

BILL EMLÉN
 Director
 (707) 784-6765

TERRY SCHMIDTBAUER
 Assistant Director
 (707) 784-6765

MIKE YANKOVICH
 Planning Services Manager
 (707) 784-6765

DEPARTMENT OF RESOURCE MANAGEMENT



**SOLANO
 COUNTY**

675 Texas Street, Suite 5500
 Fairfield, CA 94533-6342
 (707) 784-6765
 Fax (707) 784-4805

www.solanocounty.com

Planning Services Division

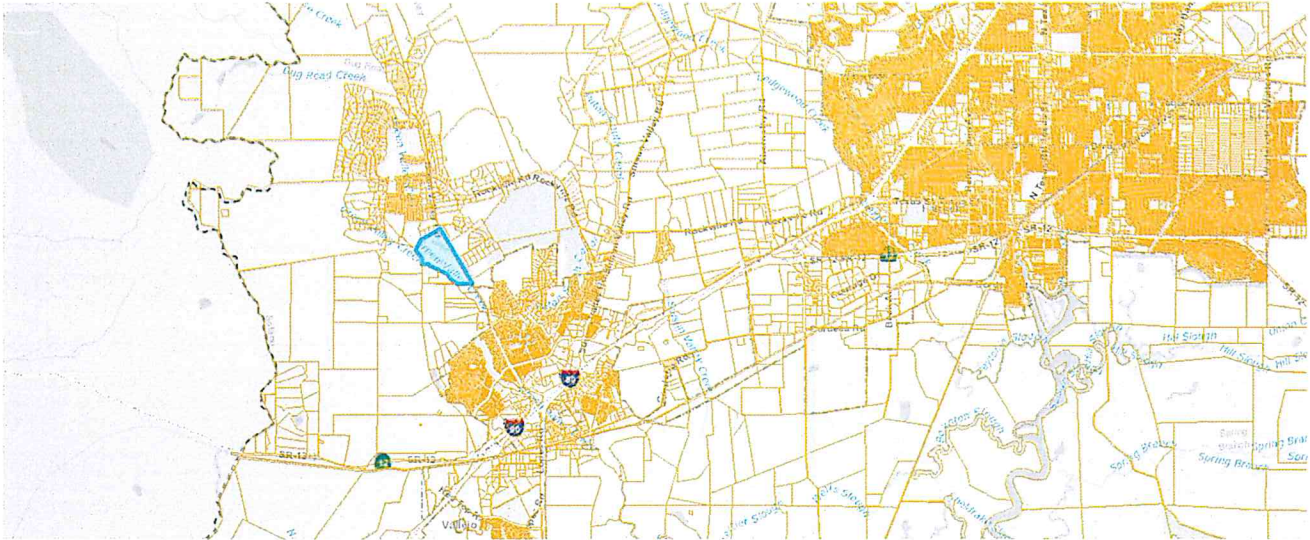
**ZONING ADMINISTRATOR
 Staff Report
 LANDS OF RUSSO MINOR SUBDIVISION**

Application No. MS-18-02		Meeting of April 4, 2019	
Project Planner: Nedzlene Ferrario		Agenda Item No. 1	
Applicant: Brad Foulk 4777 Mangels Blvd., Fairfield, CA 94534		Property Owner Anthony and Debra Yarbrough Russo 4630 Westamerica Drive, Ste A Fairfield, CA 94534	
Action Requested Approval of Minor Subdivision MS-18-02 to subdivide 112.7 acres in to three (3) parcels. The property is located at northwest corner of Green Valley and Mason Road, within the unincorporated portion of Solano County, and zoned as shown in the Middle Green Valley Specific Plan (MGV-SP) APN 0148-030-030			
Property Information			
Size: 112.7 acres		Location: 4125 Green Valley Road	
APN: 0148-030-030			
Zoning: AG-P (Agriculture-Preserve), AG-R (Agriculture-Residential), & CS (Community Services) with two Agricultural Tourism Overlays		Land Use: Agriculture-Residential	
General Plan: Middle Green Valley Specific Plan		Ag. Contract: N/A	
Utilities: Septic and well		Access: Green Valley Road	
Adjacent General Plan Designation, Zoning District, and Existing Land Use			
	General Plan	Zoning	Land Use
North	Middle Green Valley Specific Plan	RF (Rural Farm)	Residential
South	Middle Green Valley Specific Plan	AG-P (Agriculture-Preserve) & AG-R (Agriculture-Residential)	Residential
East	Middle Green Valley Specific Plan	T2 (Agriculture) & RF (Rural Farm)	Residential
West	Middle Green Valley Specific Plan	OL-N (Open Lands-Natural)	Residential
Environmental Analysis An Initial Study/Mitigated Negative Declaration has been prepared for this project pursuant to the California Environmental Quality Act.			

Motion to Approve

The Zoning Administrator does hereby ADOPT the Mitigated Negative Declaration and APPROVE Minor Subdivision Application No. MS-18-02 based on the findings and recommended conditions of approval in the attached Resolution.

LOCATION MAP



Background:

The property is located within the Middle Green Valley Specific Plan, 1,905-acre plan area that proposes mixed-use development of up to 400 new residences, agricultural tourism, local neighborhood retail, community facilities and over 1,400 acres of protected agriculture and open space. The Specific Plan and EIR was originally adopted in 2010, but that action was set aside due to litigation concerning the adequacy of the EIR. The problems with the EIR were corrected and the Specific Plan was readopted in October 2016. Minor updates to the Specific Plan were adopted in August 2017.

Complete details regarding the Specific Plan and associated environmental documents are available at the Planning Services Division, Department of Resource Management, County of Solano. The documents are available at http://www.solanocounty.com/depts/rm/planning/middle_green_valley_specific_plan.asp

PROJECT DESCRIPTION:

The subject property, located at the northwest corner of Green Valley and Mason Road, approximately 112.7-acres consisting of a residence built in 2011 occupied by the property owner, a vineyard, a vineyard under construction and vacant fallow land. Green Valley Creek borders the property to the west. A special event center and Christmas Tree sales lot have been permitted for the site.

Parcel A will contain a 102.7-acre parcel encompassing the current 6.6-acre home site and residence, including primary and secondary leach fields, a productive vineyard and driveways to access proposed Parcels A and B. A 74.9-acre agricultural conservation easement is proposed on this parcel to meet the goals of the Specific Plan. The parcel is zoned AG-R and AG-P with an Agricultural Tourism Overlay (ATO).

Parcel B will contain a new 5-acre parcel that is zoned AG-R. It is designed to accommodate a 2-acre home site. The new residence is anticipated to be a four (4) bedroom home and include a detached garage/shop with restroom facilities.

Parcel C will contain a new 5-acre parcel to accommodate the Community Services (CS) and Agricultural Tourism Overlay (ATO) land uses. This parcel is zoned CS and ATO in the MGVSP.

Access to the new residence will be shared with the existing driveway for the existing residence. Access for Parcel C will be via two existing commercial driveways located on the property.

The existing residence will continue domestic water service from the City of Vallejo and proposed Parcel B and C will be served by the City of Vallejo as well. Parcels A, B and C have existing Solano Irrigation District entitlements for irrigation water.

Septic systems are proposed for sewage disposal on each proposed parcel. Parcels A and B drain to existing retention basins on Parcel A. Parcel C drains to existing drainage culvert on Green Valley Road.

MIDDLE GREEN VALLEY SPECIFIC PLAN CONSISTENCY:

According to the Middle Green Valley Specific Plan and the Transfer Development Rights Program, the property is designated as a Sending Area which requires placement of an Agricultural Conservation Easement for the purposes of preservation of open space and agricultural land, in exchange for development rights elsewhere in the Specific Plan area. The applicant is proposing recording an Agricultural Conservation Easement on Parcel A for the benefit of the Solano Land Trust, consistent with the Specific Plan and Development Agreement. The recordation and a Transfer Fee Notice and Covenant is subject to County Counsel review and approval prior to final map recordation. In addition, the Development Agreement requires reimbursement of the Planning Department actual costs to prepare the Specific Plan.

With regard to public street improvements, a roundabout is planned at the intersection of Green Valley and Mason Road. Right-of-way dedication is required to accommodate the off-street trail connection from the existing trail on Green Valley Road to the future off-street trail along Mason Road, consistent with the Specific Plan. Public Works Division recommended conditions of approval are included.

Zoning: The project is consistent with the zoning designations contained in the Middle Green Valley Specific Plan. The plan requires separate parcels for the two residences consistent with the AG-R portion of the property. Parcel A will contain one AG-R (Agriculture-Residential) parcel and the balance will consist of the AG-P (Agriculture-Preserve) with the existing ATO (Agricultural Tourism Overlay) portion of the property. Parcel B will contain one AG-R parcel. Parcel C will contain the CS (Community Services) parcel with the ATO (Agricultural Tourism Overlay). This is consistent with the Land Use Map located on page 3-51 of the 2017 Middle Green Valley Specific Plan.

Access: The proposed residence will be using an existing private driveway off Green Valley Road and the proposed commercial development will utilize access off Green Valley Road. Private road maintenance agreement will be required for the residential development.

Water supply: The property is located within Solano Local Agency Formation Commission (LAFCO) approved "Existing Extended Service Area" and may continue to receive water supply service from the City of Vallejo. The proposed residence will connect to an existing main servicing the existing residence. Proposed development on Parcel C shall connect to the City of Vallejo water system and comply with the rules and regulations of the City of Vallejo. Agriculture water supply is currently provided by the Solano Irrigation District.

The MGVSP does not envision the City of Vallejo water serving the majority of the neighborhood development identified in the Plan. Water options evaluated and provided as options were City of Fairfield, community groundwater wells, and Solano Irrigation District. However, the water utilities map in the Plan does not propose new water delivery infrastructure to this section of the Plan area. Should

City of Vallejo water be proposed for extensive development in the Plan area, the Plan should be revised to accommodate that option.

Sewage Disposal: Individual septic systems are proposed for the proposed residence and future commercial development. Currently, the applicant does not propose to connect to public sewer. Environmental Health Division has evaluated the Site Evaluation report for the proposed residence and future commercial development on Parcel C and concludes that engineered systems, primary and reserve areas will be required.

The MGVSP is anticipated to be developed utilizing either connections to the Fairfield Suisun Sewer Treatment facility or community wastewater treatment facilities. The Specific Plan wastewater utility map provides for a planned sewer line along Mason Road. Installation and service of the sewer lines are unknown at this time. Individual septic systems are permissible; however, commercial development sewage disposal for the anticipated restaurant is better served by public sewer systems. Staff recommends that individual septic systems may be permissible on Parcel C until public sewer lines are available on Mason Road. Development on Parcel C shall connect to the public sewer line on Mason Road when available. Installation costs shall be incurred by the property owner at the time.

ENVIRONMENTAL ANALYSIS (CEQA)

A program EIR was prepared and certified for the Middle Green Valley Specific Plan. A program EIR can simplify the task of preparing environmental documents for later parts of the program, such as subdivisions that are consistent with an adopted specific plan.

An Initial Study/Mitigated Negative Declaration was prepared for this subdivision project and circulated for public comment between December 17, 2018 through January 23, 2019. Potentially significant impacts were identified relative to the proximity of the proposed residence within the Alquist-Priolo Earthquake Fault Zone, preservation of the riparian corridor for Green Valley Creek and impacts to potential cultural resources on the property. Implementation of recommended mitigation measures would mitigate significant impact to less than significant level if the Initial Study/Mitigated Negative Declaration is adopted.

CA Department of Fish and Wildlife (CDFW): CDFW submitted comments regarding evaluation for the potential for Burrowing Owls. The applicant's Biologist conducted a survey and did not see any evidence of burrowing activity and does not consider the property or adjacent site suitable as nesting or habitat conditions for the species. LSA Associates letter, dated January 23, 2019 is attached.

A Tribal Consultation by the Yocha Dehe Wintun Nation was requested. Yocha Dehe Wintun required cultural sensitivity training for employees prior to construction and the Cultural Resources measures have been revised to incorporate this requirement.

Numerous comment letters were received from community members regarding the potential extension of public sewer or water lines from the City of Fairfield to the Specific Plan area. However, the proposed project does not affect the requirement in that on-site septic systems are proposed for development on this property. Comments are attached to this report.

CONDITIONS OF APPROVAL

Planning staff recommends APPROVAL of Minor Subdivision Application No. MS-18-02 subject to the following conditions of approval

1. The Parcel Map to be recorded shall be in substantial compliance with the Tentative Parcel Map prepared by Foulk Engineering, for Anthony and Debra Yarbrough Russo, dated

October 22, 2018; on file with the Solano County Planning Division, except as modified herein.

2. The subject property is identified as a Sending Area of the Transfer Development Rights Program of the Middle Green Valley Specific Plan. Prior to recordation of the final map, record a Conservation Easement for the benefit of the Solano Land Trust, on Parcel A. The Conservation Easement shall be in a form acceptable to County Counsel pursuant to Section 4.2.3 of the Middle Green Valley Specific Plan and Development Agreement. The Conservation Easement, Sales Agreement and a copy of the Receipt shall be submitted to County Counsel for review and approval a minimum of 30 days prior to recordation of the Conservation Easement.
3. Prior to final map recordation, submit the Transfer Fee Covenant and Transfer Fee Notice to County Counsel for review and compliance with the Middle Green Valley Development Agreement. The Notice shall be recorded on the subject property and Advisory Note shall be placed on the final map indicating that the properties are subject to the Transfer Fee Covenant upon the sale or transfer of residential or commercial properties of Parcel A, B and C, as required by the Middle Green Valley Development Agreement.
4. According to the Middle Green Valley Specific Plan Development Agreement, new residential construction shall reimburse the County for its actual costs to prepare and process the planning effort. Prior to issuance of a building or grading permit whichever occurs first, for a new primary residential unit on Parcel B, the applicant shall pay a reimbursement fee of \$6657.49 to the Planning Services Division plus any accrued interest, as necessary.
5. Place an advisory note on the Parcel Map for Parcel C. Individual septic system sewage disposal is permissible on Parcel C until public sewer is available on Mason Road. Development on Parcel C shall dispose the septic system and connect to public sewer when it is available. Installation costs shall be incurred by the property owner of Parcel C at the time the public sewer line is available.

Building & Safety Division

6. The permittee shall obtain approval from the Building and Safety Division prior to construction, erection, enlargement, altering, repairing, moving, improving, removing, converting, or demolishing any building or structure, fence, gate, or retaining wall regulated by the Solano County Building Code. The applicant shall submit four sets of plans to the Building and Safety Division for plan review and permits prior to beginning improvements.

Public Water – City of Vallejo

7. Water supply to Parcel B and C shall be provided by the City of Vallejo. Install and connect to the City of Vallejo service as required by the City of Vallejo. Comply with the rules and regulations of the City of Vallejo and provide a Will Serve letter prior to issuance of a building permit.

Environmental Mitigation Measures

8. **Mitigation measure BR-1:** In order to protect the riparian corridor along Green Valley Creek, the following measures shall apply prior to final map recordation or issuance of permits:

(A) Delineate and record on the Final Map a 100-foot wide riparian corridor along Green Valley Creek, measured from the center line of the creek. In order to protect the Green Valley Creek corridor, record an advisory note on the Final Map that construction of primary and accessory structures on Parcel A and B shall be setback a minimum of 100-feet. The setback shall be measured from the center line of Green Valley Creek.

(B) Prior to issuance of grading or building permits on Parcel A and B, delineate on the Site Plan that construction of any primary and accessory structure shall be setback 100-feet from the center line of Green Valley Creek.

9. **Mitigation measure CR-1.** Prior to issuance of a building or grading permit, whichever occurs first, on Parcel B and Parcel C, the applicant shall retain a qualified archeologist and provide training of construction personnel and periodic construction monitoring, to identify artifacts, for the purposes of minimizing impacts to cultural and paleontological resources.

In the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within 100 feet of the resources shall be halted and the applicant/operator shall consult with the County and a qualified archaeologist (as approved by the County) to assess the significance of the find per CEQA Guidelines Section 15064.5 and the Middle Green Valley Specific Plan. A qualified archaeologist shall determine the nature of the find, evaluate its significance, and, if necessary, suggest preservation or mitigation measures in a report. Appropriate mitigation measures, based on recommendations listed in the archaeological survey report, will be determined by the County Resource Management Director. Work may proceed on other parts of the project site while mitigation for historical resources or unique archaeological resources is carried out. All significant cultural materials recovered shall be, at the discretion of the consulting archaeologist, subject to scientific analysis, professional museum curation, and documented according to current professional standards.

10. **Mitigation measure CR-2:** Section 7050.5 of the California Health and Safety Code states that if human remains are found during construction activities, all operations are to cease until the County Coroner has determined that the remains are not subject to the provisions of law concerning investigation of the circumstances in the manner provided in Section 5097.98 of the Public Resources Code

11. **Geology mitigation measure GS-1:** Due to the proximity of the proposed residential development to the Green Valley Fault Trace, either prior to final map recordation or issuance of permits, the following measures are required:

(A) For the purposes of disclosure, delineate and record on the final map, the boundaries of the Alquist-Priolo Zone boundary, Green Valley Fault Trace, building limit lines/envelope and Trench 2 and 2A, as shown on the approved tentative map.

(B) An advisory note shall be placed on the final map to indicate that development or construction on Parcel B shall be limited to the building envelope shown on the tentative map. Habitable structures shall be setback a minimum of 50 feet from Trench 2 and 2A as identified on the plot plan included in the 2008 Fault Hazard Investigation report.

(C) Prior to issuance of grading or building permit, whichever occurs first, the project proponent shall submit evidence to the Department of Resource Management that the grading and structural foundation plans have been reviewed by a licensed Geotechnical Engineer and that such plans follow the recommendations of the 2017 geotechnical report. The geotechnical engineer shall be present during excavation.

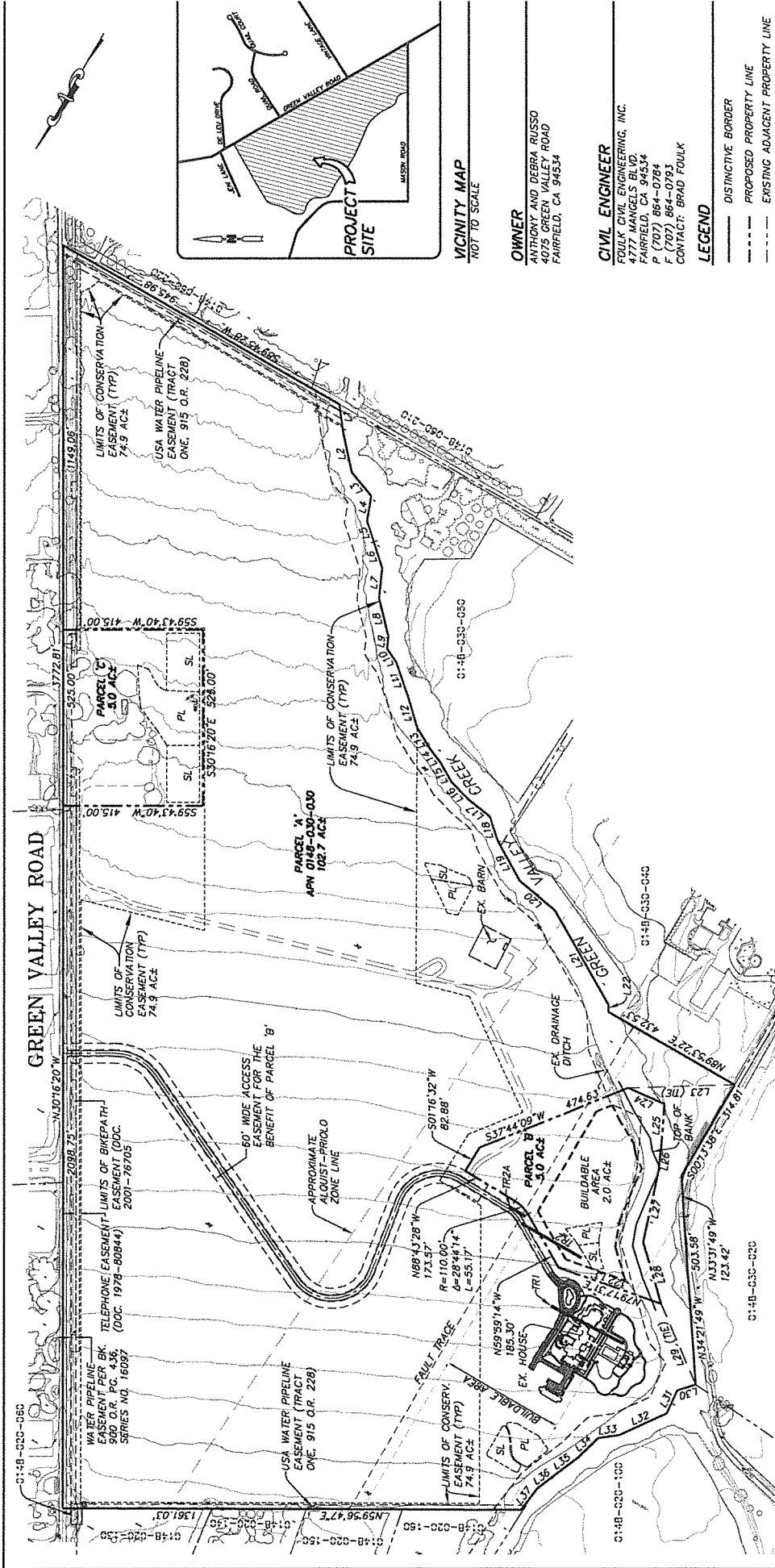
Solano County Public Works – Engineering Services Division

12. Subdivider shall be limited to one existing fifty foot (50') wide minimum private roadway easement serving Parcels A & B and two existing private driveway connections serving Parcel C from Green Valley Road as shown on the Tentative Parcel Map.
13. The final Parcel Map shall include a fifty foot (50') wide minimum private road easement over the existing private road from Green Valley Road crossing Parcel C serving Parcel A as shown on the Tentative Map.
14. The final Parcel Map shall include a fifty foot (50') wide minimum private road easement over the existing private road crossing Parcel B serving Parcel A as shown on the Tentative Map.
15. Prior to the recordation of the final Parcel Map, the Subdivider shall either construct improvements or execute a Private Improvement Agreement with Solano County for improvement of the existing private roadway from Green Valley Road to Parcel B in accordance with County of Solano Road Improvement Standards. The roadway shall be twenty feet (20') wide with a double chip seal surface and shall have four-foot (4') graded shoulders. The private roadway shall be improved from the connection to Green Valley Road across Parcel A to Parcel B as shown on the Tentative Map.
16. Subdivider shall apply for, secure and abide by the conditions of encroachment permits for all work within the Solano County rights-of-way including, but not limited to, access connections with Green Valley Road.
17. Subdivider shall apply for, secure and abide by the conditions of a grading permit for the construction of the access improvements as shown on the Tentative Map, as well as any onsite grading.
18. Prior to the filing of the final Parcel Map, a road maintenance agreement(s) shall be recorded that requires owners of Parcels A & B of the Tentative Map to participate in the maintenance of the private access easement across Parcel A serving Parcel B. The maintenance agreement(s) shall include all roadway improvements, culverts and drainage ditches. The agreement(s) shall be submitted and approved by Public Works Engineering prior to recordation. The agreement(s) shall be noted in a supplemental sheet on the Parcel Map for the subdivision.
19. The Subdivider shall provide any and all necessary Irrevocable Offers of Dedication for the half-width of all public road rights-of-way (Green Valley Road & Mason Road) immediately adjacent to Parcels A & C in accordance with the design standards provided in the Middle Green Valley Specific Plan. The right-of-way half-width for Green Valley Road shall be a minimum of forty feet (40') and for Mason Road shall be a minimum of thirty-five (35') feet.
20. The Subdivider shall provide an Irrevocable Offer of Dedication (IOD) for right-of-way necessary to accommodate a roundabout and adjacent trail connection at the intersection of Green Valley Road and Mason Road in accordance with the design standards provided in the Middle Green Valley Specific Plan.

21. Prior to recordation of the Parcel Map, a declaration shall be included on the Parcel Map stating that an alternative type onsite wastewater treatment system is required, based on the site and soil findings to date. The alternative type onsite wastewater treatment system shall be operated, monitored and maintained in accordance with the Solano County Code, Chapter 6.4 Sewage Disposal Standards.

Attachments:

- A. Tentative Parcel Map
- B. Public Draft Initial Study/Mitigated Negative Declaration & Mitigation Monitoring Plan
- C. Comments received during public comment period.
- D. Draft Resolution
- E. January 23, 2019 LSA & Associates Letter re: Burrowing Owl



NOTES

- NET AREAS DO NOT INCLUDE ROAD EASEMENTS, SLOPE EASEMENTS, DETENTION POND AND RIGHT-OF-WAY DEDICATIONS.
- THE ENTIRETY OF PARCEL 'B', AS SHOWN, IS WITHIN THE ALLOUIST-PROLO ZONE.

LINE TABLE

LINE	BEARING	DISTANCE
L19	N59°01'13"W	137.92'
L20	N79°46'00"W	37.66'
L21	N59°43'12"W	32.65'
L22	N32°49'06"W	22.85'
L23	N57°56'16"E	316.30'
L24	S83°38'34"W	117.18'
L25	N26°04'25"W	132.86'
L26	N24°27'34"W	66.09'
L27	N18°16'49"W	221.10'
L28	N46°15'31"W	192.63'
L29	N53°33'00"W	262.30'
L30	N42°43'11"E	57.07'
L31	N05°44'01"W	76.04'
L32	N35°15'36"E	154.32'
L33	N51°37'02"E	63.82'
L34	N15°18'19"E	86.01'
L35	N27°43'05"E	86.90'
L36	N21°38'45"E	62.47'
L37	N08°50'44"E	129.87'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N37°54'35"W	85.88'
L2	N42°38'58"W	122.22'
L3	N69°28'22"W	90.75'
L4	N21°00'11"W	75.16'
L5	N48°05'41"W	66.09'
L6	N47°48'58"W	82.05'
L7	N24°37'32"W	92.11'
L8	N43°49'39"W	115.26'
L9	N23°45'44"W	37.24'
L10	N64°45'07"W	50.55'
L11	N49°03'23"W	102.98'
L12	N61°42'53"W	65.74'
L13	N66°40'34"W	62.18'
L14	N60°05'28"W	64.84'
L15	N24°26'04"W	68.16'
L16	N81°22'46"W	55.64'
L17	N47°22'14"W	73.94'

ABBREVIATIONS

AC ACRES
APN ASSESSOR'S PARCEL NUMBER
CONSERV CONSERVATION
EX EXISTING
OFFICIAL OFFICIAL RECORDS
SL SURVEY
TRENCH TRENCH
TYP TYPICAL

BASIS OF BEARINGS:
FOUND T-BAR SOLANO COUNTY SURVEYOR AND REBAR & CAP GY-MA ALONG THE WESTERLY LINE OF THE LANDS OF BIGGS AS SHOWN ON THE PARCEL MAPS FILED IN BOOK 11, PARCEL MAPS, PAGE 24 & BOOK 12, PARCEL MAPS, PAGE 99, SOLANO COUNTY RECORDS, TAKEN AS S3076'41"E.

**MITIGATED NEGATIVE DECLARATION
OF THE
SOLANO COUNTY DEPARTMENT OF RESOURCE MANAGEMENT**

PROJECT TITLE:

LANDS OF RUSSO MINOR SUBDIVISION APPLICATION NO. MS-18-02

PROJECT DESCRIPTION AND LOCATION:

The property is located on the northwest corner of Green Valley and Mason Road, within the unincorporated portion of Solano County. APN 0148-030-030.

The project proposes to divide 112.7 acres in to three separate parcels, Parcel A – 102.7 acres, Parcel B - 5 acres and Parcel C - 5 acres. A 74.9-acre Agricultural Conservation Easement is proposed on Parcel A. Public water connections by the City of Vallejo and on-site sewage disposal is proposed.

FINDINGS:

The Solano County Department of Resource Management has evaluated the Initial Study which was prepared in regard to the project. The County found no potentially significant adverse environmental impacts likely to occur. The County determined that the project qualifies for a Mitigated Negative Declaration. The Initial Study of Environmental Impact, including the project description, findings and disposition, are attached.

MITIGATION MEASURES INCORPORATED INTO PROJECT DESCRIPTION:

Geology Mitigation measure GS -1:

- (A) For the purposes of disclosure, delineate and record on the final map, the boundaries of the Alquist-Priolo Zone boundary, Green Valley Fault Trace, building limit lines/envelope and Trench 2 and 2A, as shown on the approved tentative map.*
- (B) An advisory note shall be placed on the final map to indicate that development or construction on Parcel B shall be limited to the building envelope shown on the tentative map. Habitable structures shall be setback a minimum of 50 feet from Trench 2 and 2A as identified on the plot plan included in the 2008 Fault Hazard Investigation report.*
- (C) Prior to issuance of grading or building permit, whichever occurs first, the project proponent shall submit evidence to the Department of Resource Management that the grading and structural foundation plans have been reviewed by a licensed*

Geotechnical Engineer and that such plans follow the recommendations of the 2017 geotechnical report. The geotechnical engineer shall be present during excavation.

Mitigation measure BR-1: In order to protect the Green Valley Riparian Corridor:

- (A) *Revise the tentative map to show a 100-foot wide riparian corridor along Green Valley Creek, measured from the center line of the creek. In order to protect the Green Valley Creek corridor, record an advisory note on the Final Map that construction of primary and accessory structures on Parcel A and B shall be setback a minimum of 100-feet.*
- (B) *The setback shall be measured from the center line of Green Valley Creek. Prior to issuance of grading or building permits on Parcel A and B, delineate on the Site Plan that construction of any primary and accessory structure shall be setback 100-feet from the center line of Green Valley Creek.*

Mitigation Measure CR-1: *In the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within 100 feet of the resources shall be halted and the applicant/operator shall consult with the County and a qualified archaeologist (as approved by the County) to assess the significance of the find per CEQA Guidelines Section 15064.5 and the Middle Green Valley Specific Plan. A qualified archaeologist shall determine the nature of the find, evaluate its significance, and, if necessary, suggest preservation or mitigation measures in a report. Appropriate mitigation measures, based on recommendations listed in the archaeological survey report, will be determined by the County Resource Management Director. Work may proceed on other parts of the project site while mitigation for historical resources or unique archaeological resources is carried out. All significant cultural materials recovered shall be, at the discretion of the consulting archaeologist, subject to scientific analysis, professional museum curation, and documented according to current professional standards.*

Mitigation Measure CR-2: *Section 7050.5 of the California Health and Safety Code states that if human remains are found during construction activities, all operations are to cease until the County Coroner has determined that the remains are not subject to the provisions of law concerning investigation of the circumstances in the manner provided in Section 5097.98 of the Public Resources Code.*

PREPARATION:

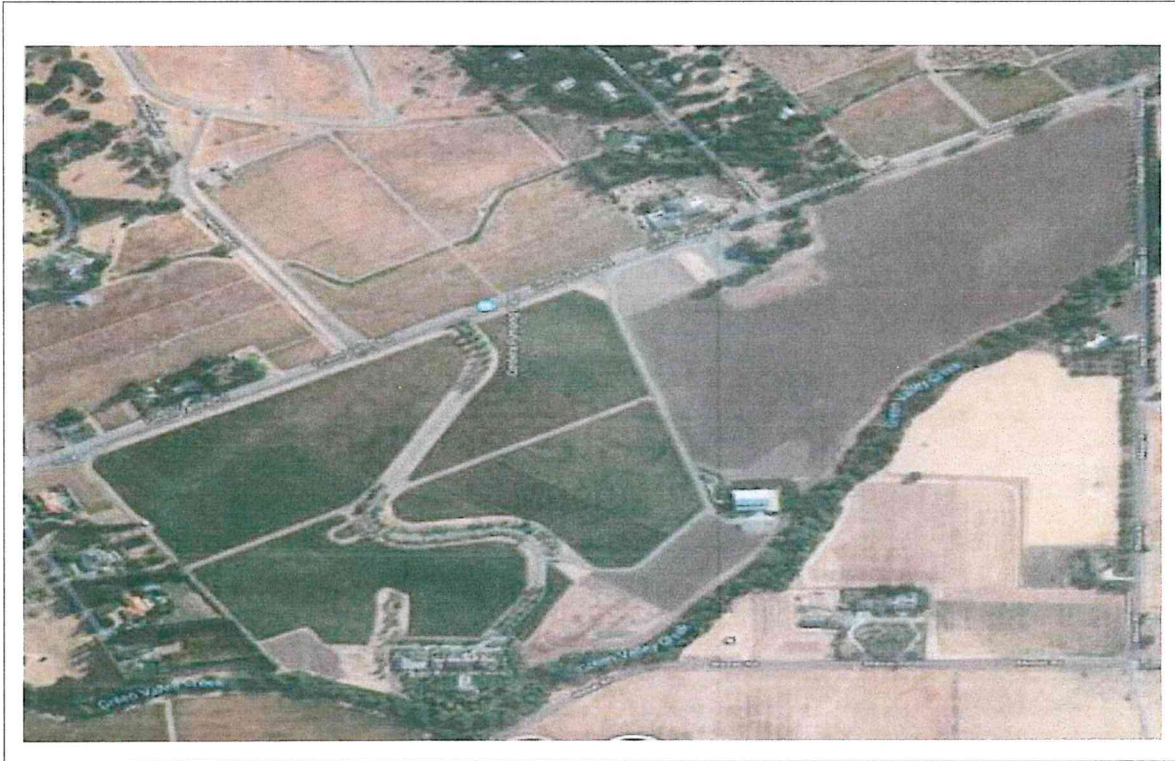
This Mitigated Negative Declaration was prepared by the Solano County Department of Resource Management. Copies may be obtained at the address listed below or at www.solanocounty.com under Departments, Resource Management, Documents, Departmental Reports.



Michael Yankovich, Planning Program Manager
Solano County Dept. of Resource Management
675 Texas Street, Suite 5500, Fairfield, CA 94533
(707) 784-6765

**LANDS OF RUSSO
MINOR SUBDIVISION
MS-18-02**

**Draft Initial Study and
Mitigated Negative Declaration**



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

December 2018

TABLE OF CONTENTS

INTRODUCTION 4

ENVIRONMENTAL DETERMINATION 5

1.0 ENVIRONMENTAL SETTING AND PROJECT DESCRIPTION..... 6

1.1 ENVIRONMENTAL SETTING 6

1.2 PROJECT DESCRIPTION 8

1.3 CONSISTENCY WITH EXISTING GENERAL PLAN, ZONING, AND OTHER
APPLICABLE LAND USE CONTROLS 9

1.4 PERMITS AND APPROVALS REQUIRED FROM OTHER AGENCIES
(RESPONSIBLE, TRUSTEE AND AGENCIES WITH JURISDICTION) 9

2.0 AFFECTED ENVIRONMENT, ENVIRONMENTAL CONSEQUENCES AND
AVOIDANCE, MINIMIZATION AND/OR PROTECTION MEASURES..... 9

2.1 AESTHETICS 11

2.2 AGRICULTURAL RESOURCES 12

2.3 AIR QUALITY 13

2.4 BIOLOGICAL RESOURCES 14

2.5 CULTURAL RESOURCES 16

2.6 GEOLOGY AND SOILS..... 17

2.7 GREENHOUSE GAS EMISSIONS..... 18

2.8 HAZARDS AND HAZARDOUS MATERIALS 21

2.9 HYDROLOGY AND WATER 22

2.10 LAND USE AND PLANNING..... 24

2.11 MINERAL RESOURCES 25

2.12 NOISE 26

2.13 POPULATION AND HOUSING 27

2.14 PUBLIC SERVICES..... 28

2.15 RECREATION 29

2.16 TRANSPORTATION AND TRAFFIC 30

2.17 UTILITIES AND SERVICE SYSTEMS..... 31

2.18 MANDATORY FINDINGS OF SIGNIFICANCE 32

3.0 AGENCY COORDINATION AND PUBLIC INVOLVEMENT..... 33

4.0 LIST OF PREPARERS 34

5.0 DISTRIBUTION LIST..... 35

6.0 APPENDICES 35

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:	Lands of Russo Minor Subdivision
Application Number:	MS-18-02
Project Location:	Northwest corner of Mason Road and Green Valley Road, Fairfield, Unincorporated
Assessor Parcel No.(s):	0148-030-030
Project Sponsor's Name and Address:	Debra and Anthony Russo 4125 Green Valley Road Fairfield, CA 94534

General Information

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

- Please review this Initial Study. You may order additional copies of this document from the Planning Services Division, Resource Management Department, County of Solano County at 675 Texas Street, Fairfield, CA, 94533.
- We welcome your comments. If you have any comments regarding the proposed project, please send your written comments to this Department by the deadline listed below.
- Submit comments via postal mail to

Planning Services Division
Resource Management Department
Attn: Nedzlene Ferrario, Senior Planner
675 Texas Street
Fairfield, CA 94533

- Submit comments via fax to: (707) 784-4805
- Submit comments via email to: nferrario@solanocounty.com
- Submit comments by the deadline of: January 23, 2019**

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.

Date

Nedzlene Ferrario
Senior Planner

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.

Date

Anthony Russo
Project Sponsor

1.0 ENVIRONMENTAL SETTING and PROJECT DESCRIPTION

1.1 ENVIRONMENTAL SETTING:

The subject property, located at the northwest corner of Green Valley and Mason Road, approximately 112-acres consisting of a residence built in 2011 occupied by the project proponent, a vineyard, a vineyard under construction and vacant fallow land. Green Valley Creek borders the property to the west. Refer to the Location Map for specific location. A special event center and Christmas Tree sales have been permitted for the site.

The proposed parcel outside of the creek zone supported only a low, sparse cover of summer weeds such as morning glory (*Convolvulus* sp.) and false dandelion (*Hypochoeris radicata*), common weeds in agricultural areas in this part of the county in addition to active vineyards and vineyard under construction. There are valley oak, (*Quercus lobata*) located on proposed parcel C.

Green Valley Creek along the southern border supports a woody riparian community. The tree canopy is fairly well closed and dominated by species such as black walnut (*Juglans hindsii*), white alder (*Alnus rhombifolia*), valley oak (*Quercus lobata*), and willow (*Salix* spp.).

A portion of the property is within the Alquist Priolo Zone and the Green Valley Fault Trace is located on the western portion of the property.

1.1.5: Background

The property is located within the Middle Green Valley Specific Plan, 1,905 acre plan area that proposes mixed-use development of up to 400 new residences, agricultural tourism, local neighborhood retail, community facilities and over,1400 acres of protected agriculture and open space. The Specific Plan and EIR was adopted and certified by the Board of Supervisors on July 27, 2010.

November 25, 2014, the Board of Supervisors certified a recirculated DEIR which was prepared by Court Order due to litigation challenging the adequacy of water supply from the groundwater alternative.

October 2016, the Board of Supervisors certified a Second Revised Recirculated EIR to address possible significant biological impacts of the groundwater alternative.

August 2007, minor revisions to the Specific Plan were approved with an Addendum to the EIR.

Complete details regarding the Specific Plan and associated environmental documents are available at the Planning Services Division, Department of Resource Management, County of Solano. The documents are available at

http://www.solanocounty.com/depts/rm/planning/middle_green_valley_specific_plan.asp

The current Initial Study addresses the potential project level impacts, resulting from the proposal to subdivide a 112.7-acre parcel, within the Middle Green Valley Specific Plan.

1.2 PROJECT DESCRIPTION:

The property comprises a portion of the Middle Green Valley Specific Plan. The project proponent proposes to divide the current 112.7-acre parcel into three separate parcels, in accordance with the zoning and uses contained in the Middle Green Valley Specific Plan (MGVSP).

Parcel A will contain a 102.7-acre parcel encompassing the current 6.6 acre home site and residence, including primary and secondary leach fields, a productive vineyard and driveways to access proposed Parcels A and B. A 74.9 acre agricultural conservation easement is proposed on this parcel to meet the goals of the Specific Plan. The parcel is designated AG-R and AG-P with an Agricultural Tourism Overlay (ATO).

Parcel B will contain a new 5-acre parcel that is designated AG-R. It is designed to accommodate a 2-acre home site. The new residence is anticipated to be a four (4) bedroom home and include a detached garage/shop with restroom facilities.

Parcel C will contain a new 5-acre parcel to accommodate the Community Services (CS) and Agricultural Tourism Overlay (ATO) contained in the MGVSP. This parcel is designated CS and ATO in the MGVSP.

Access to the new residence will be shared with the existing driveway for the existing residence. Access for Parcel C will be via two existing commercial driveways located on the property.

The existing residence will continue domestic water service from City of Vallejo and proposed Parcel B and C will be served by the City of Vallejo. Parcels A, B and C have existing Solano Irrigation District entitlements for irrigation water.

Septic systems are proposed for sewage disposal on each proposed parcel. Parcels A and B drain to existing retention basins on Parcel A. Parcel C drains to existing drainage culvert on Green Valley Road.

1.2.1 ADDITIONAL DATA:

NRCS Soil Classification:	Yolo Brentwood, Yolo Sycamore and Rincon-Yolo Associations
Agricultural Preserve Status/Contract No.:	No Contract
Non-renewal Filed (date):	N/A
Airport Land Use Referral Area:	Zone D
Alquist Priolo Special Study Zone:	Yes, Site Class D, Zone 4
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:	None

1.2.2 Surrounding General Plan, Zoning and Land Uses

	General Plan	Zoning	Land Use
Property	MGV Specific Plan	AG-R, AG-P, CS, ATO Overlay	Residential (AGR), Vineyards (AG-P), Event Barn (ATO),
North	MGV Specific Plan	RF	Rural Residential
South	MGV Specific Plan	AG-R, RF	Rural Residential
East	MGV Specific Plan	AGR, RF	Agriculture, Rural Residential
West	MGV Specific Plan	AGR, RF	Agriculture, Rural Residential

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

1.3.1 General Plan

The Solano County General Plan designated the project area part of the Middle Green Valley Specific Plan. The Middle Green Valley Specific Plan was approved in August 2017. The Specific Plan designated land uses applicable to the project.

1.3.2 Zoning

The project is consistent with the zoning designations contained in the Middle Green Valley Specific Plan. The plan requires separate parcels for the two residences consistent with the AGR portion of the property. Parcel A will contain one AG-R (Agriculture-Residential) parcel and the balance will consist of the AG-P (Agriculture-Preserve) with the existing ATO (Agricultural Tourism Overlay) portion of the property. Parcel B will contain one AG-R parcel. Parcel C will contain the CS (Community Services) parcel with the ATO (Agricultural Tourism Overlay). This is consistent with the Land Use Map located on page 3-51 of the 2017 Middle Green Valley Specific Plan.

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

Cordelia Fire Department

1.41 Agencies that May Have Jurisdiction over the Project:

California Department of Fish and Wildlife

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

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

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

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

- | | |
|--|---|
| <input type="checkbox"/> Geology and Soils | <input type="checkbox"/> Biological Resources |
| | <input type="checkbox"/> Cultural Resources |

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 less than significant. A detailed discussion of the potential adverse effects on environmental resources is provided below:

- | | |
|---|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agricultural Resources |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Hazards and Hazardous Materials |
| <input type="checkbox"/> Greenhouse Gases Emissions | <input type="checkbox"/> Land Use and Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population and Housing | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation and Traffic | <input type="checkbox"/> Utilities and Services |

Findings of NO IMPACT

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

- | | |
|-------------------------------|--------------------------|
| <input type="checkbox"/> None | <input type="checkbox"/> |
|-------------------------------|--------------------------|

2.1 Aesthetics

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

Discussion (a) –(e): Views of the Western Hills are identified in the Solano County General Plan as one of the County’s important scenic vistas. The adopted Specific Plan policies and design guidelines have been formulated with the intent to ensure that the future development enhances and protect the rural character and unique scenic features of the Middle Green Valley. Architectural level development plans including lighting plans, will be subject to the Design Code and Design Review process by the Green Valley Agricultural Conservancy Design Review Committee. Implementation of the standards shall minimize visual impacts to a less than significant level.

2.2 Agricultural Resources

Checklist Items: Would the project

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

Discussion (a) –(c): The property is designated Prime Farmland on the Farmland Mapping and Monitoring Program of the Department of Conservation. The project will result in converting approximately 1-acre of land for residential use and the 5-acre Agricultural Tourism parcel is already disturbed and will not result in conversion. The remaining acreage is an active vineyard and will be under Agricultural Conservation Easement, consistent with the policies of the Middle Green Valley Specific Plan. The property is not encumbered by a Williamson Act contract. Therefore, less than significant impacts are anticipated.

2.3 Air Quality

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

Discussion (a) – (e):

The additional dwelling and commercial development would not cause a substantial increase in new emissions, additional pollutant concentrations, or objectionable odors and *less than significant impacts* to air quality are expected.

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

Environmental Setting:

Parcel A is almost entirely vineyards, both existing and under construction, with an approximate 6-acre home site with existing residence and out structures. There are no special status trees or plants on site.

The 5-acre proposed parcel (Parcel B) is currently fallow land bordered by Green Valley Creek on the south. Parcel A contains active vineyards, an existing residence and associated landscaping. Outside of the creek zone and vineyards the property supports only a low, sparse cover of summer weeds such as morning glory (*Convolvulus* sp.) and false dandelion (*Hypochoeris radicata*), common weeds in agricultural areas in this part of the county.

Green Valley Creek along the southern border supports a woody riparian community. The tree canopy is fairly well closed and dominated by species such as black walnut (*Juglans hindsii*), white alder

(*Alnus rhombifolia*), valley oak (*Quercus lobata*), and willow (*Salix* spp.). Appendix A of the MGVSP Second Revised Recirculated EIR (Vollmar Natural Lands Consulting 2016) provides additional detailed information of the characteristics of Green Valley Creek in this area.

Parcel C is supports a low, sparse cover of summer weeds such as morning glory (*Convolvulus* sp.) and false dandelion (*Hypochoeris radicata*) along with a stand of valley Oak (*Quercus lobata*).

Discussion (a)–(f): The project proponent submitted a Biological Assessment Report (attached) which concluded that there are no records of any rare, threatened or endangered species on or adjacent to the proposed parcel and *no species were observed during a June 22, 2018 site assessment by LSA Associates*. The MGVSP EIR and Second Revised Recirculated EIR identify 46 special-status plant species and 74 special-status fish, invertebrate, and wildlife species as potentially occurring in the region. See Tables 6.2 and 6.3 from the Revised MGVSP EIR, for more detailed on these species and their potential to occur in the MGVSP area. The MGVSP EIR can be found on the Department of Resource Management’s website

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

Based on review of the species information and known habitat associations, species associated with Green Valley Creek and associated riparian zone such as Diablo helian thella, California red-legged frog, foothill yellow-legged frog, and steelhead could be expected along Green Valley Creek and associated riparian community. Numerous other wide-ranging wildlife species identified in the EIRs could also sporadically occur on the proposed parcel.

The parcel subdivision would create a new parcel line along the center of Green Valley Creek but would not have any effect on Green Valley Creek, its associated riparian community, or species associated with this system. Future potential home site construction on the parcel would also not have any direct impacts to the species associated with the creek as long as 100-foot setback is provided consistent with the MGVSP.

The report states that the proposed project will not affect any wetlands, or wildlife movement corridors in the area or conflict with any local policies or tree ordinance.

Other than Green Valley Creek and its associated riparian zone, the site does not contain any areas that visually exhibited signs of wetlands or other special-status plant communities. Establishment of the 100-foot building setback from the riparian corridor as prescribed in the MGVSP would avoid impacts to this community.

The current tentative map indicates that the building limit line is less than 100-feet from the center line of the creek. In order to minimize impacts a less than significant level, following mitigation measure is recommended:

Mitigation measure BR-1: In order to protect the Green Valley Riparian Corridor:

- (A) *Revise the tentative map to show a 100-foot wide riparian corridor along Green Valley Creek, measured from the center line of the creek. In order to protect the Green Valley Creek corridor, record an advisory note on the Final Map that construction of primary and accessory structures on Parcel A and B shall be setback a minimum of 100-feet. The setback shall be measured from the center line of Green Valley Creek.*
- (B) *Prior to issuance of grading or building permits on Parcel A and B, delineate on the Site Plan that construction of any primary and accessory structure shall be setback 100-feet from the center line of Green Valley Creek.*

2.5 Cultural Resources

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

Discussion:

The Middle Green Valley planning area contains significant cultural resources as identified by the Northwest Information Center (NWIC) records and the Holman & Associates cultural resources inventory as discussed in the EIR. Prehistoric artifacts and former historic homesite were identified on the subject property. However, the artifacts were identified on the portion of the property to remain under agricultural conservation easement and the historic homesite, removed several years ago, was on Parcel C, the agricultural tourism property. The construction on Parcel B is not anticipated to impact cultural resources.

However, given that the potential for the property to contain buried cultural resources, the following mitigation measures are recommended to minimize impacts to a less than significant level. Note that Tribal consultation requests were sent to Cortina Band, United Auburn and Yocha Dehe Wintun Nation. None of the Tribe requested further consultation.

Mitigation Measure CR-1: *In the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within 100 feet of the resources shall be halted and the applicant/operator shall consult with the County and a qualified archaeologist (as approved by the County) to assess the significance of the find per CEQA Guidelines Section 15064.5 and the Middle Green Valley Specific Plan. A qualified archaeologist shall determine the nature of the find, evaluate its significance, and, if necessary, suggest preservation or mitigation measures in a report. Appropriate mitigation measures, based on recommendations listed in the archaeological survey report, will be determined by the County Resource Management Director. Work may proceed on other parts of the project site while mitigation for historical resources or unique archaeological resources is carried out. All significant cultural materials recovered shall be, at the discretion of the consulting archaeologist, subject to scientific analysis, professional museum curation, and documented according to current professional standards.*

Mitigation Measure CR-2: *Section 7050.5 of the California Health and Safety Code states that if human remains are found during construction activities, all operations are to cease until the County Coroner has determined that the remains are not subject to the provisions of law concerning investigation of the circumstances in the manner provided in Section 5097.98 of the Public Resources Code*

2.6 Geology and Soils

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

Discussion:

A portion of the property is located within the Green Valley Fault Zone, identified as a fault zone, in the Alquist-Priolo Earthquake Fault Zone Act. The Green Valley Fault traverses the northwestern portion of the site. Development within close proximity of the Green Valley Fault could pose a significant risk. As indicated in section 10.2.1 (a) of the state law, construction of new homes within the zone is prohibited unless comprehensive geologic investigation shows that the fault does not pose a hazard to the proposed structure. In addition, placement of structures for human occupancy within 50 feet of active fault traces is prohibited. Other facilities, such as roads, utilities or uninhabited structures are not subject to this restriction. The 50-foot setback is consistent with the certified Middle Green Valley Specific Plan EIR mitigation measure. Parcel C is located outside of the Alquist-Priolo Zone.

The project proponent performed a Fault Hazard Investigation in 2008 for two homesites on the property. The Fault Hazard Investigation report defined a buildable zone between the Green Valley Fault which includes the homesite for the existing residence on Parcel A and future homesite for

Parcel B. The residence on Parcel A, constructed in 2011, was constructed in accordance with the geotechnical recommendations included in the report. The construction of the residence was a ministerial action and was not subject to CEQA review, unlike the current project.

The applicant provided an updated Geotechnical Report prepared by KC Engineering, dated August 2017, which includes an evaluation of a 2-story custom residence and detached garage with conventional wood framing on Parcel B. (attached) based upon the attached plot plan. The 2017 updated Geotech report reaffirmed the 2008 study and included specific recommendations for the new construction.

The following mitigation measure, as recommended by the Geotechnical Engineer's Report, should minimize potentially significant impacts to a less than significant level.

Mitigation measure GS -1:

(A) For the purposes of disclosure, delineate and record on the final map, the boundaries of the Alquist-Priolo Zone boundary, Green Valley Fault Trace, building limit lines/envelope and Trench 2 and 2A, as shown on the tentative map.

(B) An advisory note shall be placed on the final map to indicate that development or construction on Parcel B shall be limited to the building envelope shown on the tentative map. Habitable structures shall be setback a minimum of 50 feet from Trench 2 and 2A as identified on the plot plan included in the 2008 Fault Hazard Investigation report.

(C) Prior to issuance of grading or building permit, whichever occurs first, the project proponent shall submit evidence to the Department of Resource Management that the grading and structural foundation plans have been reviewed by a licensed Geotechnical Engineer and that such plans are in compliance with the recommendations of the 2017 geotechnical report. The geotechnical engineer shall be present during excavation.

2.7 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

The additional residential dwelling and development on Parcel C will not generate significant impacts or conflict with adopted plan or policy regulating emissions of greenhouse gases. Less than significant impacts are anticipated.

2.8 Hazards and Hazardous Materials

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

Discussion

The property is not located on list of hazardous materials site, within the vicinity of an airstrip or airport or located within the wildland areas. No impacts are anticipated.

2.9 Hydrology and Water

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

Discussion:

(a), (c) – (f): The MGVSF EIR included Mitigation Measure 11-2 which required a 150-foot wide setback from Green Valley Creek, for lots greater than 2 acres in size, in order to minimize water

quality impacts. The measure allowed exceptions for situations deemed infeasible. The 150-foot setback was determined infeasible in that application of the setback would preclude a 2-acre building envelope due to the constraints of the Green Valley Fault, therefore, a 50-foot wide setback is appropriate. Refer to October 2018, the letter submitted by Anthony Russo.

Storm water runoff on Parcel B shall be setback 50-feet from the creek and the drainage shall be directed away from Green Valley Creek in to a retention basin. Development on Parcel C shall be subject to the Middle Green Valley Specific Plan Storm Water Design policies and principles. Compliance shall be reviewed prior to issuance of a grading or building permit.

(b): The project proposes to utilize existing public water service from the City of Vallejo for potable water usage. Refer to the Utilities and Service Section of this Initial Study for discussion. The vineyard will continue to utilize the existing irrigation water service from Solano Irrigation District (SID). In order to minimize impacts to groundwater, issuance of groundwater well permits for domestic use shall be prohibited for Parcel A, B and C.

(g)-(h): The site, specifically, Parcel A and B, is within a flood hazard zone and construction shall comply with County standards, verified prior to issuance of a building permit. The site is located within the dam inundation area; however, the risk and probability of dam failure is low. Less than significant impacts are anticipated.

2.10 Land Use and Planning

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

Discussion (a) – (c): The project is located within the Middle Green Valley Specific Plan. Growth inducing issues were addressed in the Specific Plan EIR certified by Solano County. This project is consistent with the Specific Plan and will not physically divide an established community, conflict with applicable land use policy or applicable habitat conservation plan. Less than significant impacts are anticipated.

2.11 Mineral Resources

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

Discussion (a) – (b): According to Figure RS-4 of the General Plan, the site is not located within areas of known mineral resource that would be of value to the region and locally. No impacts are anticipated.

2.12 Noise

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Exposure of persons to or generation of, excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

(a) - (d) The MGV Specific Plan indicated that the future noise levels could exceed normally acceptable levels along Green Valley Road corridor and recommends locating residential outdoor activities at least 50 feet from the center line of Green Valley Road and/or behind proposed buildings and providing air conditioning in all houses located within 100 feet of Green Valley Road so that windows can remain closed to maintain interior noise levels below 45 dBA. The proposed house is setback 140 feet from Green Valley Road; therefore, noise reduction levels requirements are not required. Noise levels may rise during the construction phase; however, impacts are less than significant.

(e) – (f) The site is not located within two miles of a public airport. No impacts are anticipated.

2.13 Population and Housing

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

Discussion (a) – (c): The project is consistent with the Middle Green Specific Plan and will not displace substantial existing housing or cause construction of replacement housing. Impacts are less than significant.

2.14 Public Services

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

Discussion (a.1) – (a.5) - The project is subject to the development impact fees relative to Fire, Schools and other public facilities that will mitigate the impacts to less than significant level.

2.15 Recreation

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

Discussion (a) – (c): The project will not significantly increase the use of existing neighborhood parks, degrade existing recreational resources or require expansion of recreational facilities. No impacts are anticipated.

2.16 Transportation and Traffic

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

Discussion:

- (a) – (f): The project does not conflict with the circulation plan of the Middle Green Valley Specific Plan or congestion management plan. The Middle Green Valley EIR evaluated traffic impacts and included off-site traffic signalization required to mitigate impacts for the plan as a whole. The current project proposes 1 additional single-family residence and potential for agricultural tourism development on Parcel C. Both land uses were assumed in the Middle Green Valley Specific Plan and environmental analysis. Less than significant impacts are anticipated.

2.16 Utilities and Service Systems

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

Discussion:

With regard to wastewater disposal, the applicant is proposing to install on-site septic systems to service the new residence on Parcel B and future agricultural tourism parcel (Parcel C). An On-Site Evaluation report was prepared by Campi Engineering for the new single-family residence and development on Parcel C. The Environmental Health Division indicated that seasonally high groundwater elevations below grade and site conditions allow for development of alternative type sewage disposal systems for primary and reserve area leachfields. The existing well on Parcel C will be destroyed to allow use of the area as a leachfield.

(d) The applicant proposes to utilize public water service from the City of Vallejo. The existing home currently receives public water service from the City of Vallejo and a conditional Will Serve Letter has been obtained for Parcel B and C (attached). Solano Local Agency Formation Commission (LAFCO) reviewed the proposal and determined that the subject location is within the Existing Extended Service Area and service may be provided without individual contract approval (attached

(f) – (g): Solid waste disposal shall be handled by the local services. Less than significant impacts are anticipated.

2.17 Mandatory Findings of Significance

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

Discussion:

The project does not have the potential to degrade the quality of the environment, substantially reduce habitat of fish or wildlife species or eliminate important examples of major periods of California history or prehistory, or cause cumulative effects to human beings indirectly or directly. Less than significant impacts are anticipated, if the recommended mitigation measures are adopted.

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:

Nedzlene Ferrario, Senior Planner
Planning Services Division
Resource Management Department
675 Texas Street
Fairfield, CA 94533

PHONE: (707) 784-6765
FAX: (707) 784-4805
EMAIL: nnferrario@solanocounty.com

4.0 List of Preparers

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

Solano County Department of Resource Management

Nedzlene Ferrario

Other Preparers

Anthony Russo, Applicant

Steve Foreman, Principal Biologist, LSA Associates

Dave Cymanski, KC Engineering Geotechnical Consultants, 2007 Geotechnical Investigation and 2017 Update.

5.0 Distribution List

See Notice of Completion

6.0 Appendices

6.1 Tentative Map

6.2 Application Form

6.3 Biological Assessment Report LSA 2018

6.4 Geotechnical Report Updated August 2017

6.5 LAFCO Comments and City of Vallejo Will Serve Letter

6.6 Anthony Russo Letter October 2018

6.7 Mitigation and Monitoring Plan

6.8 MGV Specific Plan and Environmental Documents are available on the link below

http://www.solanocounty.com/depts/rm/planning/middle_green_valley_specific_plan.asp

DFW

Ferrario, Nedzlene N.

From: Waller, Deborah@Wildlife <Deborah.Waller@Wildlife.ca.gov>
Sent: Friday, January 18, 2019 4:34 PM
To: Yankovich, Michael G.
Cc: Ferrario, Nedzlene N.; Weiss, Karen@Wildlife; Kelly, Audrey@Wildlife
Subject: Lands of Russo Minor Subdivision MND - SCH 2018122021

Michael Yankovich
Planning Program Manager
Department of Resource Management
Planning Services Division
Solano County
675 Texas Street, Suite 5500
Fairfield, CA 95433

Dear Mr. Yankovich,

Thank you for giving the California Department of Fish and Wildlife (CDFW) the opportunity to comment on the "The Lands of Russo Minor Subdivision" Mitigated Negative Declaration. CDFW submits the following informal comments to be incorporated into the MND:

The California Natural Diversity Database (CNDDDB) lists the Project site as highly suitable habitat for burrowing owls (*Athene cunicularia*) and CDFW is concerned that existing fallow agricultural land on the proposed Project site potentially supports nesting and/or foraging habitat. In the biologists report prepared by LSA titled *Bio Assessment Report for Proposed Lot B, Lands of Russo*, it is unclear if the proposed project site was evaluated for potential burrowing owl habitat.

The CEQA document should evaluate the potential for burrowing owls to be present within and adjacent to the Project area by documenting the extent of fossorial mammals that may provide burrows used by owls during the nesting and/or wintering seasons. Burrowing owls may also use unnatural features such as debris piles, culverts and pipes for nesting, roosting or cover. If suitable burrowing owl habitat is present, CDFW recommends that surveys be conducted following the methodology described in *Appendix D: Breeding and Non-breeding Season Surveys* of the CDFW *Staff Report on Burrowing Owl Mitigation* (Staff Report), which is available at <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=83843&inline=true>, and that the CEQA document include measures to avoid or minimize loss of burrowing owl foraging habitat.

Please be advised that CDFW does not consider exclusion of burrowing owls or "passive relocation" as a "take" avoidance, minimization or mitigation method, and considers exclusion as a significant impact. The long-term demographic consequences of exclusion techniques have not been thoroughly evaluated, and the survival rate of evicted or excluded owls is unknown. All possible avoidance and minimization measures should be considered before temporary or permanent exclusion and closure of burrows is implemented in order to avoid "take".

Lastly, if special-status species are observed during surveys or during construction activities, notification should be submitted to CNDDDB. You can find the Online Field Survey Forms here: <https://www.wildlife.ca.gov/Data/CNDDDB/Submitting-Data>.

Should you have any questions, please contact me at (707) 576-2880 or deborah.waller@wildlife.ca.gov.

Sincerely,

Deborah Waller

cc: Nedzlene Ferrario, Senior Planner,
Department of Resource Management
Planning Services Division
County of Solano

Deborah Waller
Environmental Scientist
Habitat Conservation and Planning Branch
Bay-Delta Region
California Department of Fish and Wildlife
Phone: 707 576 2880
Deborah.Waller@wildlife.ca.gov

Don't let your permit get lost in the mail:

CDFW Bay Delta Region-3

We are moving!

Beginning June 14, 2018, our new address will be:
2825 Cordelia Road, Suite 100
Fairfield, CA 94534
707.428.2002





YOCHA DEHE
CULTURAL RESOURCES

January 17, 2019

Solano County - Dept. of Resource Mngt.
Attn: Nedzlene Ferrario, Senior Planner
675 Texas Street, Suite 5500
Fairfield, CA 94533-6342

RE: Russo Minor Subdivision Project

Dear Ms. Ferrario:

Thank you for the consultation meeting on, January 10, 2019, regarding the proposed Russo Minor Subdivision Project, Fairfield, Solano County. We appreciate you taking the time to discuss the project.

Based on the information provided during the consultation meeting, Yocha Dehe Wintun Nation is not aware of any known cultural resources near this project site and a cultural monitor is not needed. However, if any new information or cultural items are found, please contact the Cultural Resources Department. In addition, please send us the geotechnical and soils reports, along with the mitigations measures for this project. We also recommend cultural sensitivity training for any pre-project personnel.

Please contact one of the individuals listed below to schedule the cultural sensitivity training, prior to the start of the project:

Larry Longee, Tribal Monitor
Yocha Dehe Wintun Nation
Office: (530) 605-6655
Email: llongee@yochadehe-nsn.gov

Robert Geary, Tribal Monitor
Yocha Dehe Wintun Nation
Office: (530) 215-6180
Email: rgeary@yochadehe-nsn.gov

Please refer to identification number YD - 11132018-03 in correspondence concerning this project.

Thank you for providing us the opportunity to comment.

Sincerely,

Leland Kinter
Tribal Historic Preservation Officer



YOCHA DEHE
CULTURAL RESOURCES

**Treatment Protocol for Handling Human Remains and Cultural Items Affiliated with the
Yocha Dehe Wintun Nation**

The purpose of this Protocol is to formalize procedures for the treatment of Native American human remains, grave goods, ceremonial items, and items of cultural patrimony, in the event that any are found in conjunction with development, including archaeological studies, excavation, geotechnical investigations, grading, and any ground disturbing activity. This Protocol also formalizes procedures for Tribal monitoring during archaeological studies, grading, and ground-disturbing activities.

I. Cultural Affiliation

The Yocha Dehe Wintun Nation ("Tribe") traditionally occupied lands in Yolo, Solano, Lake, Colusa and Napa Counties. The Tribe has designated its Cultural Resources Committee ("Committee") to act on the Tribe's behalf with respect to the provisions of this Protocol. Any human remains which are found in conjunction with Projects on lands culturally-affiliated with the Tribe shall be treated in accordance with Section III of this Protocol. Any other cultural resources shall be treated in accordance with Section IV of this Protocol.

II. Inadvertent Discovery of Native American Human Remains

Whenever Native American human remains are found during the course of a Project, the determination of Most Likely Descendant ("MLD") under California Public Resources Code Section 5097.98 will be made by the Native American Heritage Commission ("NAHC") upon notification to the NAHC of the discovery of said remains at a Project site. If the location of the site and the history and prehistory of the area is culturally-affiliated with the Tribe, the NAHC contacts the Tribe; a Tribal member will be designated by the Tribe to consult with the landowner and/or project proponents.

Should the NAHC determine that a member of an Indian tribe other than Yocha Dehe Wintun Nation is the MLD, and the Tribe is in agreement with this determination, the terms of this Protocol relating to the treatment of such Native American human remains shall not be applicable; however, that situation is very unlikely.

III. Treatment of Native American Remains

In the event that Native American human remains are found during development of a Project and the Tribe or a member of the Tribe is determined to be MLD pursuant to Section II of this Protocol, 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 Section 5097.98(a), to (1) inspect the site

Yocha Dehe Wintun Nation

PO Box 18 Brooks, California 95606 p) 530.796.3400 f) 530.796.2143 www.yochadehe.org



YOCHA DEHE
CULTURAL RESOURCES

Tribal ceremonial and cultural items, including archeological items, which may be found on a Project site in favor of the Tribe. If any intermediary, (for example, an archaeologist retained by the Project Proponent) is necessary, said entity or individual shall not possess those items for longer than is reasonably necessary, as determined solely by the Tribe.

VI. Inadvertent Discoveries

If additional significant sites or sites not identified as significant in a Project environmental review process, but later determined to be significant, are located within a Project impact area, such sites will be subjected to further archeological and cultural significance evaluation by the Project Proponent, the Lead Agency, 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.

VIII. Work Statement for Tribal Monitors

The description of work for Tribal monitors of the grading and ground disturbing operations at the development site is attached hereto as Addendum I and incorporated herein by reference.



YOCHA DEHE
CULTURAL RESOURCES

given to ensure that human remains are not further impacted by the process of excavation.

(E) Provenience. 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."

Please note the provisions below with respect to handling and conveyance of records and samples.

(F) Records. 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 preinterment 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 or standard photography or high-quality (400-500 DPI or 10 MP recommended) digital imaging.

(G) Stipulations for Acquisition and Use of Imagery. 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.

(H) Association. 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.

(I) Samples. 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.

Yocha Dehe Wintun Nation

PO Box 18 Brooks, California 95606 p) 530.796.3400 f) 530.796.2143 www.yochadehe.org



YOCHA DEHE
CULTURAL RESOURCES

VI. Curation of Recovered Materials

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.

Yocha Dehe Wintun Nation

PO Box 18 Brooks, California 95606 p) 530.796.3400 f) 530.796.2143 www.yochadehe.org

Ferrario, Nedzlene N.

From: Mary Browning <mbrowning@valleyinternet.com>
Sent: Monday, January 21, 2019 6:32 PM
To: Ferrario, Nedzlene N.
Subject: Public Comment for MS-18-02
Attachments: IMG_20180219_184703115.jpg

1/21/2019

Letter in Opposition to MS-19-02 (Lands of Russo)

The problem of leap-frog development has long been encouraged by a system that is open to exploitation and all too susceptible to careless regulation. Such development is exacerbated by unplanned extensions of basic infrastructure such as sewer and water. Not to mention the added burdens on local schools, traffic flow, fire protection, and air quality.

This requested "Minor Subdivision" to divide 112.7 acres into three separate parcels maximizes the personal financial gain to the Russo's. It is a step necessary to fulfill the Middle Green Valley Specific Plan (MGV-SP). Housing developers who are expected to build 400+ homes there have remained a mystery. If the devil is in the detail, then the detail is the Solano County General Plan, which is unconstitutionally vague. Planning without considering cumulative impacts in favor of "planning gain" generally makes it in the local authorities' interests to allow schemes to balloon beyond all reason, in the hope of creaming off the fat of developers' profits. Avoidance of CEQA with all too common Mitigated Negative Environment Impact Reports, apparently can be politically justified as being in the public interest, if it means the extension of municipal sewer and other infrastructure improvements.

This notice to adopt a Mitigated Negative Declaration is for the subdivision of the lands of Russo. Public water connection by the City of Vallejo does not appear realistic, given the excessive age of the water infrastructure that supplies water to 800 families in Green Valley, Gordon Valley, Willotta Oaks, and American Canyon. Water from this system comes at a very high user cost with uncertain reliability in the future. Over the decades, Vallejo allowed several hundred non-resident customers in rural Solano and Napa counties to connect to the water system. The Vallejo water system is composed of decades-old pipes. Reliance on this system is not prudent planning for the future.

On-site sewage disposal is still part of this plan, yet was determined to not be feasible for the site. Packaged waste water treatment options are not a desirable solution for a 400 home community. This is why Anthony Russo has been in negotiations since last year to have municipal sewer extended by the Fairfield-Suisun Sewer District with the assistance of Supervisor Spring. See attached photo taken of them seated next to one another at the sewer meeting last February. When municipal sewer is extended, water service and urban sprawl typically follow.

It would be wise planning to prohibit this type of leap-frog sprawl, which finds a way of ignoring the environmental impacts. Affordable housing quotas get waived and the interests of residents are trampled as toothless authorities bow to the allure of tax revenue. Places are becoming ever more divided. Open rangeland and farmland are assets for the future, but those lands are being relentlessly sold off.

At least 200 secondary accessory units were included in the plans for the MGV-SP. The Middle Green Valley plan avoids providing any affordable housing at all. Such second-class accommodation would not be acceptable. Creative wording used at the onset of this project called for 200 "seasonal farm worker housing units". But no farm worker housing is needed in Green Valley. With last October's vote by the

Board of Supervisors, those 200 planned secondary accessory units can now be used as short-term rentals (Airbnb's) without any regulations other than a possession of a business license.

It is reasonable to see that all of these are concerns for the public good. Urban development should remain in the urban center where services and infrastructure already exists.

Financial contributions often play a part of the development planning. The impact of a few hundred new homes might be mitigated by money for extra schools, fire protection or traffic calming measures. In practice, approving local area development has become a primary means of funding essential public services. The bigger the scheme, the fatter the bounty, which often amounts to situations not far from legalized bribery. And the worst schemes happen when there is no political or public resistance at all. It is a system that is all too open to political pressure, given that any officer who advises against a new development can be conveniently framed as "anti-growth". Negotiations are easily made, and the County routinely determines that a Mitigated Negative Declaration of environmental impact be prepared pursuant to CEQA. Environmental Impact Reports are the method of choice that all too often ends in the developer's favor, because they select and retain the consultants who provide project specific EIR's. The results of botched bargaining can be seen the Suisun Valley Strategic Plan, a much maligned plan to transform the region into an "exciting tourist destination". With commercial transformation of the valley comes the desperate need for municipal sewer and water. One gluttonous water user making financial contributions, combined with self-serving interests, the scheme will ultimately extend sewer and water infrastructure to wherever it is needed.

As a general practice, developers have avoided building affordable housing in Fairfield. Planning has inadequately addressed traffic flow impacts, school overcrowding, and the realities of our changing environment.

Members of the Planning Commission just don't have the expertise to challenge viability reports, and they can't argue back. Instead, they can commission viability assessments, produced by the same consultants that work for developers, to determine whether the report is accurate – but not to propose an alternative. The figures may well stack up, but it doesn't mean the scheme should be approved to maximize the Sellers' financial return for their land, and which would guarantee the developer's profit margin.

You only have to modify one of the variables slightly to get a completely different outcome. Water and sewer make or break such development.

Viability and the definition of 'sustainable' have nothing to do with green issues or energy at all. It means one thing: commercially viable.

Developers getting into deals with local authorities might usually happen behind closed doors, but with Mr. Russo and Supervisor Spering, the conspicuous chumminess was obvious for all to see at the February 2018 sewer district meeting (see attached photo), which was held on a holiday in hopes of avoiding public scrutiny. Public-private relationships are a recognized pattern of development schemes.

Supervisor Spering has always been on the quest for development and expansion of infrastructure through his role as county supervisor and on transportation committees. He now extends into the statutory planning process itself, through the rise of back room deals. In my opinion, he has helped fast-track a number of large, unwieldy schemes that are having real impacts on the unincorporated county. Developers have few qualms about throwing money at an authority in order to see a project through. Preferential treatment is easily given. The local agenda, the wheels for private-sector encroachment into public planning have been further oiled, with the introduction of "Specific" and "Strategic" plans. Presented as a means of empowering communities, they have in fact left the door wide open for canny investors and developers to move in, promise economic benefits, and engineer a plan to their own advantage. There is no requirement for county planners to reside in the neighborhood, much

less pay it a visit. That would take engagement and study of the impacts. Instead, approvals lack awareness, and side on the “presumption in favor” of development.

Planning decisions are often the result of political wrangling. Investors and developers with bigger ambitions are choosing to bypass the local authority in a different way, by going straight to the top and playing for a “call-in” – waving their schemes under the nose of the county supervisor. This pattern has emerged with other local schemes.

Once the outline permission is granted, it makes it very difficult to refuse a scheme further down the line, which is where this subdivision request is at. Conditions have been relentlessly renegotiated. Onsite waste water treatment was determined to not be feasible for the site. Two packaged waste water treatment options were considered, but they are not a long term solution to building away from the urban center. Now, in the name of viability, the municipal sewer extension has become the solution. The planning system is overly reliant on individual negotiation between private developer and public servant, which is usually far from a level playing field. It makes a very opaque and confusing system that relies on having people that are very sophisticated at brokering deals.

The reality of the imbalance in our planning system is, if you throw enough resources at a planning application, you’re going to manage to tire everyone out. The documentation gets more and more extensive. The weight of stuff just bludgeons everyone aside, and the natural inclination is to say, ‘Okay, I’ve had enough of this one,’ and just let it through. Solano County’s Dept. of Resource Management staff is only trained with the built environment in mind. They cannot approach it any other way.

Our General Plan is toothless, never having had sufficient ordinances, definitions and enforcement power needed to properly regulate a growing community. Specific and Strategic Plans made over 10 years ago lack the current knowledge necessary to avoid pitfalls in a fast changing world. The local planning system is ripe for sharp developers to drive a bulldozer right through, be it for housing or the corporate wine industry. And they will continue to do so with supercharged glee, squeezing the life out of our community and reaping rewards from the ruins, until there is something in the way to stop them.

When it is considered that a development will have significant impacts on the local area that cannot be moderated by means of conditions attached to a planning decision, it is best to step back and analyze what is best for the future of the community.

Any new residential development places extra pressure on the social, physical and economic infrastructure which already exists in the area. Development for the reason of maximizing personal financial gain by allowing subdivision is one thing. But extending municipal sewer and water creates urban sprawl, and that is not beneficial.

Four hundred homes is not a minor development. I believe this subdivision would cause a significant impact to the area. While it preserves some farmland, what remains will be fragmented and primarily serve for visual aesthetics, or perception of farmland amid the vastly increased density that is planned for the Middle Green Valley development.

Wildland-urban interface (WUI) areas — where houses and other development meet or mix with undeveloped natural areas — are places of transition and change. Residential development removes or fragments the very wildland vegetation that often attracted homeowners, and wildfires are increasingly costly and difficult to manage in WUI areas where buildings are mixed into forests or grasslands.

Data on WUI change from 1990 to 2010, reveals how housing growth and wildland vegetation have combined over time and the implications this has for local land-use policy and wildfire management. Analysis of this data reveals rapid growth of the WUI over this period — this new WUI area of 189,000 km² is an area larger than Washington State.

The expansion of the WUI poses challenges for wildfire management, creating more buildings at risk to wildfire in environments where firefighting is often difficult. However, estimates of WUI growth, combined with research on rebuilding and recovery after wildfire, suggest that this type of growth is unlikely to diminish in the face of wildfire threats.

Although destructive fires have rarely spurred widespread changes in local land-use policies, it should be a consideration now and into the future, since California is being impacted by a rapidly changing weather pattern. Given the severity of the 2018 wildfires, insurance companies have responded by refusing to renew policies in high risk WUI communities of California. 2018 proved how far stretched fire fighting capabilities have become for the state. Responsible local planning must prevail for the benefit of the community.

I believe that Solano County has failed to provide the state with a current WUI plan.

So, it is up to us citizens to be aware of the environment and speak up when we recognize threats to the community and public good.

Respectfully submitted,
Mary Browning
Suisun Valley

Ferrario, Nedzlene N.

From: Joyce Willson <sportymg@aol.com>
Sent: Sunday, December 16, 2018 11:20 AM
To: Ferrario, Nedzlene N.
Cc: Middle.GV.comments@gmail.com
Subject: Eliminate Option A

I totally agree with the below statement

Text Added to the Middle Green Valley Specific Plan Desc
Water Supply Option C (SID Surface Water)

Eliminate Option A

4.3.1 OVERVIEW OF WATER AND WASTEWATER PROVISIONS

^{ONE}
~~Three~~ ~~Two~~ water and ~~two~~ wastewater system options are proposed for the Specific Plan development areas ("neighborhoods") to the City of Fairfield municipal water systems. Option A (wastewater and water supply) would involve connection of the Specific Plan development areas ("neighborhoods") to the City of Fairfield municipal water systems. and Option B (wastewater and water supply) would involve use of an "off the grid" water and wastewater system to serve the Specific Plan development areas ("neighborhoods"); and Option C (water supply) would provide water service area via surface water supplied by the Solano Irrigation District (SID) and treat (Title 22) levels at the City of Fairfield treatment plants. These ~~two~~ alternative options are summarized below.

Joyce Willson
4202 Virginia Pine Ct.
Fairfield, CA 94534
707-864-5882

Ferrario, Nedzlene N.

From: Diane and Kent <dianeandkent@comcast.net>
Sent: Monday, January 21, 2019 8:21 AM
To: Ferrario, Nedzlene N.; middle.gv.comments@gmail.com
Subject: RE: Middle Green Valley Specific Plan

I sent this email on December 31 and was told it was too late for comment. I thought the deadline was 1/23/19. I would like my comments to be recorded in opposition to Option A on this matter.

From: Diane and Kent [mailto:dianeandkent@comcast.net]
Sent: Monday, December 31, 2018 8:34 AM
To: 'nnferrario@solanocounty.com'; 'Middle.GV.comments@gmail.com.'
Subject: Middle Green Valley Specific Plan

I would like to give my input on the Middle Green Valley Specific Plan and the connection to the City of Fairfield Municipal Water Sewer System.

- The current customers should not have to pay the increased costs to accommodate this development
- Option A to this plan should be completely eliminated so as to avoid overload on our current system and increased costs for current customers.

Sincerely,
Kent and Diane Sagara
617Gallery Ct.
Fairfield, CA 94534



Virus-free. www.avast.com

Ferrario, Nedzlene N.

From: Joe Deely <deelyj@icloud.com>
Sent: Sunday, January 20, 2019 12:48 PM
To: Ferrario, Nedzlene N.
Cc: middle.gv.comments@gmail.com
Subject: Middle Green Valley Plan

We are adamantly opposed to Option A of the Middle Green Valley Plan.

Don't you people ever give up!

We will be watching this issue like a hawk and communicating your every move to the residents of Green Valley, and we will make sure any politician that supports this project is identified as well!

Joe and Karen Deely
5212 Tuscany Drive

Sent from my iPad

Ferrario, Nedzlene N.

From: n mdiz <2014nmd@gmail.com>
Sent: Sunday, January 20, 2019 10:54 AM
To: Ferrario, Nedzlene N.
Cc: middle.gv.comments@gmail.com
Subject: Middle Green Valley Specific Plan
Attachments: 2018 12 31 nmd Middle Green Valley a.JPG; 2018 12 31 nmd Middle Green Valley b.JPG

Text Added to the Middle Green Valley Specific Plan Describing
Water Supply Option C (SID Surface Water)

Eliminate Option A

4.3.1 OVERVIEW OF WATER AND WASTEWATER PROVISIONS

^{ONE}
Three ~~two~~ water and ~~two~~ wastewater system options are proposed for the Specific Plan area:
Option A (~~wastewater and water supply~~) would involve connection of the Specific Plan development areas ("neighborhoods") to the City of Fairfield municipal water and sewer systems; ~~and~~ Option B (~~wastewater and water supply~~) would involve use of a common "onsite" or "off the grid" water and wastewater system to serve the Specific Plan development areas ("neighborhoods"); ~~and~~ Option C (~~water supply~~) would provide water service to the Specific Plan area via surface water supplied by the Solano Irrigation District (SID) and treated to potable (Title 22) levels at the City of Fairfield treatment plants. These ~~two~~ alternative proposals are summarized below.

The developer should be required to construct their own sewer plant. Fairfield customers have no benefit to having NEW county homes added to the Fairfield Suisun sewer district. ELIMINATE option A.

The Fairfield Suisun unified school district also currently has no capacity to service new students if these homes are built. There is nothing in their long term plans to suggest they could service new students from this project unless they increase class size.

Nora Dizon
Fairfield, CA 94534
(707) 864-5736

Ferrario, Nedzlene N.

From: BOB BUSSEY <mentuhotep@comcast.net>
Sent: Friday, January 11, 2019 3:29 PM
To: Ferrario, Nedzlene N.
Subject: Middle Green Valley Specific Plan

Ms Ferrario

As residents of Solano County, Betty and I are opposed to the proposed addition of the 400-home development (million dollar homes!) to the Fairfield Suisun Sewer district. Why should the hard-working residents to the District, whose home are worth way less than a million+ dollars, be forced to pay increased sewer rates to subsidize this rich persons development. To be clear, we're glad to have such a development proceed. It raises the economic base of the county which can result in better government services and better retail opportunities for our residents. But a way forward needs to be found that requires the developers of these new home and home owners to finance their sewer services that doesn't unfairly burden the existing residents of the District.

Please eliminate Option A, the connection to the City of Fairfield municipal water and sewer systems.

Regards,

Robert and Betty Bussey

Carpe diem. Vita brevis.

Ferrario, Nedzlene N.

From: the.ataides@gmail.com
Sent: Monday, December 31, 2018 2:52 PM
To: Ferrario, Nedzlene N.
Cc: Susie Ataide
Subject: Middle Green Valley Specific Plan

Dear Nedzlene Farrario,

My name is Darryk Ataide a resident of lower Green Valley for past 20 years. I am reaching out to ask that Option A to connect proposed Middle Green Valley development to the Fairfield Municipal water and sewer systems be eliminated.

As a member of this community for 20 years I am confident very few if any locals want this development to go forward let alone at the additional expense to residents to connect this development to municipal sewer and water.

We have only seen traffic and school congestion increase in Green Valley as new developments have been approved.

Please let me know how we can get more involved to stop this poorly conceived development from being connected to municipal water and sewer.

Thank you!
Darryk Ataide
(707) 590-0172

Sent from my iPhone

Ferrario, Nedzlene N.

From: Henrietta Reinholz <henriettareinholz@yahoo.com>
Sent: Monday, December 31, 2018 9:13 AM
To: Ferrario, Nedzlene N.
Subject: Option A should be ELIMINATED

To avoid many problems this presents to our communities I believe option A, the connection to the city of Fairfield municipal water and sewer systems, be ELIMINATED.

Sent from my iPhone

Ferrario, Nedzlene N.

From: Jack Reinholz <jackreinholz@yahoo.com>
Sent: Monday, December 31, 2018 9:06 AM
To: Ferrario, Nedzlene N.
Subject: Option A

To avoid the many problems this presents for our communities Option A the connection to the city of Fairfield municipal water & sewer systems should be eliminated.

Sent from my iPhone

Ferrario, Nedzlene N.

From: Ken <kenpoe@sbcglobal.net>
Sent: Monday, December 31, 2018 1:39 PM
To: Ferrario, Nedzlene N.
Subject: Green Valley

Nedzlene Ferrario

I am a long time resident of Fairfield and before that Vacaville. Do not open the development floodgates to our county's open spaces by permitting rich developers into them with the development of middle Green Valley. This county is special because we protect our open spaces from rich developers. SID water is for agriculture. Keep it that way.

Ken Poerner
368 East Pacific Ave
Fairfield CA.

[Sent from Yahoo Mail on Android](#)

Ferrario, Nedzlene N.

From: Diane and Kent <dianeandkent@comcast.net>
Sent: Monday, December 31, 2018 8:34 AM
To: Ferrario, Nedzlene N.;
"Middle.GV.comments@gmail.com."@mx0b-001d5901.pphosted.com
Subject: Middle Green Valley Specific Plan

I would like to give my input on the Middle Green Valley Specific Plan and the connection to the City of Fairfield Municipal Water Sewer System.

- The current customers should not have to pay the increased costs to accommodate this development
- Option A to this plan should be completely eliminated so as to avoid overload on our current system and increased costs for current customers.

Sincerely,
Kent and Diane Sagara
617Gallery Ct.
Fairfield, CA 94534



Virus-free. www.avast.com

Ferrario, Nedzlene N.

From: Lois Conklin <catladylois@yahoo.com>
Sent: Saturday, January 19, 2019 11:55 AM
To: Ferrario, Nedzlene N.; middle.gv.comments@gmail.com
Subject: Comments on Middle Green Valley Specific Plan

Requesting suggested changes to the Plan as described below:

Text Added to the Middle Green Valley Specific Plan Desc
Water Supply Option C (SID Surface Water)

Eliminate Option A

4.3.1 OVERVIEW OF WATER AND WASTEWATER PROVISIONS

^{ONE}
~~Three~~ ~~two~~ water and ~~two~~ wastewater ~~system~~ options are proposed for the Sp
Option A (wastewater and water supply) would involve connection of the Spe
development areas ("neighborhoods") to the City of Fairfield municipal water
systems ~~and~~ Option B (wastewater and water supply) would involve use of a
or "off the grid" water and wastewater system to serve the Specific Plan deve
("neighborhoods"); and Option C (water supply) would provide water service
area via surface water supplied by the Solano Irrigation District (SID) and trea
(Title 22) levels at the City of Fairfield treatment plants. These ~~two~~ alternative
summarized below.:

Thank you,
Ms. Lois Conklin
Fairfield, CA 94534
707-864-8944

"Be the change you wish to see in the world." Gandhi

Ferrario, Nedzlene N.

From: Joyce Willson <sportymg@aol.com>
Sent: Sunday, December 16, 2018 11:20 AM
To: Ferrario, Nedzlene N.
Cc: Middle.GV.comments@gmail.com
Subject: Eliminate Option A

I totally agree with the below statement

Text Added to the Middle Green Valley Specific Plan Desc
Water Supply Option C (SID Surface Water)

Eliminate Option A

4.3.1 OVERVIEW OF WATER AND WASTEWATER PROVISIONS

^{ONE}
Three ~~two~~ water and ~~two~~ wastewater ~~system~~ options are proposed for the Specific Plan development areas ("neighborhoods") to the City of Fairfield municipal water systems and Option B (wastewater and water supply) would involve use of a or "off the grid" water and wastewater system to serve the Specific Plan development area via surface water supplied by the Solano Irrigation District (SID) and treatment (Title 22) levels at the City of Fairfield treatment plants. These ~~two~~ alternative options are summarized below.

Joyce Willson
4202 Virginia Pine Ct.
Fairfield, CA 94534
707-864-5882

Ferrario, Nedzlene N.

From: george guynn jr <georgejr@hotmail.com>
Sent: Wednesday, January 23, 2019 4:28 PM
To: Ferrario, Nedzlene N.
Cc: middle.gv.comments@gmail.com
Subject: Middle Green Valley Specific Plan Comments
Attachments: eliminate option a small.jpg

My first comment on the Middle Green Valley Specific Plan is contained in the attached attachment (Eliminate Option A small shown above).

Second, Dan Russo, the developer has the money to build a sewer plant and should do so, not get richer at the expense of the ratepayers!

Thanks,

George Guynn, Jr
georgejr@hotmail.com
(707)429-3395

RECEIVED

JAN 14 2013

COUNTY OF SOLANO
RESOURCE MANAGEMENT

January 9, 2019

Solano County
Department of Resource Management
675 Texas Street
Fairfield, CA 94533-6342

Middle Green Valley Specific Plan
Subdivision Application No. MS-18-02

Attention: Nedzlene Ferrario

A mitigated Negative Declaration of environmental impact is totally inappropriate here if the text is rewritten to add water supply options or sewage treatment options that were not in the original "Plan".

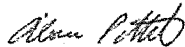
A minor subdivision process cannot rewrite the basis for the visibly approved major development plan covering this area.

Fairfield city water and Fairfield Suisun sewer district connections should be deleted.

This rural area should be preserved with existing services just as used by existing home owners.

Eliminate Option A.

Thank you,



Alan Pettit
PO Box 721
Benicia, CA 94510

**SOLANO COUNTY ZONING ADMINISTRATOR
RESOLUTION NO. XX
DRAFT**

WHEREAS, the Solano County Zoning Administrator has considered Minor Subdivision Application No. MS-18-02 of Anthony and Debra Yarbrough Russo to subdivide 112.7 acres into three parcels, Parcel 1 -102.7 acres, Parcel B - 5 acres and Parcel C – 5 acres. The property is located at the northwest corner of Green Valley and Mason Road, within the unincorporated Fairfield, California, within the zoning districts specified in the Middle Green Valley Specific Plan, APN: 0148-030-030, and;

WHEREAS, said Zoning Administrator has reviewed the report of the Department of Resource Management and heard testimony relative to the subject application at the duly noticed public hearing held on April 4, 2019, and;

WHEREAS, after due consideration, the Zoning Administrator has made the following findings in regard to said proposal:

- 1. The proposed map is consistent with applicable general and specific plans as specified in Section 65451 of the Government Code.**

The property is located within the Middle Green Valley Specific Plan and designates the property as Agricultural Residential, Agricultural Preserve and Agricultural Tourism Overlay and Community Service. The existing and proposed land uses, and parcel sizes are consistent with the intent of Middle Green Valley Specific Plan.

- 2. The design of the proposed subdivision is consistent with the Solano County General Plan.**

The proposed lots are of sufficient size and shape to continue to accommodate the land uses specified in the Middle Green Valley Specific Plan.

- 3. The site is physically suitable for the proposed type of development.**

The proposed home site and future commercial are physically suitable for the site.

- 4. The site is physically suitable for the proposed density of development.**

The acreage is suitable to support residential, agriculture and commercial development on each proposed lot. Future development would be subject to building, well, and septic permitting and approval.

- 5. The design of the subdivision is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.**

The design of the subdivision will not cause substantial environmental damage to habitat in that a 100-foot wide riparian corridor shall be recorded to protect the Green Valley Creek corridor and development shall be setback a minimum of 100 feet from the centerline of the creek.

6. The design of the subdivision will not cause serious public health problems.

The subdivision will not cause serious health problems.

7. The design of the subdivision and the type of improvements will not conflict with any public easements.

Proposed home sites and septic fields are located outside the public easements required by the Public Works Division.

8. The discharge of waste from the proposed subdivision into an existing community sewer system would not result in, or add to, a violation of existing requirements prescribed by a California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code.

Each primary single-family residence and commercial development would utilize individual on-site septic systems and would not affect any existing community sewer system.

9. The proposed subdivision fronts along a public waterway, public river or public stream and does not provide for a dedication of a public easement along a portion of the bank of the waterway, river or stream bordering or lying within the subdivision, which easement is defined so as to provide reasonable public use and maintenance of the waterway, river or stream consistent with public safety.

The property has frontage along Green Valley Creek and public access along this frontage is not applicable.

10. The proposed subdivision is not entered into a contract pursuant to the California Land Conservation Act of 1965.

11. The proposed subdivision is consistent with applicable provisions of the County Hazardous Waste Management Plan.

The subdivision does not involve hazardous waste.

12. The proposed subdivision is located within the zones established pursuant to the Alquist-Priolo Special Studies Zone Act (Public Resources Code Section 2621 et seq.) and is in accordance with the policies and criteria established by the State Mining and Geology Board pursuant to that Act.

The proposed residential development on Parcel B is located within the Green Valley Fault Trace established pursuant to the Alquist-Priolo Special Studies Zone Act. Geotechnical recommendations have been evaluated and recommended as mitigation measures incorporated as conditions of approval. The commercial development on Parcel C is located outside of the earthquake fault zone.

13. An Initial Study/Mitigated Negative Declaration was prepared and circulated for public review. Implementation of recommended conditions of approval would prevent the project from creating significant effects to the environment.

BE IT THEREFORE RESOLVED, that the Zoning Administrator has approved Minor Subdivision Application No. MS-18-02 subject to the following recommended conditions of approval:

1. The Parcel Map to be recorded shall be in substantial compliance with the Tentative Parcel Map prepared by Foulk Engineering, for Anthony and Debra Yarbrough Russo, dated **October 22, 2018**; on file with the Solano County Planning Division, except as modified herein.
2. The subject property is identified as a Sending Area of the Transfer Development Rights Program of the Middle Green Valley Specific Plan. Prior to recordation of the final map, record a Conservation Easement for the benefit of the Solano Land Trust, on Parcel A. The Conservation Easement shall be in a form acceptable to County Counsel pursuant to Section 4.2.3 of the Middle Green Valley Specific Plan and Development Agreement. The Conservation Easement, Sales Agreement and a copy of the Receipt shall be submitted to County Counsel for review and approval a minimum of 30 days prior to recordation of the Conservation Easement.
3. Prior to final map recordation, submit the Transfer Fee Covenant and Transfer Fee Notice to County Counsel for review and compliance with the Middle Green Valley Development Agreement. The Notice shall be recorded on the subject property and Advisory Note shall be placed on the final map indicating that the properties are subject to the Transfer Fee Covenant upon the sale or transfer of residential or commercial properties of Parcel A, B and C, as required by the Middle Green Valley Development Agreement.
4. According to the Middle Green Valley Specific Plan Development Agreement, new residential construction shall reimburse the County for its actual costs to prepare and process the planning effort. Prior to issuance of a building or grading permit whichever occurs first, for a new primary residential unit on Parcel B, the applicant shall pay a reimbursement fee of \$6657.49 to the Planning Services Division plus any accrued interest, as necessary.
5. Place an advisory note on the Parcel Map for Parcel C. Individual septic system sewage disposal is permissible on Parcel C until public sewer is available on Mason Road. Development on Parcel C shall dispose the septic system and connect to public sewer when it is available. Installation costs shall be incurred by the property owner of Parcel C at the time the public sewer line is available.

Building & Safety Division

6. The permittee shall obtain approval from the Building and Safety Division prior to construction, erection, enlargement, altering, repairing, moving, improving, removing, converting, or demolishing any building or structure, fence, gate, or retaining wall regulated by the Solano County Building Code. The applicant shall submit four sets of plans to the Building and Safety Division for plan review and permits prior to beginning improvements.

Public Water – City of Vallejo

7. Water supply to Parcel B and C shall be provided by the City of Vallejo. Install and connect to the City of Vallejo service as required by the City of Vallejo. Comply with the rules and regulations of the City of Vallejo and provide a Will Serve letter prior to issuance of a building permit.

Environmental Mitigation Measures

8. **Mitigation measure BR-1:** In order to protect the riparian corridor along Green Valley Creek, the following measures shall apply prior to final map recordation or issuance of permits:
 - (A) Delineate and record on the Final Map a 100-foot wide riparian corridor along Green Valley Creek, measured from the center line of the creek. In order to protect the Green Valley Creek corridor, record an advisory note on the Final Map that construction of primary and accessory structures on Parcel A and B shall be setback a minimum of 100-feet. The setback shall be measured from the center line of Green Valley Creek.
 - (B) Prior to issuance of grading or building permits on Parcel A and B, delineate on the Site Plan that construction of any primary and accessory structure shall be setback 100-feet from the center line of Green Valley Creek.
9. **Mitigation measure CR-1.** Prior to issuance of a building or grading permit, whichever occurs first, on Parcel B and Parcel C, the applicant shall retain a qualified archeologist and provide training of construction personnel and periodic construction monitoring, to identify artifacts, for the purposes of minimizing impacts to cultural and paleontological resources.

In the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within 100 feet of the resources shall be halted and the applicant/operator shall consult with the County and a qualified archaeologist (as approved by the County) to assess the significance of the find per CEQA Guidelines Section 15064.5 and the Middle Green Valley Specific Plan. A qualified archaeologist shall determine the nature of the find, evaluate its significance, and, if necessary, suggest preservation or mitigation measures in a report. Appropriate mitigation measures, based on recommendations listed in the archaeological survey report, will be determined by the County Resource Management Director. Work may proceed on other parts of the project site while mitigation for historical resources or unique archaeological resources is carried out. All significant cultural materials recovered shall be, at the discretion of the consulting archaeologist, subject to scientific analysis, professional museum curation, and documented according to current professional standards.

10. **Mitigation measure CR-2:** Section 7050.5 of the California Health and Safety Code states that if human remains are found during construction activities, all operations are to cease until the County Coroner has determined that the remains are not subject to the provisions of law concerning investigation of the circumstances in the manner provided in Section 5097.98 of the Public Resources Code.

11. **Geology mitigation measure GS-1:** Due to the proximity of the proposed residential development to the Green Valley Fault Trace, either prior to final map recordation or issuance of permits, the following measures are required:
- (A) For the purposes of disclosure, delineate and record on the final map, the boundaries of the Alquist-Priolo Zone boundary, Green Valley Fault Trace, building limit lines/envelope and Trench 2 and 2A, as shown on the approved tentative map.
 - (B) An advisory note shall be placed on the final map to indicate that development or construction on Parcel B shall be limited to the building envelope shown on the tentative map. Habitable structures shall be setback a minimum of 50 feet from Trench 2 and 2A as identified on the plot plan included in the 2008 Fault Hazard Investigation report.
 - (C) Prior to issuance of grading or building permit, whichever occurs first, the project proponent shall submit evidence to the Department of Resource Management that the grading and structural foundation plans have been reviewed by a licensed Geotechnical Engineer and that such plans follow the recommendations of the 2017 geotechnical report. The geotechnical engineer shall be present during excavation.

Solano County Public Works – Engineering Services Division

- 12. Subdivider shall be limited to one existing fifty foot (50') wide minimum private roadway easement serving Parcels A & B and two existing private driveway connections serving Parcel C from Green Valley Road as shown on the Tentative Parcel Map.
- 13. The final Parcel Map shall include a fifty foot (50') wide minimum private road easement over the existing private road from Green Valley Road crossing Parcel C serving Parcel A as shown on the Tentative Map.
- 14. The final Parcel Map shall include a fifty foot (50') wide minimum private road easement over the existing private road crossing Parcel B serving Parcel A as shown on the Tentative Map.
- 15. Prior to the recordation of the final Parcel Map, the Subdivider shall either construct improvements or execute a Private Improvement Agreement with Solano County for improvement of the existing private roadway from Green Valley Road to Parcel B in accordance with County of Solano Road Improvement Standards. The roadway shall be twenty feet (20') wide with a double chip seal surface and shall have four-foot (4') graded shoulders. The private roadway shall be improved from the connection to Green Valley Road across Parcel A to Parcel B as shown on the Tentative Map.
- 16. Subdivider shall apply for, secure and abide by the conditions of encroachment permits for all work within the Solano County rights-of-way including, but not limited to, access connections with Green Valley Road.
- 17. Subdivider shall apply for, secure and abide by the conditions of a grading permit for the construction of the access improvements as shown on the Tentative Map, as well as any onsite grading.

18. Prior to the filing of the final Parcel Map, a road maintenance agreement(s) shall be recorded that requires owners of Parcels A & B of the Tentative Map to participate in the maintenance of the private access easement across Parcel A serving Parcel B. The maintenance agreement(s) shall include all roadway improvements, culverts and drainage ditches. The agreement(s) shall be submitted and approved by Public Works Engineering prior to recordation. The agreement(s) shall be noted in a supplemental sheet on the Parcel Map for the subdivision.
19. The Subdivider shall provide any and all necessary Irrevocable Offers of Dedication for the half-width of all public road rights-of-way (Green Valley Road & Mason Road) immediately adjacent to Parcels A & C in accordance with the design standards provided in the Middle Green Valley Specific Plan. The right-of-way half-width for Green Valley Road shall be a minimum of forty feet (40') and for Mason Road shall be a minimum of thirty-five (35') feet.
20. The Subdivider shall provide an Irrevocable Offer of Dedication (IOD) for right-of-way necessary to accommodate a roundabout and adjacent trail connection at the intersection of Green Valley Road and Mason Road in accordance with the design standards provided in the Middle Green Valley Specific Plan.

Environmental Health Division

21. Prior to recordation of the Parcel Map, a declaration shall be included on the Parcel Map stating that an alternative type onsite wastewater treatment system is required, based on the site and soil findings to date. The alternative type onsite wastewater treatment system shall be operated, monitored and maintained in accordance with the Solano County Code, Chapter 6.4 Sewage Disposal Standards.

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on April 4, 2019.

BILL EMLLEN, DIRECTOR
RESOURCE MANAGEMENT

Michael Yankovich
Planning Program Manager



CARLSBAD
FRESNO
IRVINE
LOS ANGELES
PALM SPRINGS
POINT RICHMOND
RIVERSIDE
ROSEVILLE
SAN LUIS OBISPO

January 23, 2019

Anthony Russo
B&L Properties
4630 Westamerica Drive, Suite A
Fairfield, CA 94534

Subject: California Department of Fish and Wildlife Comment on Mitigated Negative Declaration for Proposed Lot B, Lands of Russo APN 148-030-030 in Middle Green Valley, Solano County

Dear Anthony:

I have reviewed the comments provided by Deborah Waller, Environmental Scientist with the California Department of Fish and Wildlife (CDFW). Her comment primarily addresses concerns for the potential for the proposed parcel to support burrowing owls. While I did not directly address burrowing owl in our August 2018 assessment letter, I did consider and look for evidence of burrowing owl activity.

The 2012 CDFW Staff Report on Burrowing Owl Mitigation referenced by Ms. Waller in her comment sets a two-step process for assessing impacts to burrowing owls. The first step is a habitat assessment. The second step, if suitable habitat is present, is to conduct surveys.

During the survey, I did not see any evidence of burrowing activity (owls, scat, prey remains or feathers) on or adjacent to the proposed parcel. Burrowing owls rely on burrows created by fossorial animals, most notably ground squirrels, or other artificial cover such as rock or cement piles, old foundations, or pipes that could provide potential cover. I did not observe any suitable cover nor did I observe any ground squirrel activity on or adjacent to the proposed parcel.

While burrowing owls may sporadically forage in the area, I did not consider the proposed parcel or adjacent vineyard to provide suitable nesting or wintering habitat conditions for the burrowing owl based on the lack of suitable cover. As such, my professional opinion is the second step to conduct protocol-level surveys was not warranted.

Please do not hesitate to contact me if you or the County have any additional questions.

Sincerely,

LSA Associates, Inc.

Steve Foreman
Principal/Wildlife Biologist

1/24/19 (C:\Users\SteveF\Documents\Russo\Russo - burrowing owl.docx)

157 Park Place, Pt. Richmond, California 94801 510.236.6810 www.lsa.net

ATTACHMENT E