use facilities. While construction activities would result in the temporary consumption of energy resources in the form of vehicle and equipment fuels (gasoline and diesel fuel) and electricity/natural gas (directly or indirectly), such consumption would be incidental and temporary and would not have the potential to result in wasteful, inefficient, or unnecessary consumption of energy resources. Long-term operation of the project would result in energy use from the direct use of electricity and/or natural gas; the use of fuel (e.g., gasoline, diesel, or electricity) by vehicles of patrons or employees traveling to and from the project site; and the indirect use of electricity and/or natural gas for the conveyance and treatment of fresh water and wastewater.

Impacts

a. *Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?* ***(Less Than Significant Impact)***

Energy consumed by the proposed project would be associated with electricity consumption associated with the project. Energy consumption was estimated for the project using default energy intensities by land use type in the CalEEMod output, which is included in Appendix A. Based on CalEEMod, the estimated potential increased electricity demand associated with the proposed project is 1,157,532 kilowatt-hours (kWh) per year. In 2021, California consumed 280,738 gigawatt-hours (GWh) or 280,738,376,720 kWh.[20] Of this total, Solano County consumed 3,301 GWh or 3,300,852,690 kWh.[21] Therefore, electricity demand associated with the proposed project would be 0.04 percent of Solano County's total electricity demand**.** Therefore, the proposed project would not result in the wasteful, inefficient, or unnecessary consumption of fuel or energy and would incorporate renewable energy or energy efficiency measures into building design, equipment use, and transportation. Construction and operation period impacts related to consumption of energy resources would be less than significant.

b. C*onflict with or obstruct a state or local plan for renewable energy or energy efficiency?* ***(Less Than Significant Impact)***

The proposed project would be constructed to current Title 24 standards, which would require energy-saving building features. As such, based on this analysis, as required under Section 21100(b)(3) and Section 15126.2(b) of the *State CEQA Guidelines*, the proposed project would not result in the

[20] California Energy Commission (CEC), 2022a. Energy Consumption Data Management Service. Electricity Consumption by County. Website: www.ecdms.energy.ca.gov/elecbycounty.aspx (accessed January 2023).
[21] Ibid.

wasteful, inefficient, or unnecessary consumption of fuel or energy and would incorporate renewable energy and energy efficiency measures into the building design, equipment use, and transportation. This impact would be less than significant.

2.7 Geology and Soils

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) 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.)	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☐	☒
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, differential settlement, liquefaction or collapse?	☐	☐	☒	☐
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☒	☐
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒

Environmental Setting

The following analysis is based on the Geotechnical Investigation[22] prepared for the proposed project. A copy of the Geotechnical Investigation is included in Appendix D of this report.

Suisun Valley and the surrounding area are predominantly flat with slopes generally not exceeding 2 percent. The project site is generally flat with little to no slope. The site is mapped across two distinguished zones of alluvial fan deposits (Holocene and latest Pleistocene to Holocene). The late

[22] KC Engineering Company. 2023. Geotechnical Investigation. March 30.

Pleistocene to Holocene fan deposits are found in gently sloping, fan-shaped, relatively undissected alluvial surfaces including sand, gravel, silt, and clay, that were moderately to poorly sorted, and moderately to poorly bedded.[23] These materials are deposited by streams emanating from mountain drainages onto alluvial valleys and are composed of moderate to poorly sorted sand, gravel, silt, and clay.

The site is not within an Alquist-Priolo Earthquake Fault Zone.[24] No known active faults cross the site as mapped and/or recognized by the State of California. The Rockville area is in a seismically active region and earthquake-related ground shaking should be expected during the design life of structures constructed on the site. The California Geological Survey has defined an active fault as one that has had surface displacement in the last 11,700 years or has experienced earthquakes in recorded history.

A geotechnical site investigation was conducted on March 30, 2023. The scope of the investigation included field exploration, soil borings reaching a maximum depth of 385 feet, laboratory testing, and engineering analysis. Laboratory tests were performed on selected soil samples obtained during the investigation to evaluate pertinent geotechnical parameters.

Impacts

a. *Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:*

   i. *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?* ***(No Impact)***

The San Francisco Bay Area is one of the most seismically active regions in the United States. The significant earthquakes that occur in the Bay Area are generally associated with crustal movement along well-defined active fault zones of the San Andreas Fault system, which regionally trend in a northwesterly direction. Fault rupture is generally expected to occur along active fault traces that have exhibited signs of recent geological movement (i.e., within the last 11,000 years).

The site is not located within an Alquist-Priolo Earthquake Fault Zone. There are no known active faults crossing the site as mapped and/or recognized by the State of California. Based on the Fault Activity Map of California[4] and the USGS National Seismic Hazard Maps-Source Parameters[5], the nearest major active faults are the Cordelia Fault, the Green Valley Fault, the West Napa Fault, the Hunting Creek-Berryessa Fault, and the Hayward-Rodgers Creek Fault located approximately 0.7 miles west, 2.3 miles west, 8.5 miles southwest, 15 miles northwest, and 20.2 miles southwest of the site, respectively. Therefore, the proposed project would not directly or indirectly cause substantial adverse effects related to fault rupture.

   ii. *Strong seismic ground shaking?* ***(Less-Than-Significant Impact)***

The project site is in the San Francisco Bay Area, a region of intense seismic activity. Due to the location of the project site in a seismically active area, strong seismic ground shaking at the site is highly probable during the life of the project. The intensity of ground shaking would depend on the characteristics of the fault, distance from the fault, the earthquake magnitude and duration, and site-specific geologic conditions. The design and construction for the proposed project would be required to conform with, or exceed, current best standards for earthquake resistant construction in

[23] Bezore, S.P., Wagner, D.L., and Sowers, J.M., 1998, Geologic Map of the Fairfield South 7.5' Quadrangle, Solano County, California, California Geological Survey, Division of Mines and Geology.

[24] Parish, J.G., 2018 Earthquake Fault Zones, California Geological Survey, Special Publication 42, Revised 2018.

accordance with the most recent California Building Code (CBC) adopted by the County and with the generally accepted standards of geotechnical practice for seismic design in Northern California. In addition, the Geotechnical Investigation completed for the proposed project includes design recommendations to manage potential concerns associated with strong seismic shaking. Compliance with the CBC and incorporation of the design recommendations identified in the project-specific geotechnical report would ensure potential impacts associated with strong seismic ground shaking would be reduced to a less-than-significant level.

iii. *Seismic-related ground failure, including liquefaction?* ***(Less Than Significant Impact)***

Soil liquefaction is a phenomenon primarily associated with saturated soil layers located close to the ground surface. During ground shaking, these soils lose strength and acquire "mobility" sufficient to permit both horizontal and vertical movements. Soils most susceptible to liquefaction are loose to moderately dense, saturated, non-cohesive soils with poor drainage, such as sands and silts with interbedded or capping layers of relatively low permeability soil. However, loose sands that contain a significant number of fines (i.e., silt and clay) may also liquefy.

Lateral spreading typically occurs as a form of horizontal displacement of relatively flat-lying alluvial material toward an open or "free" face such as an open body of water, channel, or excavation. In soils this movement is generally due to failure along a weak plane and may often be associated with liquefaction. As cracks develop within the weakened material, blocks of soil displace laterally towards the open face. Cracking and lateral movement may gradually propagate away from the face as blocks continue to break free. Generally, failure in this mode is analytically unpredictable since it is difficult to evaluate where the first tension crack will occur.

The project site is not within an area zoned by the State of California as having potential for seismically induced liquefaction hazards. However, potentially liquefiable loose and medium dense clayey sand and sand sieve were identified as a result of soil testing. Due to the lack of open slope faces, the potential for lateral spreading at the site is negligible. The Geotechnical Investigation includes recommendations to address potential differential settlement associated with seismic-related ground failure, including the recommendation that proposed structures be supported on uniformly thickened post-tensioned slab foundation systems. conformance with the design recommendations described in the site-specific geotechnical report would ensure potential impacts associated with seismic ground failure, including liquefaction, would be less than significant.

iv. Landslides? ***(No Impact)***

The project site and surrounding areas are located in rural flat farming land and therefore, not subject to seismically-induced landslide hazards.[25] Therefore, the proposed project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides and there would be no impact.

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

Grading and earthmoving during project construction has the potential to result in erosion and loss of topsoil. Exposed soils could be entrained in stormwater runoff and transported off the project site. Because the proposed project would involve more than 1 acre of land disturbance, it would be required to comply with the Construction General Permit,[26] which requires preparation and

[25] KC Engineering Company. 2023. op. cit.

[26] State Water Resources Control Board (SWRCB). 2022. Division of Water Quality. *National Pollutant Discharge Elimination System (NPDES) General Permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities (General Permit) Order WQ 2022-0057-DWQ, NPDES No. CAS000002.* Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction/general_permit_reissuance.html (accessed April 2023).

implementation of a Stormwater Pollution and Prevention Plan (SWPPP) prior to any ground disturbance activities. Although designed primarily to protect stormwater quality, the SWPPP would provide the details of the erosion control measures to be applied on the project site during the construction period, including best management practices (BMPs) for erosion control that are recognized by the RWQCB. Additional details regarding the SWPPP are provided in Section 2.10, Hydrology and Water Quality. Compliance with the requirements of the Construction General Permit would ensure that the proposed project would result in less than significant impacts related to soil erosion or the loss of topsoil.

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

As discussed in Section 2.7.a, site soils would not likely be subject to lateral spreading or landslides but could be subject to liquefaction. However, conformance with the CBC and implementation of the design recommendations in the Geotechnical Investigation would ensure that potential risks to people and structures as a result of liquefaction would be reduced to a less than significant level**.**

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?* ***(Less-Than-Significant Impact)***

Expansive soils are characterized by the potential for shrinking and swelling as the moisture content of the soil decreases and increases, respectively. Shrink-swell potential is influenced by the amount and type of clay minerals present and can be measured by the percent change of the soil volume. Testing at the project site indicates that near surface soils on the project site have high expansion potential.

The Geotechnical Investigation recommends the use of uniformly thickened post-tensioned slab foundation systems for the market building, tasting room buildings, restaurants, multi-purpose/dining hall, hotel concierge and cottages to reduce the potential for damage to the planned improvements due to the presence of moderately to highly expansive clay soils. To minimize impacts of soft and loose soils it is recommend that upper 2 feet of existing grades be over-excavated, processed, and compacted prior to placing any additional fills. Conformance with the CBC and implementation of the design recommendations in the Geotechnical Investigation would ensure that impacts related to liquefaction expansive soils would be less than significant.

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?* ***(No Impact)***

As outlined in Section 1.2, Project Description, sewer service for the proposed project would be provided by the FSSD via an existing sewer main adjacent to the project site. Therefore, the proposed project would have no impact related to the use of septic tanks or alternative wastewater disposal systems.

f. *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?* ***(No Impact)***

Due to the developed and disturbed nature of the site, it is not likely that any unique paleontological resources exist on the site. Therefore, the proposed project would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

Avoidance, Minimization Measures and/or Mitigation Measures

No significant impacts were identified, and no mitigation measures are required.

2.8 Greenhouse Gas Emissions

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

Environmental Setting:

The following section is based on the Air Quality and Greenhouse Gas Analysis Report[27] prepared for the proposed project. This report is included as Appendix A.

Greenhouse gases (GHGs) are present in the atmosphere naturally, are released by natural sources, or are formed from secondary reactions taking place in the atmosphere. The gases that are widely seen as the principal contributors to human-induced global climate change are:

- Carbon dioxide (CO_2);
- Methane (CH_4);
- Nitrous oxide (N_2O);
- Hydrofluorocarbons (HFCs);
- Perfluorocarbons (PFCs); and
- Sulfur hexafluoride (SF_6).

Over the last 200 years, humans have caused substantial quantities of GHGs to be released into the atmosphere. These extra emissions are increasing GHG concentrations in the atmosphere and enhancing the natural greenhouse effect, believed to be causing global warming. While manmade GHGs include naturally occurring GHGs such as CO_2, methane, and N_2O, some gases, like HFCs, PFCs, and SF_6 are completely new to the atmosphere.

Certain gases, such as water vapor, are short-lived in the atmosphere. Others remain in the atmosphere for significant periods of time, contributing to climate change in the long term. Water vapor is excluded from the list of GHGs above because it is short-lived in the atmosphere and its atmospheric concentrations are largely determined by natural processes, such as oceanic evaporation.

These gases vary considerably in terms of Global Warming Potential (GWP), a concept developed to compare the ability of each GHG to trap heat in the atmosphere relative to another gas. The GWP is based on several factors, including the relative effectiveness of a gas to absorb infrared radiation and length of time that the gas remains in the atmosphere ("atmospheric lifetime"). The GWP of each gas is measured relative to CO_2, the most abundant GHG. The definition of GWP for a particular GHG is the ratio of heat trapped by one-unit mass of the GHG to the ratio of heat trapped by one-unit mass of CO_2 over a specified time period. GHG emissions are typically measured in terms of pounds or tons of "CO_2 equivalents" (CO_2e).

[27] LSA. 2023a. Air Quality and Greenhouse Gas Analysis for the proposed Solano Landing Project, Solano County, California. April 3.

Impacts

a. *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?* ***(Less-Than-Significant Impact)***

A project would have a less than significant impact related to GHG emissions if it would be consistent with the County's Climate Action Plan (CAP) which is designed to streamline environmental review of future development projects in Solano County consistent with State CEQA Guidelines Section 15183.5(b). Therefore, this section evaluates the proposed project's consistency with the County's CAP.

The CAP includes reduction measures in the following categories: Agriculture, Transportation and Land Use, Energy Use and Efficiency, Water use and Efficiency, and Waste Reduction and Recycling. The project's consistency with the CAP reduction measures are evaluated in Table F below.

Table F: Proposed Project Consistency with the CAP

CAP Measure	Consistency
Agriculture	
AG-1: Develop a program that provides outreach, technical assistance, and incentives to promote soil management techniques that reduce nitrous oxide emissions and increase carbon sequestration within agricultural operations.	***Consistent.*** The project site is in an agricultural area and is composed of an undeveloped vegetated field. The project would include a "Hotel Resort" comprised of 6 tasting rooms, a restaurant that would serve alcoholic beverages, a boutique market, a multi-purpose facility, 10 cottages that would make up the boutique hotel, a hotel concierge building, and accompanying landscaping and vineyards. With implementation of the proposed project, the project would include 9.1 acres of Agricultural Tourist Center (ATC) development and 10.5 acres of planted vineyards. The remaining acreage would be retained as agricultural land. The existing Ice House and Fruit Stand buildings within the northernmost point of the project site immediately south of Rockville Road would be retained. Implementation of the proposed project is not expected to increase nitrous oxide emissions and would increase carbon sequestration.
AG-2: Develop an outreach program aimed at reducing field equipment emissions and fuel costs.	***Not Applicable.*** This measure applies to the County, not individual development projects.
AG-3: Encourage confined livestock operations within the County to develop biogas control systems and biogas power-generation systems.	***Not Applicable.*** The proposed project would not include livestock operations.
AG-4: Encourage the use of alternatives to the fumigant and potent greenhouse gas Methyl Bromide and other fumigants with high global warming potential.	***Consistent.*** As described above, 10.5 acres of the project site would consist of planted vineyards. It is not expected that implementation of the proposed project would increase the use of fumigants.
AG-5: Assist agricultural producers and processors in efforts to increase the sale of locally grown-products to local/regional markets.	***Consistent.*** As discussed in the Project Description, the proposed project would include a market, which would sell locally grown products grown in the Suisun Valley and promoted on the property. The market would help celebrate and further the Suisun Valley's

Table F: Proposed Project Consistency with the CAP

CAP Measure	Consistency
	agricultural traditions and help satisfy the local regional demand for fresh, locally grown food.
AG-6: Allocate financial resources towards the position of a County Agricultural Ombudsman.	***Not Applicable.*** This measure applies to the County, not individual development projects.
Energy and Efficiency	
E-1: Investigate the potential to establish a countywide community choice aggregation program and increase the community's use of locally produced renewable energy	***Not Applicable.*** This measure applies to the County, not individual development projects. Pacific Gas and Electric services would be utilized for gas and electricity for the property. However, future tenants may elect to join a community choice provider.
E-2: Develop a comprehensive renewable energy program that provides outreach, financing, and other forms of assistance to residential, commercial, agricultural, and industrial uses.	***Not Applicable.*** This measure applies to the County, not individual development projects. However, the proposed project would be required to comply with the latest Title 24 standards of the California Code of Regulations regarding energy conservation and green building standards.
E-3: Develop a comprehensive energy efficiency program that provides outreach, financing, and other forms of assistance to residential, commercial, agricultural, and industrial uses.	***Not Applicable.*** This measure applies to the County, not individual development projects. However, the proposed project would be required to comply with the latest Title 24 standards of the California Code of Regulations regarding energy conservation and green building standards.
E-4: Adopt green building and energy efficiency ordinances to require green building practices, programs and design elements.	***Not Applicable.*** This measure applies to the County, not individual development projects. However, the proposed project would be required to comply with the latest Title 24 standards of the California Code of Regulations regarding energy conservation and green building standards.
E-5: Work with Cal Recycle, Bay Area waste agencies, other jurisdictions, and interested private sector parties to develop an agricultural and food waste-to-energy biomass facility in Solano County.	***Not Applicable.*** This measure applies to the County, not individual development projects.
E-6: Partner with Solano Economic Development Corporation, Pacific Gas & Electric, and agricultural processing and industrial energy businesses to increase building and process energy efficiency.	***Not Applicable.*** This measure applies to the County, not individual development projects. However, the proposed project would be required to comply with the latest Title 24 standards of the California Code of Regulations regarding energy conservation and green building standards.
E-7: Work with Solano Economic Development Corporation and cities to establish an eco-agriculture and food processing park that incorporates industrial ecology, renewable energy generation, and zero-waste practices.	***Not Applicable.*** This measure applies to the County, not individual development projects.
E-M1: Reduce total energy consumption in County facilities cost-effectively by 20% by 2020.	***Not Applicable.*** This measure applies to the County, not individual development projects.
E-M2: Increase the use of renewable energy in County operations.	***Not Applicable.*** This measure applies to the County, not individual development projects.
Transportation and Land Use	

Table F: Proposed Project Consistency with the CAP

CAP Measure	Consistency
TC-1: Solano County will work with STA to enhance countywide rideshare infrastructure and services.	***Consistent.*** The proposed project would include a shuttle service from the project site to designated spots within the Suisun Valley.
TC-2: Work with STA to increase public transit ridership by expanding express bus service and improving transit stop amenities and transit connections.	***Consistent.*** The proposed project would include a shuttle service from the project site to designated spots within the Suisun Valley.
TC-3: Work with cities and STA to improve bicycle and pedestrian connectivity in the county.	***Consistent.*** The proposed project would include a boutique market, tasting rooms, multi-purpose/dining hall, restaurant, and hotel within the County's Agriculture Tourist Center Zone. In addition, the project site includes a supermarket and restaurant that would provide residents with local shopping and dining destinations, which would increase opportunities for these uses closer to the trip origins and would decrease overall VMT by substituting short trips for longer ones. By having a consolidation of wineries, visitors to the region are likely to visit this location rather than driving between wineries farther north and west of the project site. Further, the proposed project provides residents with local shopping and dining options, which would provide more local services. The project site also provides a proximate location relative to customers living in the area and customers visiting this geographic area.
TC-4: Educate residents and businesses about options to reduce motor vehicle emissions.	***Not Applicable.*** This measure applies to the County, not individual development projects.
TC-M1: Replace County vehicles with fuel efficient, electric, or alternative fuel vehicle models as the existing fleet is retired. (Emergency Vehicles are exempt, unless appropriate alternative vehicle options become available.)	***Not Applicable.*** This measure applies to the County, not individual development projects.
LU-1: Update the zoning ordinance to allow live-work uses in residential zones as long as such uses are compatible with existing community character.	***Not Applicable.*** This measure applies to the County, not individual development projects.
LU-2: Protect and preserve forested areas, agricultural lands, wildlife habitat, and wetlands that provide carbon sequestration.	***Consistent.*** The project site is in an agricultural area and is composed of an undeveloped vegetated field. The project would include a "Hotel Resort" comprised of 6 tasting rooms, a restaurant that would serve alcoholic beverages, a boutique market, a multi-purpose facility, 10 cottages that would make up the boutique hotel, a hotel concierge building, and accompanying landscaping and vineyards. With implementation of the proposed project, the project would include 9.1 acres of ATC development and 10.5 acres of planted vineyards. The remaining acreage would be retained as agricultural land. The existing Ice House and Fruit Stand buildings within the northernmost point of the project site

Table F: Proposed Project Consistency with the CAP

CAP Measure	Consistency
	immediately south of Rockville Road would be retained. Implementation of the proposed project would maintain agricultural use on a portion of the project site.
LU-3: Protect oak woodlands and heritage trees and encourage the planting of native tree species in new developments and along road rights-of-way. Require the planting of shade and roadside trees in development projects.	***Consistent.*** The proposed project would include landscaping and vineyards to preserve the site's agricultural character.
Waste Reduction and Recycling	
W-1: Work with the Local Task Force and other organizations to create a zero-waste plan and provide public education regarding zero-waste strategies and implementation.	***Not Applicable.*** This measure applies to the County, not individual development projects.
W-2: Adopt a Construction and Demolition Ordinance to require 65% of construction and demolition debris to be recycled or reused by 2020.	***Not Applicable.*** This measure applies to the County, not individual development projects.
W-3: Work with State agencies to provide free audits to commercial generators and recommend strategies to reduce waste and increase recycling and composting.	***Not Applicable.*** This measure applies to the County, not individual development projects. However, solid waste generated by the proposed project would not be substantial. As described above, both of the landfills that serve Solano County have sufficient capacity to accommodate the solid waste generated as a result of the proposed project.
W-4: Facilitate CalRecycle and the State Air Resources Board's (ARB) implementation of the Landfill Methane Capture Strategy by requiring landfills to capture methane to the greatest extent feasible.	***Consistent.*** The proposed project would increase the diversion of solid waste to 75 percent as required under AB 341.
Water Conservation	
WC-1: Work with the Agricultural Water Conservation Committee of the Solano Water Advisory Commission to promote efficient irrigation and agricultural water management.	***Not Applicable.*** This measure applies to the County, not individual development projects. However, the proposed project would be required to comply with the latest Title 24 standards, which include a variety of different measures, including reduction of wastewater and water use. In addition, the proposed project would be required to comply with the California Model Water Efficient Landscape Ordinance.
WC-2: Work with Solano County water providers, including representatives for well users that share water with their neighbors for residential water use, to expand and promote outreach programs and incentives for water conservation.	***Not Applicable.*** This measure applies to the County, not individual development projects. However, the proposed project would be required to comply with the latest Title 24 standards, which include a variety of different measures, including reduction of wastewater and water use. In addition, the proposed project would be required to comply with the California Model Water Efficient Landscape Ordinance.
WC-3: Increase water-efficiency requirements for major (>2,500 square feet) landscape projects in new construction and remodels.	***Not Applicable.*** This measure applies to the County, not individual development projects. However, the proposed project would be required to comply with the latest Title 24

Table F: Proposed Project Consistency with the CAP

CAP Measure	Consistency
	standards, which include a variety of different measures, including reduction of wastewater and water use. In addition, the proposed project would be required to comply with the California Model Water Efficient Landscape Ordinance.
WC-M1: Reduce water use in County buildings and landscape irrigation.	***Not Applicable.*** This measure applies to the County, not individual development projects.

Source: Compiled by LSA (July 2023).
Note: Not applicable refers to measures that are not relevant to new development and measures not within the project applicant's control.

As shown in Table F, the proposed project is consistent with the applicable measures included in the Solano County CAP. Because many aspects of the project's emissions inventory would benefit from further regulatory and technological advancements, the project is not expected to obstruct the attainment of the State's long-term GHG reduction goal for 2045. Therefore, the proposed project would be consistent with the County's CAP and would not generate GHG emissions that may have a significant effect on the environment. This impact would be less than significant.

b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? ***(Less-Than-Significant Impact)***

The following discussion evaluates the proposed project according to the goals of the 2022 Scoping Plan, Executive Order (EO) B-30-15, Senate Bill (SB) 32, and Assembly Bill (AB) 197.

EO B-30-15 added the immediate target of reducing GHG emissions to 40 percent below 1990 levels by 2030. CARB released a second update to the Scoping Plan, the 2017 Scoping Plan,[28] to reflect the 2030 target set by EO B-30-15 and codified by SB 32. SB 32 affirms the importance of addressing climate change by codifying into statute the GHG emissions reductions target of at least 40 percent below 1990 levels by 2030 contained in EO B-30-15. SB 32 builds on AB 32 and keeps us on the path toward achieving the State's 2050 objective of reducing emissions to 80 percent below 1990 levels. The companion bill to SB 32, AB 197, provides additional direction to the CARB related to the adoption of strategies to reduce GHG emissions. Additional direction in AB 197 intended to provide easier public access to air emissions data that are collected by CARB was posted in December 2016.

In addition, the 2022 Scoping Plan[29] assesses progress toward the statutory 2030 target, while laying out a path to achieving carbon neutrality no later than 2045. The 2022 Scoping Plan focuses on outcomes needed to achieve carbon neutrality by assessing paths for clean technology, energy deployment, natural and working lands, and others, and is designed to meet the State's long-term climate objectives and support a range of economic, environmental, energy security, environmental justice, and public health priorities.

The 2022 Scoping Plan focuses on building clean energy production and distribution infrastructure for a carbon-neutral future, including transitioning existing energy production and transmission infrastructure to produce zero-carbon electricity and hydrogen, and utilizing biogas resulting from wildfire management or landfill and dairy operations, among other substitutes. The 2022 Scoping Plan

[28] California Air Resources Board (CARB). 2017. *California's 2017 Climate Change Scoping Plan*. November. Website: ww2.arb.ca.gov/sites/default/files/classic/cc/scopingplan/scoping_plan_2017.pdf (accessed February 2023).

[29] CARB. 2022. *2022 Scoping Plan*. November 16. Website: https://ww2.arb.ca.gov/sites/default/files/2022-12/2022-sp.pdf (accessed February 2023).

states that in almost all sectors, electrification will play an important role. The 2022 Scoping Plan evaluates clean energy and technology options and the transition away from fossil fuels, including adding four times the solar and wind capacity by 2045 and about 1,700 times the amount of current hydrogen supply. As discussed in the 2022 Scoping Plan, EO N-79-20 requires that all new passenger vehicles sold in California will be zero-emission by 2035, and all other fleets will have transitioned to zero-emission as fully possible by 2045, which will reduce the percentage of fossil fuel combustion vehicles.

Energy efficient measures are intended to maximize energy efficiency building and appliance standards, pursue additional efficiency efforts including new technologies and new policy and implementation mechanisms, and pursue comparable investment in energy efficiency from all retail providers of electricity in California. In addition, these measures are designed to expand the use of green building practices to reduce the carbon footprint of California's new and existing inventory of buildings. As discussed above, the proposed project would comply with the CALGreen Code, regarding energy conservation and green building standards. Therefore, the proposed project would comply with applicable energy measures.

Water conservation and efficiency measures are intended to continue efficiency programs and use cleaner energy sources to move and treat water. Increasing the efficiency of water transport and reducing water use would reduce GHG emissions. As noted above, the project would comply with the CALGreen Code, which includes a variety of different measures, including the reduction of wastewater and water use. In addition, the proposed project would be required to comply with the California Model Water Efficient Landscape Ordinance. Therefore, the proposed project would not conflict with any of the water conservation and efficiency measures.

The goal of transportation and motor vehicle measures is to develop regional GHG emissions reduction targets for passenger vehicles. Specific regional emission targets for transportation emissions would not directly apply to the proposed project. The second phase of Pavley standards will reduce GHG emissions from new cars by 34 percent from 2016 levels by 2025, resulting in a 3 percent decrease in average vehicle emissions for all vehicles by 2020. Vehicles traveling to the project site would comply with the Pavley II (LEV III) Advanced Clean Cars Program. Therefore, the proposed project would not conflict with the identified transportation and motor vehicle measures.

The proposed project would comply with existing State regulations adopted to achieve the overall GHG emissions reduction goals identified in SB 32 and EO B-30-15. In addition, as demonstrated above, the proposed project would not conflict with the County's CAP. Therefore, the proposed project would not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the GHG emissions. This impact would be less than significant.

Avoidance, Minimization Measures and/or Mitigation Measures

No significant impacts were identified, and no mitigation measures are required.

2.9 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?	☐	☐	☒	☐
b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☒	☐
e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f.	Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g.	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

Environmental Setting

Hazardous waste includes household and industrial products that cannot be safely disposed of in the trash or poured down sinks or storm drains. This includes items such as used motor oil, batteries, solvents, poisons, chemicals, oil- and latex-based paints, and automotive fluids. Hazardous waste is subject to storage time limits, disposal requirements, and labeling requirements on containers. Most hazardous waste may be stored for only 90 days with exceptions made for businesses that generate small quantities under certain circumstances. Hazardous wastes used by businesses are reported in an annual inventory of hazardous materials required by the Solano County Hazardous Materials Management Plan.

Naturally occurring hazardous materials in Solano County such as asbestos, radon, and mercury are also found throughout California. Asbestos is a naturally occurring mineral composed of long, thin, fibrous crystals. It is often found in a type of rock located in Solano County, serpentine. It has been

used often in building materials because of its resistance to heat, chemical, or electricity damage. Inhaling asbestos fibers may cause various health issues, including lung cancer. For this reason, Asbestos is being removed from building materials and studies are continuing to investigate the correlation between naturally occurring asbestos and health of nearby residents.

Impact

a. *Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?* ***(Less Than Significant Impact)***

The proposed project involves the construction of a resort facility consisting of tasting rooms, market, multi-purpose facility, restaurant, hotel and associated landscaping and parking. The proposed project would not involve the development of land uses or facilities typically associated with the storage, use, disposal, or generation of hazardous materials or wastes.

During construction of proposed improvements, hazardous materials (e.g., fuel, oils, and paints) would be routinely transported, stored, and used at the project site. These materials are typical of materials delivered to construction sites. Transport and use of hazardous materials would be subject to all applicable State and federal laws, such as Hazardous Materials Transportation Act, the Resource Conservation and Recovery Act, the California Hazardous Materials Management Act, California Health and Safety Code, and California Code of Regulations Title 8 and Title 22.

During operation of the proposed project, routine maintenance activities may involve the occasional use of hazardous materials. Potentially toxic or hazardous compounds associated with maintenance activities typically consist of readily available solvents, cleaning compounds, paint, herbicides, and pesticides. The project applicant would be required to comply with existing governmental regulations in the use and disposal of these materials,[30] and such materials would not be used in sufficient strength or quantity to create a substantial risk to human or environmental health. The County of Solano Department of Environmental Management, Hazardous Waste Division, is approved by the California Environmental Protection Agency as the Certified Unified Program Agency (CUPA) for the County. As the CUPA, the County of Solano Department of Environmental Management, Hazardous Waste Division, regulates the use, storage, and disposal of hazardous materials and is available to respond to hazardous materials complaints or emergencies, if any, during construction and routine maintenance.

Compliance with existing regulations would ensure that the proposed project would not create a significant hazard to the public or the environment associated with the routine transport, use, or disposal of hazardous materials by ensuring these materials are properly handled during construction and operation of the proposed project. This impact would be less than significant.

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?* ***(Less Than Significant Impact)***

During project construction and operation, the potential exists for upset or accident conditions involving the release of hazardous materials (contaminants) into the environment. The County of Solano Department of Environmental Management, Hazardous Waste Division, oversees the handling, use, and storage of hazardous materials during construction, including accidental release. The proposed project would be required to comply with standards set forth by the County Department of Environmental Management, Hazardous Waste Division. Compliance with existing regulations would ensure that the proposed project would not create a significant hazard to the public or the

[30] The United States Environmental Protection Agency regulates “small-quantity generators” (SQGs) of hazardous wastes, which are defined as facilities that generate more than 100 kg (approximately 220 pounds), but less than 1,000 kg (2,200 pounds), of hazardous waste per month.

environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. This impact would be less than significant.

c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? ***(No Impact)***

The nearest school to the project site is Nelda Mundy Elementary School, located approximately 2 miles southwest of the project site. There are no public or private schools within 0.25 mile of the project, nor are there any schools planned for development within 0.25 mile of the proposed project. Therefore, the proposed project would not result in hazardous conditions associated with proximity to an existing school.

d. Would the project 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? ***(Less Than Significant Impact)***

The project site was evaluated via the State Water Resources Control Board (SWRCB) GeoTracker database,[31] the Department of Toxic Substances Control's (DTSC) EnviroStor database,[32] and the Hazardous Waste and Substances Sites (Cortese) List [33] for the purposes of identifying recognized environmental conditions or historical recognized environmental conditions. Three recorded release sites were identified in the project vicinity, including the Old Ice House, a Leaking Underground Storage Tank (LUST) site. All of these sites are listed as closed. A closed site indicates that regulatory requirements for response actions, such as site assessment and remediation, have either been completed or were not necessary and therefore potential migration of residual contaminants in groundwater beneath the project site does not likely pose a risk to human health and the environment. Therefore, this impact would be less than significant.

e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? ***(No Impact)***

The Napa County Airport is approximately 8.6 miles west and east of pf the project site. The project site is not within the 65 A-weighted decibel (dBA) Community Noise Equivalent Level (CNEL) noise contour for the airports and is not within the vicinity of a private airstrip. Therefore, no impact related to airport safety hazards would occur.

f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? ***(Less Than Significant Impact)***

The proposed project would not alter or block adjacent roadways, and implementation of the proposed project would not be expected to impair the function of nearby roadways that might be used for evacuation during an emergency. In addition, operation of the proposed project would not cause permanent alterations to vehicle circulation routes and patterns or impede public access or travel upon public rights-of-way. Prior to approval of final maps and improvement plans for any development project within the County, plan review and approval by the Cordelia Fire Protection District is required. Proposed ingress/egress for the proposed project would be required to meet State and local standards regarding turning radius, road width, and emergency vehicle access. Adherence to the emergency access measures required by the County would ensure that impacts related to

[31] State Water Resources Control Board. 2022. Geotracker Database. https://geotracker.waterboards.ca.gov/ (accessed April 2023).

[32] California Department of Toxic Substances Control. 2022. EnviroStar Database Website: https://www.envirostor.dtsc.ca.gov/public/ (accessed April 2023).

[33] California Environmental Protection Agency (Cal/EPA). 2020. Cortese List Data Resources. Website: calepa.ca.gov/sitecleanup/corteselist/ (accessed April 2023).

implementation of or physical interference with an adopted emergency response plan or emergency evacuation plan would be less than significant.

g. *Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?* ***(Less Than Significant Impact)***

According to the Solano County General Plan (Figure HS-12 Very High Fire Hazard Severity Zones and State Responsibility Areas), the project site is located in a Local Responsibility Area and is not designated as a Very High Fire Hazard Severity Zone. The project does not include any residential structures that would place residents at risk of a wildland fire. The nearest fire station is 2.2 miles from the project site. The proximity of this station would allow for a rapid response from emergency personnel in the event of a fire on the project site. Therefore, the proposed project would not expose people or structures to a significant risk or loss, injury or death involving wildland fires. This impact would be less than significant.

Avoidance, Minimization Measures and/or Mitigation Measures

No significant impacts were identified, and no mitigation measures are required.

2.10 Hydrology and Water Quality

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 or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b.	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c.	Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	☐	☐	☒	☐
1)	result in a substantial erosion or siltation on- or off-site;	☐	☐	☒	☐
2)	substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☒	☐
3)	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; or	☐	☐	☒	☐
4)	impede or redirect flood flows?	☐	☐	☐	☒
d.	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e.	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

Environmental Setting

Solano County is located within the southern portion of the Sacramento River Valley and is one of nine counties that constitute the San Francisco Bay region. Neighboring counties are Yolo to the north and northeast, Sacramento to the east, Contra Costa to the south, Sonoma to the southwest, and Napa to the west. Putah Creek, draining from Lake Berryessa to Yolo County, forms the northern border of the County, and the southern boundary extends from San Pablo Bay through Carquinez Strait and Suisun Bay to the Sacramento River.

The project site is within the Suisun Bay watershed (HUC18050001) at the southern end of the Suisun Creek Watershed. The Suisun Creek Watershed straddles Solano and Napa counties and empties

into Suisun Marsh and Suisun Bay. The project site is 0.8 kilometer (0.5 mile) west of Suisun Creek. Suisun Creek, Suisun Marsh, and Suisun Bay are listed as impaired.

The project site is within the Suisun-Fairfield Valley Groundwater Basin. The Suisun–Fairfield Valley Groundwater Basin is the second largest groundwater basin in Solano County. It lies southwest of English Hills beneath the cities of Fairfield and Suisun City. The Suisun-Fairfield Valley Groundwater Basin is not designated as a priority basin, so is not subject to the Sustainable Groundwater Management Act (SGMA).

The State Water Resources Control Board and nine Regional Water Quality Control Boards regulate water quality of surface water and groundwater bodies throughout California. The project site is located within the jurisdiction of the Central Valley Regional Water Quality Control Board (Water Board), which is responsible for implementation the Water Quality Control Plan (Basin Plan). The Basin Plan establishes beneficial water uses for waterways and water bodies within the region.

Runoff water quality is regulated by the National Pollutant Discharge Elimination System (NPDES) Program (established through the federal Clean Water Act). The NPDES program objective is to control and reduce pollutant discharges to surface water bodies. Compliance with NPDES permits is mandated by State and federal statutes and regulations. Locally, the NPDES Program is administered by the Water Board. According to the water quality control plans of the Water Board, any construction activities, including grading, that would result in the disturbance of 1 acre or more or smaller sites that are part of larger plan of development would require compliance with the NPDES Permit Waste Discharge Requirements for Discharges of Storm Water Runoff Associated with Construction and Land Disturbance Activities (Order No. 2022-0057-DWQ, NPDES No. CAS000002 (Construction General Permit).[34]

Impact Analysis

a. *Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?* ***(Less Than Significant Impact)***

Construction activities, such as grading and excavation, can lead to erosion and sedimentation which has the potential to affect surface water quality. Additionally, the installation of underground utilities can lead to accidental spills or leaks of hazardous materials which has the potential to adversely affect groundwater quality.

Construction. The proposed project involves the construction of a resort facility, consisting of tasting rooms, restaurant, market, hotel, multi-purpose facility/dining hall, vineyards, and associated landscaping and parking. Pollutants of concern during construction include sediments, trash, petroleum products, concrete waste (dry and wet), sanitary waste, and chemicals. Each of these pollutants on its own or in combination with other pollutants can have a detrimental effect on water quality. During construction activities, excavated soil would be exposed, and there would be an increased potential for soil erosion and sedimentation compared to existing conditions. In addition, chemicals, liquid products, petroleum products (e.g., paints, solvents, and fuels), and concrete-related waste may be spilled or leaked and have the potential to be transported via stormwater runoff into receiving waters.

Because construction of the proposed project would disturb greater than 1 acre of soil, the project is subject to the requirements of the Construction General Permit (CGP), which requires preparation of a

[34] State Water Resources Control Board (SWRCB). 2022. Division of Water Quality. *National Pollutant Discharge Elimination System (NPDES) General Permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities (General Permit) Order WQ 2022-0057-DWQ, NPDES No. CAS000002.* Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction/general_permit_reissuance.html (accessed April 2023).

Stormwater Pollution Prevention Plan (SWPPP). The SWPPP shall be prepared by a Qualified SWPPP Practitioner (QSP) and include Best Management Practices (BMPs) for erosion and sediment control, site management/housekeeping/waste management, management of non-stormwater discharges, run-on and runoff controls, and BMP inspection/maintenance/repair activities. The QSP shall be responsible for implementing the BMPs at the site and for performing all required monitoring, and BMP inspection, maintenance and repair activities.

In addition, in compliance with Chapter 31, Grading, Drainage, Land Leveling, and Erosion Control, of the Solano County Code, the project applicant would be required to prepare and implement an engineered erosion, sediment and runoff control plan to minimize soil erosion, sedimentation and rate of water runoff. With compliance with these regulatory requirements, potential impacts to water quality during construction would be less than significant.

Operation. The proposed project would result in the construction of a 32,141-square-foot building, along with associated parking areas and pedestrian pathways. Construction of these facilities would create approximately 172,350 square feet (3.95 acres) of new impervious surface areas on the project site. However, new impervious surfaces would not be continuous, but would be surrounded by unimproved lands where runoff from the new impervious surface can infiltrate. Since the project would create and/or replace 5,000 square feet or more of impervious surface, it would be required to comply with Section E.12 of the Phase II Small MS4 Permit (Small MS4 Permit)[35] that requires implementation of measures for site design, source control, runoff reduction, storm water treatment and baseline hydromodification[36] management. The Small MS4 Permit also requires implementation of Low Impact Development (LID) standards. LID uses design techniques such as harvest and reuse, infiltration, and evapotranspiration to mimic a site's pre-development hydrology. With compliance with these regulatory requirements, potential impacts to water quality during project operation would be less than significant.

b. *Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?* ***(Less-Than-Significant Impact)***

As described above, the project site is located within the Suisun-Fairfield Valley Groundwater Basin, which is not designated as a prior basin and is not subject to the SGMA.

Construction. As described in the Geotechnical Investigation, groundwater was encountered at depths ranging from 6 feet to 15 feet below ground surface (bgs). Dewatering from excavations is not anticipated to be required; however, it is possible that temporary dewatering from isolated areas of deeper excavation could be necessary during construction. If dewatering is required, it would be conducted in accordance with the requirements of the General Waste Discharge Requirements for Limited Threat Discharges to Surface Waters (General Waste Discharge Permit), Order No. R5-2022-006, NPDES No. CAG995002.

If needed, groundwater dewatering would be localized and temporary, and the volume of groundwater removed would not be substantial. In addition, any volume of water removed during groundwater dewatering would be minimal compared to the size of the Suisun-Fairfield Valley Groundwater Basin. Therefore, construction impacts related to depletion of groundwater supplies or interference with groundwater recharge would be less than significant.

[35] NPDES General Permit for the Discharge of Storm Water from Small Municipal Separate Storm Sewer Systems (Small MS4 Permit), Order No. 2013-0001-DWQ

[36] Hydromodification is the alteration of the natural flow of water through a landscape, and often takes the form of creek channel erosion. Hydromodification is one of the leading sources of impairment in streams, lakes, and estuaries.

Operation. As described in Section 2.10.a, the proposed project would create 172,350 square feet (3.95 acres) of new impervious surface areas on the project site. However, new impervious surfaces would not be continuous, but would be surrounded by unimproved lands where runoff from the new impervious surface can infiltrate. In addition, the applicant would be required to comply with the Small MS4 Permit and implement post-construction site design measures to reduce project site runoff.

The proposed project would be served by 2 to 3 on-site wells for domestic drinking water; however, it is not expected to require a substantial increase in groundwater utilization. The project applicant would be required to obtain a permit for construction of these wells from the Solano County Department of Environmental Management, Environmental Health Division. Compliance with this regulatory permitting process would ensure that impacts associated with the extraction of groundwater for potable water supply would be less than significant.

c. Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i. result in a substantial erosion or siltation on- or off-site; ***(Less Than Significant Impact)***

As described in Section 2.10.a., the proposed project would be required to comply with the CGP, which includes preparation of a SWPPP and implementation of BMPs during construction to prevent erosion or siltation during construction. The proposed project would also be required to comply with the Small MS4 Permit and implement post-construction site design measures to reduce project site runoff. Compliance with these regulatory requirements would ensure that development of the proposed project would not result in substantial erosion or siltation on- or off-site. This impact would be less than significant.

ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; ***(Less Than Significant Impact)***

The development of the proposed project is not anticipated to result in flooding on- or off-site. With implementation of BMPs to facilitate infiltration, accommodate runoff from the site, and protect water quality, the project development would not substantially alter the existing drainage pattern of the site or area in a manner which would result in flooding. Impacts would be less than significant.

iii. 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; or ***(Less Than Significant Impact)***

As described above, the proposed project would be required to comply with the Small MS4 Permit and implement post-construction site design measures to facilitate infiltration, accommodate runoff from the site, and protect water quality. Compliance with these regulatory requirements would ensure that the proposed project would not 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. This impact would be less than significant.

iv. *impede or redirect flood flows?* ***(No Impact)***

The project site is not located within a Federal Emergency Management Agency (FEMA) designated 100-year or 500-year floodplain.[37] As the proposed project would not place improvements and

[37] Federal Emergency Management Act. 2009. *Flood Insurance Rate Map No. 06095C0451E*. May 4.

structures directly within a 100-year floodplain, the project would not impede or redirect flood flows, and there would be no impact.

d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? ***(No Impact)***

The project site is not located within a FEMA designated 100-year or 500-year floodplain.[38] The project site is not located in an area mapped by the California Emergency Management Agency as being potentially inundated by a tsunami.[39] Seiches are waves that are created in an enclosed body of water such as a bay, lake, or harbor and go up and down or oscillate and do not progress forward like standard ocean waves. There are no water bodies in proximity to the project site that would pose a risk of seiche. Therefore, there would be no impact related to the release of pollutants in the event of inundation due to flood hazard, tsunamis, or seiches.

e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? ***(Less Than Significant Impact)***

The applicable water quality control plan is the Water Quality Control Plan for the San Francisco Bay Basin (Basin Plan),[40] which is the master policy document that establishes the water quality objectives and strategies needed to protect designated beneficial water uses in the San Francisco Bay region. The State Water Board and the Regional Water Board enforce compliance with the water quality objectives of the Basin Plan through the issuance of NPDES permits. The project's compliance with existing permit requirements as discussed in Section 2.10.a, including the CGP and Small MS4 permit, would ensure that the proposed project would not conflict with the Basin Plan, and this impact would be less than significant.

The project site is located within a mapped Division of Water Rights groundwater basin boundary; however, the Suisun-Fairfield Valley Groundwater Subbasin is a low-priority basin and is not subject to a sustainable groundwater management plan. Nevertheless, the proposed project would not interfere with groundwater recharge in the vicinity of the project site. For these reasons, the proposed project would not conflict with or obstruct the implementation of a sustainable groundwater management plan, and this impact would be less than significant.

Avoidance, Minimization Measures and/or Mitigation Measures

No significant impacts were identified, and no mitigation measures are required.

[38] Federal Emergency Management Act. 2009. *Flood Insurance Rate Map No. 06095C0451E*. May 4.
[39] California Department of Conservation (DOC). *Solano County Tsunami Hazard Areas.* Website: https://www.conservation.ca.gov/cgs/tsunami/maps/solano (accessed April 2023).
[40] California Regional Water Quality Control Board San Francisco Bay Region. 2017. *Water Quality Control Plan for the San Francisco Bay Basin*. May 4.

2.11 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?	☐	☐	☒	☐
b.	Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

Environmental Setting

The 24.4-acre site is designated as Agriculture and Neighborhood Agricultural/Tourist Center in the Solano County General Plan and is zoned Suisun Valley Agriculture (ASV-20), Agricultural Tourist Center (ATC) and Agricultural Tourist Center-Neighborhood Commercial (ATC-NC).[41] To the north of the project site is an agricultural field, an old residential property with a house and barn structures, and a residential property with a single-family home. To the east of the site is Rockville Road and additional agricultural fields. To the south of the site is Rockville Hills Regional Park, which includes hiking trails and open space, and a vineyard. To the west of the site is Suisun Valley Road and additional agricultural fields.

a. *Physically divide an established community.* ***(Less Than Significant Impact)***

The physical division of an established community typically refers to the construction of a feature (such as an Interstate highway or railroad tracks) or removal of a means of access (such as a local road or bridge) that would impair mobility within an existing community, or between a community and outlying areas. For instance, the construction of an interstate highway through an existing community may constrain travel from one side of the community to another; similarly, such construction may also impair travel to areas outside of the community.

The proposed project is in an unincorporated area of Solano County and is designated as Agriculture and Neighborhood Agricultural/Tourist Center in the Solano County General Plan. The proposed project would include the development of a resort facility, consisting of a boutique market building, six tasting rooms, a restaurant, a multi-purpose/dining hall, a hotel concierge, hotel cottages, an outdoor amphitheater, driveways, parking lots and surrounding vineyards. Access to the site would be via the existing Suisun Valley Road/Suisun Valley Court intersection and a new driveway along Rockville Road. Proposed commercial uses would be surrounded by approximately 14.92 acres of vineyards, which would ensure that the primary use of the site remains in agricultural production, consistent with surrounding land uses. The vineyards and proposed landscaping would provide visual screening of proposed development from surrounding land uses, including the single-family residential parcel to the north. Other environmental impacts to surrounding land uses that could result from the proposed development (e.g,. noise, dust, traffic) are addressed this Initial Study/Mitigated Negative Declaration (IS/MND) under specific topical sections. No additional measures are required.

The proposed project would not require the construction of any new infrastructure that would divide an established community and would not remove any means of access. Therefore, the proposed project would not result in a physical division of an established community or adversely affect the continuity of land uses in the vicinity and this impact would be less than significant.

[41] Solano County Regional Geographic Information Systems (GIS). 2023. Solano County Parcel Viewer website: https://solanocountygis.com/portal/home/ (accessed April 27, 2023).

b. *Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?*

The project site is subject to the Suisun Valley Strategic Plan and the Solano County General Plan. There are several policies within the Solano County General Plan that relate to tourism-supporting commercial uses. The underlying goals of the Solano County General Plan, Land Use Element, are to provide residents and visitors with a destination for local wine production and local produce on a regional scale. Several goals and policies are outlined in the Solano County General Plan to guide the County in accomplishing the community vision for Suisun Valley, specifically Goal SS.G.2. and its objectives and policies:

Goal SS.G-2 Land Use: Preserve and enhance the landscape and economy of the Suisun Valley as a rural agricultural community.

Land Use Policies for Suisun Valley

SS.P-9: Preserve agricultural production as the principal use of the Valley's farmlands.

SS.P-10: Establish neighborhood agricultural centers that expand agri-tourism in the Valley.

SS.P-11: Ensure that future development fits the scale of the Valley's rural and agricultural context.

SS.P-12: Limit minimum agricultural parcel sizes in the Suisun Valley to encourage viable agricultural and ranching use. New parcels shall not be created which are smaller than 20 acres in size.

SS.P-13: Allow farms and vineyards to process, store, bottle, can, package, and sell products produced both on-site and offsite.

SS.P-14: Support programs that promote the branding and identity of Suisun Valley products.

SS.P-15: Streamline permit processing for agricultural uses.

SS.P-16: Develop design guidelines to promote community character and facilitate tourism within neighborhood agricultural/tourist centers.

SS.P-17: Explore infrastructure alternatives for individual agricultural neighborhood centers in order to accommodate new commercial and tourist uses.

SS.P-18: Work with local residents to find a suitable location for a public gathering place for community activities, including farmer's markets and seasonal festivals.

The proposed project aligns with the goals and policies of the Solano County General Plan, listed above, by proposing a resort facility that would accommodate tourists and promote local agricultural products.

As described in Section 1.3.2, the project site is zoned Suisun Valley Agriculture (ASV-20), Agricultural Tourist Center (ATC) and Agricultural Tourist Center-Neighborhood Commercial (ATC-NC).[42] The proposed project would result in the construction of six (6) tasting room buildings, a restaurant, multi-purpose facility/dining hall, boutique market, ten (10) stand-alone cottages which would make up the boutique hotel, a hotel concierge building, and accompanying landscaping and

[42] Solano County Regional Geographic Information Systems (GIS). 2023. Solano County Parcel Viewer website: https://solanocountygis.com/portal/home/ (accessed April 27, 2023).

vineyards. As shown in Table 28.23A Table of Allowed Uses and Permit Requirements in the Solano County Code, vineyards, tasting facilities, restaurants, hotels, and retail facilities are allowed within the ATC and CN zoning districts with the appropriate permit.

The project site is located within the Rockville Corner ATC, as designated in the Suisun Valley Strategic Plan. The Suisun Valley Strategic Plan designates 10.5 acres within the Rockville Corner area for ATC, of which 2.5 acres has been designated on the project site. As part of project approvals, the project applicant is requesting a rezone of 7.4 acres of the project site to ATC, to accommodate the proposed development of 9.1 acres. To approve the allocation of additional ATC acreage, the County must make the necessary findings. With approval of the proposed project, including the proposed rezone, the proposed project would be consistent with all applicable land use plans, policies, and regulations of agencies with jurisdiction over the project.

It should be noted that according to CEQA, policy conflicts do not, in and of themselves, constitute a significant environmental impact. Policy conflicts are considered to be environmental impacts only when they would result in direct physical impacts or where those conflicts relate to avoiding or mitigating environmental impacts. As such, associated physical environmental impacts are discussed in this IS/MND under specific topical sections. The proposed project would not result in any direct physical impacts that cannot be mitigated to a less-than-significant level.

The proposed project would not conflict with any applicable land use plans, policies, or regulations that were adopted for the purpose of avoiding or mitigating an environmental effect. This impact would be less than significant.

Avoidance, Minimization Measures and/or Mitigation Measures

No significant impacts were identified, and no mitigation measures are required.

2.12 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?	☐	☐	☐	☒
b.	Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

Environmental Setting

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. Known mineral resource zones (MRZs) are located to the northeast of Vallejo, to the south and southeast of Green Valley, in areas south and east of Travis Air Force Base, and in pockets within both Vacaville and Fairfield.

The State-mandated Surface Mining and Reclamation Act of 1975 requires the identification and classification of mineral resources in areas within the State subject to urban development or other irreversible land uses that could otherwise prevent the extraction of mineral resources. These designations categorize land as Mineral Resource Zones (MRZs, MRZ-1 through MRZ-4). MRZ-3 zones occur throughout Solano County, whereas only one MRZ-2 zone is mapped near Vallejo and Benicia. MRZ-2 zones have the highest probability of having significant mineral deposits, while MRZ-3 zones are likely to have mineral deposits which may or may not be significant.

Impacts

a. *Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?* ***(No Impact)***

As shown on the Mineral Resources map, Figure RS-4 of the Solano County General Plan, the project is located in close proximity to a mineral resource zone designated MRZ-3 (areas containing mineral deposits, the significance of which cannot be evaluated from available data); however, no mineral resources are mapped within the project site. Therefore, development of the proposed Project would not result in the loss of available mineral resources. No impact related to mineral resources would occur.

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?* ***(No Impact)***

Please see Section 2.12.a. According to the Solano County General plan the project site is not located in a mineral resource zone and would not substantially cause 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.

Mitigation Measures

No significant impacts were identified, and no mitigation measures are required.

2.13 Noise

Checklist Items: Would the project		Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a.	Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b.	Generation of excessive ground borne vibration or groundborne noise levels?	☐	☒	☐	☐
c.	For a project located within the vicinity of a private airstrip or 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?	☐	☐	☒	☐

Environmental Setting

The following section is based on the Noise and Vibration Study[43] prepared for the proposed project. This report is included as Appendix E.

The project site is surrounded primarily by residential uses. The areas adjacent to the project site include the following uses.

- **North:** Existing single-family residences and commercial uses
- **East:** Existing single-family residence along Rockville Road and undeveloped land
- **South:** Existing single-family residences
- **West:** Existing single-family residences along Suisun Valley Road

The closest sensitive receptors to the project site include single-family homes located immediately adjacent to the project site boundary, approximately 5 feet away.

The primary existing noise sources in the project area are transportation facilities. Local traffic on the roadways in the vicinity of the project (Suisun Valley Road and Rockville Road) is a steady source of ambient noise.

Regulatory Setting

California Code of Regulations. Interior noise levels for residential habitable rooms are regulated by Title 24 of the California Code of Regulations, California Noise Insulation Standards. Title 24, Chapter 12, Section 1206.4, of the 2019 California Building Code requires that interior noise levels attributable to exterior sources not exceed 45 CNEL in any habitable room. A habitable room is a room used for living, sleeping, eating, or cooking. Bathrooms, closets, hallways, utility spaces, and similar areas are not considered habitable rooms for this regulation (Title 24 California Code of Regulations, Chapter 12, Section 1206.4).

[43] LSA. 2023c. *Noise and Vibration Impact Analysis, Solano Landing Project, Solano County, California*. March.

County of Solano. The Solano County General Plan establishes acceptable noise level criteria for transportation and non-transportation (stationary) noise sources under Chapter 5, Health and Safety. The Solano County General Plan states the following noise level performance criterion for new projects that are affected by or include non-transportation noise sources, such as those attributed to commercial uses: All uses of land and structures shall be conducted in a manner and provide adequate controls and operational management to prevent noise that exceeds 65 dBA at any property line.

In addition, Solano County requires that the project contractor(s) shall limit all noise producing construction related activities, including the operating of any tools or equipment used in construction, grading or demolition work, to between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday. No activity shall take place on Sunday, except by written permission of the Director of Resource Management.

Impact Analysis

a. *Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?* ***(Less Than Significant Impact)***

The proposed project would result in short-term construction noise impacts and long-term mobile-source noise impacts, as described below.

Ambient Noise Measurements. One long-term (24-hour) noise level measurement was conducted on February 9 and 10, 2023 and short-term (15-minute) noise level measurements were conducted on February 9, 2023. Table G provides a summary of the measured hourly noise levels from the long-term noise level measurements. Hourly noise levels at surrounding sensitive uses are as low as 31.1 dBA L_{eq} during nighttime hours and 44.0 dBA L_{eq} during daytime hours. Noise monitoring data results are provided in Appendix E.

Construction Noise Impacts. Project construction would result in short-term noise impacts on adjacent land uses. Maximum construction impacts would be short-term; generally intermittent, depending on the construction phase; and variable, depending on receiver distance from the active construction zone.

Two types of short-term noise impacts could occur during the construction of the proposed project. First, construction crew commutes and the transport of construction equipment and materials to the site for the proposed project would incrementally increase noise levels on access roads leading to the site. Although there would be a relatively high single-event noise-exposure potential causing intermittent noise nuisance (passing trucks at 50 feet would generate up to 84 dBA L_{max}), the effect on longer-term ambient noise levels would be small when compared to existing daily traffic volumes on roadways accessing the project site. Because construction-related vehicle trips would not approach existing daily traffic volumes, traffic noise would not increase by 3 dBA CNEL. A noise level increase of less than 3 dBA would not be perceptible to the human ear in an outdoor environment.

Therefore, short-term, construction-related impacts associated with worker commute and equipment transport to the project site would be less than significant.

Table G: Long-Term Ambient Noise Level Measurements

Location		Daytime Noise Levels[1] (dBA L_{eq})	Evening Noise Levels[2] (dBA L_{eq})	Nighttime Noise Levels[3] (dBA L_{eq})	Daily Noise levels (dBA CNEL)
LT-1	Near southwest corner of project site, on a tree, approximately 50 ft away from Suisun Valley Road centerline.	65.6 – 69.2	63.2 – 64.6	52.7 – 64.6	68.7
ST-1[4]	Near southeast corner of project site, approximately 1,200 ft away from Suisun Valley Road centerline.	44.0 – 47.6	41.6 – 43.0	31.1 – 43.0	47.1
ST-2[4]	Near northeast corner of project site, by powerline, south of Rockville Road, approximately 25 ft away from Rockville Rd centerline.	66.7 – 70.3	64.3 – 65.7	53.8 – 65.7	69.8
ST-3[4]	Near northwest boundary of project site, opposite Munson Construction office.	54.9 – 58.5	52.5 – 53.9	42.0 – 53.9	58.0

Source: Compiled by LSA (2023b).
Note: Noise measurements were conducted from February 9 to February 10, 2023, starting at 3:00 p.m.
1 Daytime Noise Levels = Noise levels during the hours from 7:00 a.m. to 7:00 p.m.
2 Evening Noise Levels = Noise levels during the hours from 7:00 p.m. to 10:00 p.m.
3 Nighttime Noise Levels = Noise levels during the hours from 10:00 p.m. to 7:00 a.m.
4 Short-term measurement data estimated based on corresponding long-term.
CNEL = Community Noise Equivalent Level dBA = A-weighted decibels
L_{eq} = equivalent continuous sound level

The second type of short-term noise impact is related to noise generated during construction, which includes site preparation, grading, building construction, paving, and architectural coating on the project site. Construction is completed in discrete steps, each of which has its own mix of equipment and, consequently, its own noise characteristics. These various sequential phases would change the character of the noise generated on the site and, therefore, the noise levels surrounding the site as construction progresses. Despite the variety in the type and size of construction equipment, similarities in the dominant noise sources and patterns of operation allow construction-related noise ranges to be categorized by work phase. Table H lists typical construction equipment noise levels recommended for noise impact assessments, based on a distance of 50 feet between the equipment and a noise receptor, taken from the Federal Highway Administration (FHWA) *Roadway Construction Noise Model.*[44]

In addition to the reference maximum noise level, the usage factor provided in Table H is used to calculate the hourly noise level impact for each piece of equipment based on the following equation:

$$L_{eq}(equip) = E.L. + 10\log(U.F.) - 20\log\left(\frac{D}{50}\right)$$

where: L_{eq} *(equip)* = Equivalent continuous sound level (L_{eq}) at a receiver resulting from the operation of a single piece of equipment over a specified time period

E.L. = Noise emission level of the particular piece of equipment at a reference distance of 50 feet

U.F. = Usage factor that accounts for the fraction of time that the equipment is in use over the specified period of time

D = Distance from the receiver to the piece of equipment

44 Federal Highway Administration (FHWA). 2006. Roadway Construction Noise Model User's Guide. January. Washington, D.C. Website: www.fhwa.dot.gov/environment/noise/construction_noise/rcnm/rcnm.pdf (accessed March 2022).

Table H: Typical Construction Equipment Noise Levels

Equipment Description	Acoustical Usage Factor (%)[1]	Maximum Noise Level (Lmax) at 50 Feet[2]
Auger Drill Rig	20	84
Backhoes	40	80
Compactor (ground)	20	80
Compressor	40	80
Cranes	16	85
Dozers	40	85
Dump Trucks	40	84
Excavators	40	85
Flat Bed Trucks	40	84
Forklift	20	85
Front-end Loaders	40	80
Graders	40	85
Impact Pile Drivers	20	95
Jackhammers	20	85
Paver	50	77
Pickup Truck	40	55
Pneumatic Tools	50	85
Pumps	50	77
Rock Drills	20	85
Rollers	20	85
Scrapers	40	85
Tractors	40	84
Trencher	50	80
Welder	40	73

Source: FHWA Roadway Construction Noise Model User's Guide, Table 1 (FHWA 2006).
Note: Noise levels reported in this table are rounded to the nearest whole number.
[1] Usage factor is the percentage of time during a construction noise operation that a piece of construction equipment is operating at full power.
[2] Maximum noise levels were developed based on Specification 721.560 from the Central Artery/ Tunnel program to be consistent with the City of Boston's Noise Code for the "Big Dig" project.
FHWA = Federal Highway Administration
L_{max} = maximum instantaneous sound level

Each piece of construction equipment operates as an individual point source. Using the following equation, a composite noise level can be calculated when multiple sources of noise operate simultaneously:

$$Leq\ (composite) = 10 * \log_{10}\left(\sum_{1}^{n} 10^{\frac{Ln}{10}}\right)$$

Table H shows the composite noise levels of the pieces of equipment for each construction phase at a distance of 50 feet from the construction area. Once composite noise levels are calculated, reference noise levels can then be adjusted for distance using the following equation:

$$Leq\ (at\ distance\ X) = Leq\ (at\ 50\ feet) - 20 * \log_{10}\left(\frac{X}{50}\right)$$

In general, this equation shows that doubling the distance would decrease noise levels by 6 dBA, while halving the distance would increase noise levels by 6 dBA.

Table I shows the nearest sensitive uses to the project site, their distance from the center of construction activities, and composite noise levels expected during construction. These noise level projections do not consider intervening topography or barriers. Construction equipment calculations are provided in Appendix E.

Table I: Potential Construction Noise Impacts at Nearest Receptor

Receptor (Location)	Composite Noise Level (dBA Leq) at 50 feet[1]	Distance (feet)	Composite Noise Level (dBA L_{eq})
Residences (North)	88	385	70
Residences (South and West)		590	66
Residences (East)		1100	61

Source: Compiled by LSA (2023b).
[1] The composite construction noise level represents the site preparation phase, which is expected to result in the greatest noise level as compared to other phases.
dBA = A-weighted decibels
L_{eq} = equivalent continuous sound level

While construction noise will vary, it is expected that composite noise levels during construction at the nearest off-site sensitive residential use to the north would reach an average noise level of 70 dBA Leq during daytime hours. These predicted noise levels would only occur when all construction equipment is operating simultaneously and, therefore, are assumed to be rather conservative in nature. While construction-related short-term noise levels have the potential to be higher than existing ambient noise levels in the project area under existing conditions, the noise impacts would no longer occur once project construction is completed.

As stated above, noise impacts associated with construction activities are regulated by the County's noise ordinance. The proposed project would comply with the construction hours specified in the County's General Plan, which states that construction activities are allowed between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday. No activity shall take place on Sunday, except by written permission of the Director of Resource Management.

As it relates to off-site uses, construction-related noise impacts would remain below the 80 dBA L_{eq} construction noise level criteria, as established by the FTA for residential land uses for the average daily condition as modeled from the center of the project site and therefore would be considered less than significant.

Operational Noise Impacts. The without and with project scenario traffic volumes were obtained from the Traffic Impact Analysis prepared for the proposed project.[45] Appendix E provides the specific assumptions used in developing these noise levels and model printouts. Table J shows that the increase in project-related traffic noise would be no greater than 0.3 dBA. Noise level increases less than 1.0 dBA are not perceptible to the human ear. Therefore, traffic noise impacts from project-related traffic on off-site sensitive receptors would be less than significant.

[45] KD Anderson & Associates. 2023. *Traffic Impact Analysis for Solano Landing Project.*

Table J: Traffic Noise Levels Without and With Proposed Project

Roadway Segment	Existing		Existing With Project			Cumulative		Cumulative Plus Project		
	ADT	CNEL (dBA) 50 feet from Centerline of Nearest Lane	ADT	CNEL (dBA) 50 feet from Centerline of Nearest Lane	Increase from Existing Conditions (dBA)	ADT	CNEL (dBA) 50 feet from Centerline of Nearest Lane	ADT	CNEL (dBA) 50 feet from Centerline of Nearest Lane	Increase from Existing Conditions (dBA)
Rockville Road East of Suisun Valley Road	6,640	61.6	7,110	61.9	0.3	7,700	62.2	8,170	62.5	0.3
Rockville Road West of Suisun Valley Road	3,590	58.9	3,740	59.1	0.2	3,950	59.3	4,100	59.5	0.2
Suisun Valley Road North of Rockville Road	5,630	59.3	6,070	59.6	0.3	6,250	59.7	6,690	60.0	0.3
Suisun Valley Road South of Rockville Road	6,850	60.1	7,310	60.4	0.3	8,000	60.8	8,460	61.0	0.2

Source: Compiled by LSA (March 2023b).
Note: Traffic noise within 50 feet of the roadway centerline should be evaluated with site-specific information. Shaded cells indicate roadway segments adjacent to the project site.
ADT = average daily traffic
CNEL = Community Noise Equivalent Level
dBA = A-weighted decibels

The proposed uses are expected to include heating, ventilation, and air conditioning equipment. It is expected that the equipment installed at each facility would comply with the County's noise standards. Additionally, typical activities at the patios and amphitheater are not expected to generate excessive noise levels and would only occur during daytime hours. The closest outdoor patio would be approximately 235 feet from the closest sensitive receptor. To achieve compliance with the County's threshold of 65 dB at nearby sensitive receptors, noise levels at the outdoor patios and amphitheater should not exceed 78 dBA at 50 feet. Compliance with the County's noise thresholds would ensure that operational noise impacts would be less than significant. In addition, as a condition of approval, the applicant shall be required to maintain a noise level of 65 dB at the property lines, including during any special events that could occur. Monitoring shall be required to ensure noise levels are maintained.

b. Generation of excessive ground borne vibration or groundborne noise levels? ***(Less Than Significant Impact with Mitigation)***

Construction. This construction vibration impact analysis discusses the level of human annoyance using vibration levels in RMS (VdB) and assesses the potential for building damages using vibration levels in PPV (in/sec). This is because vibration levels calculated in RMS are best for characterizing human response to building vibration, while calculating vibration levels in PPV is best for characterizing the potential for damage.

Table K shows the PPV and VdB values at 25 feet from the construction vibration source. As shown in Table K, bulldozers and other heavy-tracked construction equipment (expected to be used for this project) generate approximately 0.089 PPV in/sec or 87 VdB of ground-borne vibration when measured at 25 feet, based on the FTA Manual. The distance to the nearest buildings for vibration impact analysis is measured between the nearest off-site buildings and the project construction boundary (assuming the construction equipment would be used at or near the project setback line) vibration levels are expected to approach 51 VdB at the closest residential uses located immediately north of the project site, which is below the 78 VdB threshold for annoyance.

Table K: Vibration Source Amplitudes for Construction Equipment

Equipment	Reference PPV/L_V at 25 ft	
	PPV (in/sec)	L_V (VdB)[1]
Pile Driver (Impact), Typical	0.644	104
Pile Driver (Sonic), Typical	0.170	93
Vibratory Roller	0.210	94
Hoe Ram	0.089	87
Large Bulldozer2	0.089	87
Caisson Drilling	0.089	87
Loaded Trucks2	0.076	86
Jackhammer	0.035	79
Small Bulldozer	0.003	58

Source: *Transit Noise and Vibration Impact Assessment Manual* (FTA 2018).
[1] RMS vibration velocity in decibels (VdB) is 1 µin/sec.
[2] Equipment shown in **bold** is expected to be used on site.
µin/sec = microinches per second
ft = foot/feet
FTA = Federal Transit Administration
in/sec = inch/inches per second
L_V = velocity in decibels
PPV = peak particle velocity
RMS = root-mean-square
VdB = vibration velocity decibels

The formulae for vibration transmission are provided below, and Tables L and M provide a summary of off-site construction vibration levels.

$$L_vdB\ (D) = L_vdB\ (25\ ft) - 30\ Log\ (D/25)$$

$$PPV_{equip} = PPV_{ref} \times (25/D)^{1.5}$$

The threshold at which vibration levels would result in annoyance would be 78 VdB for daytime residential uses. The FTA guidelines indicate that for a non-engineered timber and masonry building, the construction vibration damage criterion is 0.2 in/sec in PPV.

Table L: Potential Construction Vibration Annoyance Impacts at Nearest Receptor

Receptor (Location)	Reference Vibration Level (VdB) at 25 ft[1]	Distance (ft) [2]	Vibration Level (VdB)
Residences (North)	87	385	51
Residences (South and West)		590	46
Residences (East)		1,100	38

Source: Compiled by LSA (2023).
[1] The reference vibration level is associated with a large bulldozer, which is expected to be representative of the heavy equipment used during construction.
[2] The reference distance is associated with the average condition, identified by the distance from the center of construction activities to surrounding uses.
ft = foot/feet
VdB = vibration velocity decibels

Table M: Potential Construction Vibration Damage Impacts at Nearest Receptor

Receptor (Location)	Reference Vibration Level (PPV) at 25 ft[1]	Distance (ft)[2]	Vibration Level (PPV)
Residences (North)	0.089	5	0.995
Residences (South)		30	0.068
Residences (West)		100	0.011
Residences (East)		420	0.001

Source: Compiled by LSA (2023).
[1] The reference vibration level is associated with a large bulldozer, which is expected to be representative of the heavy equipment used during construction.
[2] The reference distance is associated with the peak condition, identified by the distance from the perimeter of construction activities to surrounding structures.
ft = foot/feet
PPV = peak particle velocity

Based on the information provided in Table M, vibration levels are expected to approach 51 VdB at the closest residential uses located immediately north of the project site, which is below the 78 VdB threshold for annoyance.

Based on the information provided in Table M, vibration levels are expected to approach 0.995 PPV in/sec at the nearest surrounding structures and would exceed the 0.2 PPV in/sec damage threshold considered safe for non-engineered timber and masonry buildings, which would result in a potentially significant impact. Vibration levels at all other buildings would be lower. Therefore, construction would not result in any vibration damage, and impacts would be less than significant with the incorporation of Mitigation Measure NOI-1, as detailed below.

Operation. The proposed project would not generate vibration levels related to on-site operations. In addition, vibration levels generated from project-related traffic on the adjacent roadways are unusual for on-road vehicles because the rubber tires and suspension systems of on-road vehicles provide vibration isolation. Vibration levels generated from project-related traffic on the adjacent roadways would be less than significant.

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

The closest airports to the proposed project site are Napa County Airport and Travis Air Force Base, approximately 8.6 miles west and east of the project site, respectively. The project site is not within the 65 dBA CNEL noise contour for the airports and is not within the vicinity of a private airstrip. Although aircraft-related noise may be audible on the project site; the proposed project would not expose people residing or working in the project area to excessive noise levels due to the proximity of a public airport. This impact would be less than significant.

Mitigation Measures

Mitigation Measure NOI-1 **Construction Vibration Damage.** Due to the close proximity to surrounding structures, the County of Solano (County) Resource Management Director, or designee, shall verify prior to issuance of demolition or grading permits, that the approved plans require that the construction contractor shall implement the following mitigation measures during project construction activities to ensure that damage does not occur at surrounding structures:

- A 15-foot buffer between existing structures and the Project site area shall be clearly delineated with stakes, fencing or other conspicuous boundary markings, to outline the area in which the use of heavy equipment shall be avoided.
- The use of heavy construction shall be avoided within 15 feet of existing surrounding structures.
- However, if the use of heavy equipment is required within 15 feet of surrounding structures, the following measures should be employed:
- Identify structures that are located within 15 feet (ft) of heavy construction activities and that have the potential to be affected by ground-borne vibration. This task shall be conducted by a qualified structural engineer as approved by the County's Director of Community Development, or designee.
    - Develop a vibration monitoring and construction contingency plan for approval by the Director of Community Development, or designee, to identify structures where monitoring would be conducted; set up a vibration monitoring schedule; define structure-specific vibration limits; and address the need to conduct photo, elevation, and crack surveys to document before and after construction conditions. Construction contingencies would be identified for when vibration levels approached the limits.
    - At a minimum, monitor vibration during initial demolition activities. Monitoring results may indicate the need for more or less intensive measurements.
    - When vibration levels approach limits, suspend construction and implement contingencies as identified in the approved vibration monitoring and construction contingency plan to either lower vibration levels or secure the affected structures.

2.14 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 unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b.	Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Environmental Setting

The project site consists of approximately 24.4 acres of agricultural land that was previously used for alfalfa farming. No existing housing or population currently exists on the project site.

Impacts

a. *Induce substantial unplanned 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)?* ***(Less Than Significant Impact)***

The proposed project is expected to bring additional visitors into the Suisun Valley, by providing a concentrated location for tourist-serving uses, as consistent with the overall vision and goal of the Suisun Valley Strategic Plan. Based on information provided by the project applicant, it is anticipated that the project would provide employment for approximately 15 full time, 30 part-time, and 30 seasonal employees. A fraction of these employees may move to the area solely for reasons of employment, although employees would likely commute from various locations throughout the County. Therefore, the proposed project would not directly or indirectly induce substantial population growth on the site or in the surrounding area through the increase in employment on the site. This impact would be less than significant.

b. *Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?* ***(No Impact)***

Implementation of the proposed project would not involve the removal or relocation of any housing. Therefore, the proposed project would not result in the displacement of a substantial number of people, necessitating the construction or replacement housing in any other location(s). No impact would result from development of the proposed project.

Avoidance, Minimization Measures and/or Mitigation Measures

No significant impacts were identified, and no mitigation measures are required.

2.15 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?	☐	☐	☒	☐
2)	Police Protection?	☐	☐	☒	☐
3)	Schools?	☐	☐	☐	☒
4)	Parks?	☐	☐	☒	☐
5)	Other Public Facilities?	☐	☐	☐	☒

Environmental Setting

The project site is located in unincorporated Solano County, in an area served by existing public services.

Fire Protection. Fire protection and emergency response services in the unincorporated areas of the County are provided by six fire districts and CalFire. The project site is served by the Cordelia Fire Protection District, which provides fire and EMS services to Green Valley, Rockville, Cordelia and Lower Suisun Valley. The site is serviced by Station 31, at 2155 Cordelia Road, 2.3 miles southwest of the project site. Staffing for the District includes 1 full-time Chief, 1 Assistant Chief, 3 full-time paid personnel, and 25 resident volunteer firefighters. The closest fire station to the project site is at 2155 Cordelia Road.

Police Protection. Police protection in the County is provided by the Solano County Office of the Sheriff, a State constitutional office headed by an elected sheriff. The Solano County Sheriff's office is at 530 Union Ave #100 in the City of Fairfield.

Schools. The project site is served by the Fairfield-Suisun Unified School District, which currently operates 30 schools, including 3 high schools, 4 middle schools, 17 elementary schools, several alternative schools, and 1 Adult School.

Parks. The closest park, Rockville Hills Regional Park, is 0.67 mile west of the project site.

Impacts

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:

i Fire Protection? ***(Less Than Significant Impact)***

The proposed project would result in the addition of new development at the project site, which would incrementally increase the demand for emergency fire services and emergency medical services. However, the increase in demand would not be substantial. The Cordelia Fire Protection District would continue providing services to the project site and would not require additional firefighters to serve the proposed project. The construction of a new or expanded fire station would also not be required. The proposed project would be required to comply with all applicable codes for fire safety and emergency access, including installation of fire hydrants. Compliance with the applicable Cordelia Fire Protection District rules and regulations would ensure impacts related to fire protection would be less than significant.

ii. Police Protection? ***(Less Than Significant Impact)***

As described above, the proposed project would result in the addition of new development at the project site, which would incrementally increase the demand for police services. However, the increase in demand would not be substantial and the Solano County Sheriff's Department has adequate facilities and staff to serve the project site. Therefore, impacts to police protection would be less than significant.

iii. Schools? ***(No Impact)***

Development of the proposed project would not result in an increased need for schools. The proposed project would not involve residential development and would not result in increased population or the need for additional school facilities. Therefore, no impact related to school facilities would result from project development.

iv. Parks? ***(Less Than Significant Impact)***

The closest park, Rockville Hills Regional Park, is 0.67 mile west of the project site. As the project would create a concentrated location for tourist serving uses, hotel guests and tourists may visit nearby parks. However, implementation of the proposed project would not result in residential development or a substantial increase in population; therefore, the proposed project is not anticipated to result in a substantial increase in demand for park facilities, such that new park facilities would be required. Therefore, the proposed project would result in a less than significant impact related to parks.

v. Other Public Facilities? ***(No Impact)***

Development of the proposed project would not result in an increased need for other public services, including libraries, community centers, and public health care facilities. The proposed project would not involve residential development and would not result in increased population or the need for additional public facilities. Therefore, no impact related to other public facilities would result from project development.

Avoidance, Minimization Measures and/or Mitigation Measures

No significant impacts were identified, and no mitigation measures are required.

2.16 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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Environmental Setting

The closest park, Rockville Hills Regional Park, is 0.67 mile west of the project site.

Impacts

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?* ***(No Impact)***

As the project would create a concentrated location for tourist serving uses, hotel guests and tourists may visit nearby parks. However, implementation of the proposed project would not result in residential development or a substantial increase in population; therefore, the proposed project is not anticipated to result in a substantial increase in the use of existing park facilities such that substantial physical deterioration of such facilities would occur. Therefore, no impact would result from development of the proposed project.

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?* ***(No Impact)***

The proposed project 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. No impact would occur.

Mitigation Measures

No significant impacts were identified, and no mitigation measures are required.

2.17 Transportation

Checklist Items: Would the project		Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a.	Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐
b.	Conflict or be inconsistent with CEQA Guidelines Vehicle Miles Traveled (VMT) § 15064.3, subdivision (b) Criteria for Analyzing Transportation Impacts?	☐	☒	☐	☐
c.	Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible ~~land~~ uses (e.g., farm equipment)?	☐	☐	☒	☐
d.	Result in inadequate emergency access?	☐	☐	☒	☐

Environmental Setting

The following section is based on the Traffic Impact Analysis (TIA)[46] prepared for the proposed project. This report is included as Appendix F.

The TIA addresses traffic conditions in the vicinity of the project site, including the project routes from the I-80/Suisun Valley Road and I-80/I-680-Green Valley Road interchanges. Based on direction from Solano County staff, nine intersections along the routes providing access to the site and the two access intersections were analyzed. Descriptions of these intersections are provided below.

Suisun Valley Road/Rockville Road is a signalized four-way intersection in the northwest quadrant of the project site. The eastbound approach includes a left turn lane, a through lane and a right turn lane while the westbound approach includes a left turn lane, a through lane and a right turn lane. The right turn lane appears to have originally been designed as a free right turn; however, this lane is now stop controlled north of the signal. The northbound approach includes a shared left-through lane and a right turn lane while the southbound approach is a single shared left-through right lane. The east-west approaches include protected left turn movements while the north-south approaches are split phased. Crosswalks are present along the west and north approaches with sidewalk only in the northwest quadrant. Bike lanes are not present.

Rockville Road/Abernathy Road is a single lane four-way roundabout four-way intersection about 1.75 miles east of the project site. Bike lanes are present on the east leg of the intersection. Sidewalks are not present.

Suisun Valley Road/Solano College Road-Oakwood Drive is a signalized four-way intersection south of the project site. The northbound approach includes a left turn lane, two through lanes and a single lane “ramp” that transitions to a two-lane stop approach along Solano College Road east of the intersection. The southbound approach includes a left turn lane, a through lane and a shared through-right lane. The eastbound approach along Oakwood Drive includes a shared left-through lane and a right turn lane. The westbound approach includes a left turn lane, a shared left-through lane and a free right turn with yield onto northbound Suisun Valley Road. Suisun Valley Road provides protected

[46] KD Anderson & Associates, Inc. 2023. *Traffic Impact Analysis for Solano Landing Project*. January 31.

left turn movements while the Oakwood Drive and Solano College Road approaches are split phase. Crosswalks are present along the west, north and east approaches with sidewalk and pathways present along Oakwood Drive and Solano College Road and Suisun Valley Road south of the intersection. Bike lanes are present on Suisun Valley Road south of the intersection.

Suisun Valley Road/Westamerica Drive-Kaiser Drive is a signalized four-way intersection south of the project site. The northbound approach includes a left turn lane, two through lanes and a shared through-right lane. The southbound approach includes a left turn lane, two through lanes and a right turn lane. The eastbound approach along Westamerica Drive includes a left turn lane and a shared through-right turn lane while the westbound approach includes a left turn lane, a through lane and a shared through-right lane. Protected left turn movements are provided on all approaches. Crosswalks are present along all approaches. Bike lanes are present on Suisun Valley Road while bike sharrows are present along Westamerica Drive.

Suisun Valley Road / Business Center Drive is a signalized four-way intersection south of the project site. The northbound approach includes dual left turn lanes, a through lane and a shared through-right lane. The southbound approach includes dual left turn lanes, two through lanes and a right turn lane. Both eastbound and westbound approaches along Business Center Drive include dual left turn lanes, two through lanes and a shared through-right lane. Protected left turn movements are provided on all approaches and crosswalks are present along all approaches. Bike lanes are present throughout the intersection except along the northbound Suisun Valley Road approach.

Suisun Valley Road / Neitzell Road is an all-way stop controlled tee intersection. Northbound Suisun Valley Road includes a left turn lane and two through lanes while the southbound approach includes two through lanes and a free right turn lane about 200 feet in advance of the intersection. Neitzell Road includes two left turn lanes and a free right turn lane with yield onto southbound Suisun Valley Road. Bike lanes and crosswalks are not present in the intersection.

I-80 Eastbound Ramps / Pitman Road is a signalized intersection in a Type L-2 configuration. The southbound Pitman Road approach consists of dual left turn lanes and a through lane while the northbound approach includes a through lane and a right turn lane. The eastbound I-80 offramp includes a shared left-through lane and a right turn lane. The on-ramp includes two general purpose lanes.

Green Valley Road / Business Center Drive is a signalized four-way intersection southwest of the project site. The northbound Green Valley Road approach includes dual left turn lanes, two through lanes and a right turn lane. The southbound approach includes a left turn lane, a through lane and a shared through-right turn lane. The eastbound approach along Business Center Drive includes a left turn lane, a shared left-through lane and dual right turn lanes. The westbound approach includes a left turn lane, a shared left-through lane and a shared through-right lane. Protected left turn movements are provided along Green Valley Road while split phasing is used on Business Center Drive. The right turn eastbound Business Center Drive lanes are also overlapped with the northbound Green Valley Road left turn lanes. Crosswalks are present along each approach and bike lanes are present throughout the intersection.

The **Green Valley Road / I-80 Westbound On-Ramp** intersection is a signalized tee intersection providing access to westbound I-80. The northbound Green Valley Drive approach consists of dual left turn lanes and a through lane while the southbound approach includes a through lane and a right turn lane. The westbound I-80 on-ramp includes two general purpose lanes. The Suisun Valley Road / Suisun Valley Court intersection is an unsignalized tee intersection with stop control along Suisun Valley Court; an opposing private driveway is present opposite Suisun Valley Court. All approaches are single lane.

Impacts

a. *Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?* ***(Less-Than-Significant Impact)***

The following includes an evaluation of the proposed project's potential to conflict with applicable programs, plans, ordinances, and policies addressing the circulation system. The section begins with a description of the proposed project's trip-generating potential, followed by an analysis of potential impacts to transit, bicycle, pedestrian, and roadway facilities. As discussed, this impact would be less than significant.

Trip Generation. Where available, data from the Institute of Transportation Engineers publication, Trip Generation, 11th Edition, was used to develop trip estimates that would be generated by the proposed project. This included the hotel, restaurant and market uses. The wine tasting trip generation was based on the Napa County Winery Trip generation worksheet. For Friday trips it was assumed that a special wine tasting event would occur in the evening; therefore, a special event with outbound traffic assessment was not considered. For the Saturday peak hour, it was assumed that 100 percent of the special event traffic was either inbound or outbound.

As the proposed project would include multiple compatible uses, internal trips were considered for the hotel, restaurant and wine tasting facilities while pass-by trips were considered for the market. Table N presents the trip generation for the project, with 289 Friday p.m. peak hour trips generated and 384 Saturday trips during a special event. After considering internal trips and pass-by trips the project is expected to generate 211 new Friday p.m. peak hour trips with 146 inbound trips and 65 outbound trips. During the peak hour on Saturday, it is expected that with a special event late in the peak hour period (i.e., special event traffic is headed inbound), 293 new peak hour trips would be generated with 180 inbound trips and 113 outbound trips. For Saturdays where the special event is held early in the peak hour (i.e., special event traffic is leaving), 121 new inbound trips will be generated while 168 outbound trips would occur.

In Table N, for Friday trips, it was assumed that a special wine tasting event would occur in the evening; therefore, a special event with outbound traffic assessment was not considered. For the Saturday peak hour, it was assumed that 100 percent of the special event traffic was either inbound or outbound.

Roadway Analysis. On December 28, 2018, the California Office of Administrative Law and the California Governor's Office of Planning Research cleared and adopted the revised *State CEQA Guidelines* Section 15064.3. Among the changes to the guidelines was the removal of vehicle delay and level of service (LOS) as the sole basis of determining CEQA impacts. With the implementation of the adopted guidelines, transportation impacts are to be evaluated based on a project's effect on VMT. On July 1, 2020, the provisions of Section 15064.3 became effective Statewide. The project's consistency with Section 15064.3 is discussed under Section 2.17.b, below.

Public Transit. Various bus services are provided within Fairfield. These include the Fairfield and Suisun Transit System (FAST) and the SolTrans Intercity routes. These services provide local and intercity routes along the I-80 corridor. FAST Route #7 is the closest transit route to the project site, approximately 0.3 mile south of the project site. The #7 route operates between the Fairfield Transportation Center and the Cordelia Library with stops along Suisun Valley Road at Solano Community College. In addition, SolTrans' Blue Line stops at the Suisun Valley Road/Westamerica Drive – Kaiser Drive intersection. The Blue Line provides service to the Walnut Creek BART station and the Vacaville Transportation Center.

Table N: Trip Generation

Land Use	Unit Quantity	Size	Trips Per Unit								
			PM Peak Hour			Saturday Peak Hour - Inbound			Saturday Peak Hour - Outbound		
			Rate	In	Out	Total	In	Out	Total	In	Out
Hotel (LU 330)	Rooms	10	0.41	43%	57%	0.72†	56%	44%	0.72†	56%	44%
Supermarket (LU 850)	KSF	5.50	8.95	50%	50%	10.10	50%	50%	10.10	50%	50%
Fine Dining Restaurant (LU 931)	KSF	7.60	7.80	67%	33%	10.68	59%	41%	10.68	59%	41%
Wine Tasting Room	EA	6	22.00	50%	50%	38.00	50%	50%	38.00	50%	50%
Special Event	EA	1	88.00	100%	0%	88.00	100%	0%	88.00	0%	100%
Hotel (LU 330)			4	2	2	7	4	3	7	4	3
Supermarket (LU 850)			49	25	25	56	28	28	56	28	28
Fine Dining Restaurant (LU 931)			59	40	20	81	48	33	81	48	33
Wine Tasting Room			88	44	44	152	76	76	152	76	76
Special Event			88	88	0	88	88	0	88	0	88
Sub-Total Trips			289	199	91	384	244	140	384	156	228
Internal Trips											
Hotel ‡ (25%)			(1)	0	(1)	(2)	(1)	(1)	(2)	(1)	(1)
Fine Dining Restaurant (25%)			(15)	(10)	(5)	(20)	(12)	(8)	(20)	(12)	(8)
Wine Tasting Room ‡ (25% pm / 18% Sat in / 20% Sat out)			(22)	(11)	(11)	(27)	(19)	(8)	(31)	(12)	(19)
Special Event ‡ (25%)			(22)	(22)	0	(22)	(22)	0	(22)	0	(22)
Sub-Total Internal Trips			(60)	(43)	(16)	(71)	(54)	(17)	(75)	(25)	(50)
Pass-By Trips											
Supermarket *(36%)*◊			(16)	(8)	(8)	(18)	(9)	(9)	(18)	(9)	(9)
Sub-Total Pass-By Trips			**(16)**	(8)	(8)	**(18)**	(9)	(9)	**(18)**	(9)	(9)
Net New Trips			**211**	**146**	**65**	**293**	**180**	**113**	**289**	**121**	**168**

Source: KD Anderson & Associates, Inc. 2023.
KSF – thousand square feet Numbers may not match due to rounding
† no data available for LU 330; used LU 310 ‡ estimated ◊ ITE Trip Generation Handbook, 3rd Ed

The proposed project, by itself, would not require additional transit service to the area or improvements to existing transit service frequencies. The proposed project would not preclude, modify, or otherwise affect existing or proposed transit projects or policies identified by the Solano County 2040 Comprehensive Transportation Plan. Therefore, the proposed project would have a less-than-significant impact related to transit service.

Bicycle and Pedestrian Facilities. Sidewalks and bike lanes are present along much of Suisun Valley Road. Along the project frontage there are no sidewalks, nor bike lanes as this area transitions from an urban character within the City of Fairfield to a rural character within Solano County.

The proposed project, by itself, would not require additional bicycle service to the area. The proposed project would not preclude, modify, or otherwise affect existing or proposed bicycle projects or policies identified in the Solano County 2040 Comprehensive Transportation Plan. The proposed project would include pedestrian pathways within the project site to connect visitors to various facilities and proposed parking areas. Therefore, the proposed project would have a less-than-significant impact on bicycle and pedestrian facilities.

b. *Conflict or be inconsistent with CEQA Guidelines Vehicle Miles Traveled (VMT) § 15064.3, subdivision (b) Criteria for Analyzing Transportation Impacts?* ***(Less-Than-Significant Impact with Mitigation)***

A review of similar uses in the region shows that there are various wineries north and west of the project site. Additionally, the project site would include a market and restaurant, which would provide residents with local shopping/dining destinations. By providing opportunities for these uses closer to the trip origins, the proposed project may decrease overall VMT by substituting short trips for longer ones. By having a consolidation of wineries, visitors to the region are likely to visit this location rather than driving between wineries further north and west of the project site. Additionally, the proposed project would provide residents with local shopping and dining options who will be able to use more local services. In addition, the proposed project would include a shuttle service from the project site to designated spots within the Suisun Valley, reducing the demand for travel by single-occupancy vehicles and VMT.

As noted in the County Interim Modification of Standards a Use Permit or other discretionary development which generates 110 total vehicle trips per day or less (770 total vehicle trips per week or less) will have a less than significant impact on VMT. Employee trips are not considered in the total vehicle trip generation due to the reduction in regional commute trips and VMT due to local job creation. Annually, this equates to 40,150 daily trips. The projected number of annual trips generated by the proposed project, excluding those trips that are consistent with the County's VMT policy, are 125,435 annual trips.

The project's VMT will exceed the County's VMT policy. The California Air Pollution Control Officers Association (CAPCOA) *Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity* publication provides alternative measures to reduce VMT and greenhouse gases. To reduce the project VMT, Mitigation Measure TRA-1, which requires the project to implement applicable CAPCOA trip reduction measures would be implemented. With implementation of Mitigation Measure TRA-1, this impact would be less than significant.

c. *Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible land uses (e.g., farm equipment)?* ***(Less-Than-Significant Impact)***

A sight distance analysis was completed at the proposed project access locations along Suisun Valley Road and Rockville Road. Based on the sight distance analysis, a left turn lane was considered at two

locations. The need for left turn lanes was considered based on factors such as the frequency of volumes reaching warrants levels, the availability of adequate sight distance and the nature of motorists attracted to the site. As described in the TIA, sight distance for both project access locations would be adequate to ensure safe exiting from the project site. Therefore, impacts related to design hazards would be less than significant.

d. Result in inadequate emergency access? ***(Less Than Significant Impact)***

Two access locations would be provided for the project. One access is the existing Suisun Valley Court intersection along Suisun Valley Road while the second would be along Rockville Road, about 750 feet east of the Suisun Valley Road intersection. Suisun Valley Court would continue to provide access to the existing commercial space in the southeast corner of the Suisun Valley Road / Rockville Road intersection. Several driveways would access the project. The two-primary parking areas along the north side of the site would have direct access from the north driveway on Suisun Valley Court and from Rockville Road. A perimeter road would also be provided to allow emergency vehicle access to the south side of the project.

The proposed roadway and access driveways would be required to comply with the County's Road Improvement Standards and Land Development Requirements and Cordelia Fire Protection District standards. In addition, the Cordelia Fire Protection District would also review the proposed site plan and would provide input on final design in relation to emergency access prior to issuance of a building permit. Therefore, impacts related to emergency access would be less than significant.

Avoidance, Minimization Measures and/or Mitigation Measures

Mitigation Measure TRA-1 **Measures to Reduce VMT.** The project applicant shall implement the following recommended measures from the California Air Pollution Control Officers Association (CAPCOA) *Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity:*

- T-5 Implement Commute Trip Reduction Program – Voluntary. This strategy would implement a voluntary Commute Trip Reduction (CTR) program with employers to discourage single-occupancy vehicle trips and encourage alternative modes of transportation such as carpooling, taking transit, walking and biking.
- T-7 Implement Commute Trip Reduction (CTR) Marketing. This measure would implement a marketing strategy to promote the project site employer's CTR program. Information sharing and marketing promote and educate employees about their travel choices to the employment location beyond driving such as carpooling, taking transit, walking and biking, thereby reducing VMT and GHG emissions.
- T-9 Implement Subsidized or Discounted Transit Program. This measure would provide subsidized or discounted, or free transit passes for employees and/or residents. Reducing the out-of-pocket cost for choosing transit improves the competitiveness of transit against driving, increasing the total number of transit trips and decreasing vehicle trips. This decrease in vehicle trips results in reduced VMT and thus a reduction in GHG emissions. The closest route to the project is the City of Fairfield FAST Route #7 which operates between the Fairfield Transportation Center and the Cordelia Library with a stop at Solano Community College. This stop is less than ½ mile from the project site.

- T-10 Provide End of Trip Facilities. This measure will install and maintain end-of-trip facilities for employee use. End-of-trip facilities include bike parking, bike lockers, showers, and personal lockers. The provision and maintenance of secure bike parking and related facilities encourages commuting by bicycle, thereby reducing VMT and GHG emissions.
- T-14 Provide Electric Vehicle Charging Infrastructure. Install onsite electric vehicle chargers in an amount beyond what is required by the 2019 California Green Building Standards (CALGreen) at buildings with designated parking areas (e.g., commercial, educational, retail, multifamily). This will enable drivers of Plug-In Hybrid Electric Vehicles (PHEVs) to drive a larger share of miles in electric mode (eVMT), as opposed to gasoline-powered mode, thereby displacing GHG emissions from gasoline consumption with a lesser amount of indirect emissions from electricity. Most PHEVs owners charge their vehicles at home overnight. When making trips during the day, the vehicle will switch to gasoline mode if/when it reaches its maximum all-electric range.
- T-18 Provide Pedestrian Network Improvement This measure will increase the sidewalk coverage to improve pedestrian access. Providing sidewalks and an enhanced pedestrian network encourages people to walk instead of drive.
- T-22 Implement Pedal Bikeshare Program (Non-Electric and/or Electric) This measure will establish a bikeshare program. Bikeshare programs provide users with on-demand access to bikes for short-term use. This encourages a mode shift from vehicles to bicycles, displacing VMT and thus reducing GHG emissions. This program could be useful for visitors to the site exploring the Solano Wine Region along Suisun Valley Road.
- T-25 Extend Transit Network Coverage or Hours. This measure will expand the local transit network by either adding or modifying existing transit service or extending the operation hours to enhance the service near the project site. Starting services earlier in the morning and/or extending services to late-night hours can accommodate the commuting times of alternative shift workers. This will encourage the use of transit and therefore reduce VMT and associated GHG emissions. This measure could extend Route 7 of the FAST network to the Suisun Valley Road / Rockville Road intersection to further encourage transit ridership.

2.18 Tribal Cultural Resources

Checklist Items: Would the project		Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a.	Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	☐	☐	☒	☐
1)	Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☐	☒	☐
2)	A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☒	☐

Environmental Setting

Assembly Bill (AB) 52, a law signed by then-Governor Jerry Brown in 2014, amended CEQA to require tribal cultural resources to be considered as potentially significant cultural resources under the CEQA environmental review process. The procedures under AB 52 offer tribes an opportunity to take an active role in the CEQA process in order to protect tribal cultural resources. Pursuant to AB 52, if a Native American identifies tribal cultural resources within a project site, the Native American shall contact the local Lead Agency.

As described in Section 2.5, Cultural Resources, the NAHC was contacted via email on February 2, 2023. This letter included a map depicting the project area and surrounding vicinity and requested an SLF search, along with a list of contact information for Native American community representatives who might have an interest in, or concerns with the proposed Project. The NAHC responded on March 7, 2023, noting that no previously documented culturally significant properties were known to be present within or near the project area.

On March 15, 2023, letters were sent to the following seven Native American contacts that were recommend by the NAHHC as potential sources of information related to cultural resources in the vicinity of the project site.

- Daniel Gomez, Chair – Cachil Dehe Band of Wintun Indians of the Colusa Indian Nation
- Clifford Mota, Tribal Preservation: Liaison - Cachil Dehe Band of Wintun Indians of the Colusa Indian Nation
- Charlie Wright, Chair – Cortina Rancheria – Kletsel Dehe Band of Wintun Indians
- Donald Duncan, Chair – Guidiville Indian Rancheria
- Yvonne Perkins, Tribal Historic Preservation Officer – Yocha Dehe Wintun Nation

- Anthony Roberts, Chair – Yocha Dehe Wintun Nation
- Laverne Bill, Director of Cultural Resources – Yocha Dehe Wintun Nation

These letters advised the tribes and specific individuals listed above, informing them of the proposed project and inquiring if they had any knowledge of significant tribal resources within or near the project area. These letters also asked if any of the tribal representatives had any concerns regarding the project's potential to affect early Native American cultural properties. None of the individuals responded to the letters although all of the Yocha Dehe individuals listed above were directly involved in the cultural resources investigation prepared by Solano Archaeological Services, LLC or have been kept informed by individuals such as Ms. Yvonne Perkins.

On March 3, 2023, Yocha Dehe representative Justin Reyes-Guterrez conducted an examination of the site, accompanied by staff from Solano Archaeological Services, LLC. On March 24, 2023, Yocha Dehe representative Mr. Kyle Johnston along with Solano Archaeological Services, LLC field crew observed all subsurface trenching activities.

Impact Analysis

a. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:*
   i. *Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or*

   ii. *A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1?*

   In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

The proposed project has the potential to impact tribal cultural resources, as the project area includes CA-SOL-364, a site previously determined to be eligible for listing on the National Register of Historic Places, as well as prehistoric site P-48-000818. The project has undergone extensive archaeological investigations and a record search, which have identified previously documented cultural resources. However, the potential impact of the project on any remaining cultural resources, particularly those with significance to Native American tribes, should be carefully considered. Because of this concern the Yocha Dehe Wintun Nation has been directly involved in the investigation and has observed trenching activities. While the project has the potential to impact Tribal cultural resources, the lead agency has taken steps to consult with relevant parties and identify potential impacts. Any potential impacts to Tribal Cultural Resources will be mitigated to a less than significant level with the implementation of mitigation measures CUL-1 through CUL-5 identified in Section 2.5, Cultural Resources above.

Avoidance, Minimization Measures and/or Mitigation Measures

Implement Mitigation Measures CUL-1 through CUL-5 identified in Section 2.5.

2.19 Utilities and Service Systems

Checklist Items: Would the project		Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a.	Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b.	Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
c.	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
d.	Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e.	Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

Environmental Setting

Water

The property is currently serviced by City of Vallejo and Solano Irrigation District (SID) for agricultural use only.

The City of Vallejo water system and service area receives its finished water from the 42 million gallons per day from Fleming Hill Water Treatment Plant. The City of Vallejo Water System and service area provides drinking water to customers within the city limits and to some customers in the unincorporated areas adjacent to City of Vallejo boundaries. The City of Vallejo Water System receives water supplies from two surface water sources. The Solano Project provides source water from Lake Berryessa and transported by the Putah South Canal. The City also receives surface water from the State Water Project. This water, from Lake Oroville, travels through the Sacramento River to the State's North Bay Aqueduct pumping facilities.[47]

SID provides 141,000 acre-feet of irrigation water to more than 59,000 acres of irrigable land and owns and operates a water delivery system of about 370 miles of pipes, canals, and ditches. SID

[47] The City of Vallejo. 2020. *Water Quality Report*. Website: https://cdnsm5-hosted.civiclive.com/UserFiles/Servers/Server_13423/File/Water_Department/Water%20Quality/2020%20Water%20Quality%20Report.pdf (accessed April 25, 2023).

delivers water to agricultural lands covering 65,000 acres in any 1 year (out of over 80,000 acres in the SID).

SID supplies bulk, untreated water for a residential population of more than 300,000, including the cities of Benicia, Vacaville, Fairfield and Vallejo. SID also treats and delivers drinking water to Suisun City. SID is the largest special district in Solano County and was formed under the Water Code of the State of California as an irrigation district. SID operates and maintains the Solano Project, which is composed of Monticello Dam (forming Lake Berryessa), the Putah Diversion Dam (forming Lake Solano), the Putah South Canal and the Terminal Reservoir.[48]

Sewer

Lands in the unincorporated area of Solano County primarily operate on stand-alone septic tanks. However, the Fairfield-Suisun Sewer District (FSSD) provides wastewater collection and treatment, and water recycling services for more than 135,000 residential, commercial and industrial customers in central Solano County, including all properties within the boundaries of Fairfield, Suisun City and Travis Air Force Base. FSSD also operates a drainage maintenance utility that performs specified stormwater management services in conjunction with the cities. The FSSD Wastewater Treatment Plant occupies approximately 150 acres and draws from a collection system that consists of 12 pump stations and a 70-mile network of sewer lines throughout the FSSD service area.

FSSD is a “special” special district, meaning it was created and operates under a special law enacted by the Legislature that applies only to FSSD and no other sewer district.

In 2002, in connection with its overall update of the state LAFCO law and as part of its effort to rein in the ad hoc provision of extraterritorial services by cities and districts, the Legislature enacted AB 776. This bill amended the FSSD Act to explicitly allow FSSD to accept sewage from unincorporated properties that were receiving service from FSSD as of March 1, 2002, and also allowed the FSSD to accept sewage from other unincorporated properties if 1) the FSSD and the County agreed to such a connection, 2) the FSSD made a finding that such a connection would further the protection of public health and safety, and 3) LAFCO gave its approval.

LAFCO approved a new out-of-agency service policy and recognized an “Existing Extended Service Area” for FSSD on March 1, 2004. This extended service area included all parcels adjacent to sewer collection lines, not just developed parcels with septic problems.

In Sept 2004, the County and FSSD amended the 2003 Agreement to identify an expanded list of eligible parcels per LAFCO’s Existing Extended Service Area and incorporate LAFCO’s two qualifications on new connections. The project site was added to the eligible parcel list in this 2004 amendment.

Stormwater

As described in Section 2.10, Hydrology and Water Quality, runoff water quality is regulated by the National Pollutant Discharge Elimination System (NPDES) Program (established through the federal Clean Water Act). The NPDES program objective is to control and reduce pollutant discharges to surface water bodies. Compliance with NPDES permits is mandated by State and federal statutes and regulations. Prior to construction, as a condition of approval, Solano County Public Works will require a grading permit and construction of a stormwater detention pond consistent with County standards.

[48] Solano Irrigation District. n.d. Solano Irrigation District, “History” Website: https://www.sidwater.org/192/History (accessed April 2023).

Solid Waste

Solid wastes generated in unincorporated Solano County are disposed of in one of two privately owned landfills: the Potrero Hills Landfill and the Hay Road Landfill. The Potrero Hills Landfill will reach its capacity in 2048.[49] The Hay Road Landfill has until 2070 before it reaches capacity.

Impacts

a. *Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?* ***(Less Than Significant Impact)***

Potable water for the proposed project would be provided by 2 to 3 new wells to be sunk on the project site. Prior to issuance of a building permit, the project applicant would be required to obtain a well permit from the Environmental Health Division consistent with Chapter 13.10, Well Standards, of the Solano County Code. Proposed wells would be required to meet the standards for well construction, set forth in the California Department of Water Resources Bulletin No. 74-81: "Water Well Standards," in California Department of Water Resources Bulletin No. 74-1, "Cathodic Protection Well Standards," and in California Department of Water Resources Bulletin No. 74-88, "Monitoring Well Standards," which have been adopted by the County. In addition, the project applicant is working with the City of Vallejo to provide water for the fire suppression system via an existing City of Vallejo water line that is adjacent to the project site. SID would continue to provide water for irrigation of proposed vineyards and project landscaping. Proposed wells would be sunk in conformance with State and County standards; therefore, impacts associated with their construction would be less than significant.

The proposed project would be served by FSSD via an existing sewer line adjacent to the project site. The proposed project does not include any residential development, and therefore, would not result in any growth inducement, and would be consistent with the Suisun Valley Strategic Plan; therefore, the proposed project would not increase demand for wastewater treatment such that new facilities or the expansion of existing facilities would be required.

As described in Section 2.10, Hydrology and Water Quality, the proposed project would include the placement of new impervious surfaces at the project site; however, new impervious surfaces would not be continuous, but would be surrounded by unimproved lands where runoff from the new impervious surface can be infiltrated. With the exception of an onsite detention basin, the proposed project would not require the construction of new stormwater drainage facilities or the expansion of existing facilities.

Electricity and gas service is provided to the project site by Pacific Gas & Electric Co. The proposed project would include connections to the existing electricity and natural gas lines that run adjacent to the project site. The proposed project would not require any new infrastructure, aside from project-specific tie-ins and lines to serve the proposed project.

Therefore, because the proposed project would connect to existing utility services within or adjacent to the project site, the proposed project would not require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects, and this impact would be less than significant.

[49] California Department of Resources Recycling and Recovery (CalRecycle). 2019. SWIS Facility/Site Activity Details, Potrero Hills Landfill (48-AA-0075). Website: www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/1194?siteID=3591 (accessed March 25, 2021).

b. *Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?* ***(Less-Than-Significant Impact)***

The water table is high on the project site, and therefore, adequate supply exists on site to serve the project and not impact groundwater in the area. Potable water for the proposed project would be provided by 2 to 3 new wells to be constructed on the project site and the project applicant is working with the City of Vallejo to provide water for the fire suppression system via an existing City of Vallejo water line that is adjacent to the project site. SID would continue to provide water for irrigation of proposed vineyards and project landscaping. Prior to issuance of a building permit, the project applicant would be required to obtain a well permit from the Environmental Health Division consistent with Chapter 13.10, Well Standards, of the Solano County Code. In addition, the City of Vallejo would have to agree to provide water for the fire suppression system.

As specified in Section 116275 of the California Health and Safety Code, a "Public Water System" means a system for the provision of water for human consumption through pipes or other constructed conveyances that has 15 or more service connections or regularly serves at least 25 individuals daily at least 60 days out of the year. As such, the on-site water supply wells would be considered a Public Water System, which requires additional testing and permitting under the California State Water Resources Control Board, Division of Drinking Water to ensure adequate potable water is available for the proposed project. Compliance with these existing regulatory requirements would ensure that impacts related to water supply would be less than significant.

c. *Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?* ***(No Impact)***

As described above, sewer service would be provided by FSSD via connection to existing sewer facilities adjacent to the project site. The proposed project does not include any residential development and would be consistent with the Suisun Valley Strategic Plan; therefore, the proposed project would not increase demand for wastewater treatment at any wastewater treatment facility. No impact would occur.

d. *Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?* ***(Less Than Significant Impact)***

Solid waste generated by the development proposed at the project site would not be substantial. As described above, both of the landfills that serve Solano County have sufficient capacity to accommodate the solid waste generated as a result of the proposed project. As such, the project would be served by a landfill with sufficient capacity to accommodate the project's waste disposal needs, and impacts associated with the disposition of solid waste would be less than significant.

e. *Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?* ***(Less Than Significant Impact)***

The proposed project would be required to comply with all federal, State, and local solid waste statutes and/or regulations related to solid waste and as noted above, both the Protrero Hills Landfill and the Hay Road Landfill have adequate capacity to serve the proposed project. Therefore, the proposed project would result in a less than significant impact related to solid waste regulations.

Mitigation Measures

No significant impacts were identified, and no mitigation measures are required

2.20 Wildfire

Checklist Items: Would the project		Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a.	Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
b.	Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐
c.	Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒
d.	Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒

Environmental Setting

The project is sited on relatively flat terrain within the Suisun Valley. Fire Hazard Severity Zone mapping is prepared by the California Department of Fire and Forestry Protection (CAL FIRE) and is based on factors such as fuels, terrain, and weather. According to the CAL FIRE Fire Hazard Severity Zone mapping, no unique or significant fire hazards exist on the project site, nor is the project site within a State Responsibility Area (SRA).

Impacts

a. Substantially impair an adopted emergency response plan or emergency evacuation plan? ***(Less Than Significant Impact)***

The project site is located in an agricultural area surrounded by commercial/residential land uses. According to the CAL FIRE Fire Hazard Severity Zone Viewer,[50] the project site is not located in a zone designated as a Very High Fire Hazard Severity Zone. The proposed project would be required to comply with the provisions of the Solano County Multi-Jurisdictional Local Hazard Mitigation Plan, and the emergency access requirements of the California Fire Code, which include but are not limited to providing access with adjoining uses and providing suitable access for emergency vehicles. In addition, emergency access to the site would be maintained during construction. Therefore, potential impacts to an adopted emergency response plan or emergency evacuation plan would be less than significant.

b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? ***(Less Than Significant Impact)***

[50] CAL FIRE. n.d. Fire and Resource Assessment Program: FHSZ Viewer: https://egis.fire.ca.gov/FHSZ/ (accessed April 20, 2023).

As referenced in Section 2.20.a, the project site is not designated as a Very High Fire Hazard Severity Zone. The project site is generally flat and does not support areas of steep slopes. The project site is located within an urban agricultural area of the County, where the risk of wildland fire is decreased. As such, the proposed project would not be located in a critical fire danger zone or adjacent to wildlands subject to wildfires.

The proposed project would be subject to the design standards and guidelines outlined in the Solano County Code and to the requirements in Section 13000 et seq. of the California Health and Safety Code, the California Building Standards Code, and California State Fire Code, which include regulations concerning the following: building standards for fire protection; fire protection and notification systems such as extinguishers and smoke alarms; safety for firefighters and emergency responders during emergency operations; minimum standards for hazardous vegetation and fuel management, defensible space, and building construction; and minimum standards for emergency access and water supply for fire response. Compliance with these existing regulatory requirements would ensure that the proposed project would not exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Impacts would be less than significant.

c. *Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?* ***(No Impact)***

The project would not require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.

d. *Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?* ***(Less Than Significant Impact)***

Construction of the proposed project would be required to obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Construction stormwater permit. As discussed in Section 2.10, Hydrology and Water Quality, the proposed project would implement a Stormwater Pollution and Prevention Plan (SWPPP) that specifies Best Management Practices (BMPs) and erosion control measures to be used during construction to manage runoff flows. Additionally, the proposed project would be required to implement design measures to reduce post-construction stormwater as required by the Small MS4 Permit and as detailed in Section 2.10, would not significantly alter drainage patterns compared to existing conditions. Furthermore, the project site is not located within a flood zone or within an area identified as having potential for landslides. Therefore, the proposed project would not have the potential to expose people or structures to downslope or downstream flooding or landslides. This impact would be less than significant.

Mitigation Measures

No significant impacts were identified, and no mitigation measures are required.

2.21 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) substantially 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) substantially reduce the number or restrict the range of a rare or endangered plant or animal, or (6) eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐
b.	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☐	☒	☐	☐
c.	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒

Impacts

a. *Does the project have the potential to (1) substantially 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) substantially 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?* ***(Less Than Significant Impact with Mitigation)***

Implementation of the mitigation measures recommended in this IS/MND would ensure that the construction and operation of the proposed project would not substantially degrade the quality of the environment; reduce the habitat, population, or range of a plant or animal species; or eliminate important examples of California history or prehistory. Section 2.4, Biological Resources, includes mitigation measures to minimize impacts to special-status plant and animal species, including nesting birds, roosting bats, Monarch butterfly, bumble bees, burrowing owl, and tricolored blackbird. Mitigation is provided in Section 2.5, Cultural Resources, in the event that unanticipated archaeological resources are identified in the project area during construction. With implementation of these mitigation measures, the proposed project would result in less than significant impacts to the quality of the environment. This impact would be less than significant.

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)?* ***(Less Than Significant with Mitigation Incorporated)***

The State CEQA Guidelines require a discussion of significant environmental impacts that would result from project-related actions in combination with "closely related past, present, and probably future projects: located in the immediate vicinity" (State CEQA Guidelines Section 15130[b][1][A]). Cumulative environmental impacts are those impacts that by themselves are not significant, but when considered with impacts occurring from other projects in the vicinity would result in a cumulative impact. Related projects considered to have the potential of creating cumulative impacts in association with the proposed project consist of projects that are reasonably foreseeable and that would be constructed or operated during the life of the proposed project.

The proposed project's impacts would be individually limited and not cumulatively considerable. The project is consistent with the Suisun Valley Strategic Plan, would support the goals of the General Plan including supporting agricultural/tourist uses and has been designed consistent with the vision for the area. The project would not be growth inducing because it does not include residential uses. The proposed project in conjunction with other approved and pending projects in the Suisun Valley would not be significant. The potentially significant impacts that can be reduced to a less than significant level with implementation of recommended mitigation measures include the topics of air quality, biological resources, cultural resources, greenhouse gas emissions, noise, and transportation. These impacts would primarily be related to construction-period activities, would be temporary in nature, and would not substantially contribute to any potential cumulative impacts associated with these topics.

For the topics of aesthetics, agricultural and forestry resources, energy, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, tribal cultural resources, utilities and service systems, and wildfire, the project would have no impacts or less than significant impacts and, therefore, would not substantially contribute to any potential cumulative impacts for these topics. All environmental impacts that could occur as a result of the proposed project would be reduced to a less than significant level through the implementation of the mitigation measures recommended in this document.

Implementation of these measures would ensure that the impacts of the project would be below established thresholds of significance and that these impacts would not combine with the impacts of other cumulative projects to result in a cumulatively considerable impact on the environment as a result of project development. Therefore, this impact would be less than significant.

c. *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?* ***(No Impact)***

The proposed project would not result in any environmental effects that would cause substantial direct or indirect adverse effects to human beings, beyond those topics previously discussed in Sections 2.1 through 2.21 of this Initial Study.

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. In addition, it will be sent to the Department of Conservation and the Solano County Agriculture Commissioner and other local agencies for review and comment. (See Section 5.0 Distribution List)

3.2 PUBLIC PARTICIPATION METHODS

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

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

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

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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:

Solano County Department of Resource Management

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5.0 DISTRIBUTION LIST

Federal Agencies

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

State Agencies

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

Regional Agencies

Bay Area Air Quality Management District
San Francisco Regional Water Quality Board

Local Agencies

City of Vallejo
City of Fairfield
Solano Irrigation District
Suisun Fairfield Sewer District
Solano County Building & Safety Division
Solano County Environmental Health Division
Solano County Public Works Engineering Division

6.0 REFERENCES

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7.0 APPENDICES

A Air Quality and Greenhouse Gas Analysis

B Biological Resources Report

C Cultural Resources Inventory and Evaluation Report

D Geotechnical Investigation

E Noise and Vibration Study

F Traffic Impact Analysis