



**COUNTY OF SOLANO
MIDDLE GREEN VALLEY SPECIFIC PLAN
& EIR**

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MEMORANDUM:

TO: Solano County Board of Supervisors
FROM: Matt Walsh, Principal Planner
DATE: July 7, 2010
RE: Attachment K: Errata #1 to FEIR

The following pages identify minor corrections to the Final EIR for the Middle Green Valley Specific Plan. The corrections are technical in nature and provide no substantive changes. For more substantive revisions and updates, please refer to Attachment G.

does not have thresholds to evaluate impacts of construction period exhaust, particulate matter, and NOx emissions during construction. However, the BAAQMD does recommend that these emissions be minimized.

Construction activities are also a source of organic gas emissions. Solvents in adhesives, non-water-based paints, thinners, some insulating materials, and caulking materials can evaporate into the atmosphere and participate in the photochemical reaction that creates urban ozone. Asphalt used in paving is also a source of organic gases for a short time after its application.

Existing land uses in and around the Specific Plan area, including residential areas, could be adversely affected by construction emissions. If uncontrolled, such emissions could lead to both health and nuisance impacts. Although temporary, such effects would represent a *potentially significant adverse impact* on local air quality.

Mitigation 5-1. The County shall require construction contractors to comply with Solano County General Plan Implementation Program HS.I-59 (best management practices) and Implementation Program RS.I-49 (requirements for diesel vehicles). In addition, for all discretionary grading, demolition, or construction activity in the Specific Plan area, the County shall require implementation of the following measures by construction contractors, where applicable:

Dust (PM₁₀) control measures that apply to all construction activities:

- Water all active construction areas that have ground disturbances at least twice daily and more often during windy periods.
- Cover all hauling trucks or maintain at least two feet of freeboard.
- Pave, apply water at least three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas.
- Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas, and sweep streets daily (with water sweepers) if visible soil material is deposited onto the adjacent roads.

Enhanced dust (PM₁₀) control measures (for construction sites that are greater than four acres, are located adjacent to sensitive receptors, or otherwise warrant additional control measures):

- Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (i.e., previously graded areas that are inactive for 10 days or more).

(continued)

Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
<p>problems for the existing farmland operations, such as nuisance complaints from new residents, livestock disturbance by domestic pets, trespassing, and vandalism. Nuisance complaints can potentially cause farm operators to curtail operations, and can deter additional investment in farm-related improvements that support the county's agriculture economy. This potential conflict between DSP-facilitated existing farmland operations, residential development and existing agricultural uses represents a potentially significant impact.</p>	S	<p>notice of this ordinance is currently required to be given to purchasers of real property. Consistent with the Solano County Code, and as a condition of future subdivision and other discretionary development approvals in the plan area, the County shall require the development applicant/developer to provide notification in writing to all prospective purchasers of Residential or Community Services property of the potential nuisances associated with adjacent and nearby farm operations and the existence of the County right-to-farm ordinance.</p> <p>Implementation of this measure would reduce the potential for project indirect impacts on Prime Farmland to a less-than-significant level.</p> <p>Mitigation 5-1. The County shall require construction contractors to comply with Solano County General Plan Implementation Program HS.I-59 (best management practices) and Implementation Program RS.I-49 (requirements for diesel vehicles). In addition, for all discretionary grading, demolition, or construction activity in the Specific Plan area, the County shall require implementation of the following measures by construction contractors, where applicable:</p>	County	LS
<p>AIR QUALITY</p>				
<p>Impact 5-1: Construction-Related Air Quality Impacts. Construction or demolition activities permitted and/or facilitated by the proposed Specific Plan may generate construction-period exhaust emissions and fugitive dust that could temporarily but noticeably affect local air quality. This would represent a potentially significant impact.</p>				
<p>S = Significant LS = Less than significant SU = Significant unavoidable impact</p>	<p>NA = Not applicable County = Solano County</p>			

Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
		<p><i>Dust (PM₁₀) control measures that apply to all construction activities:</i></p> <ul style="list-style-type: none"> ▪ Water all active construction areas that have ground disturbances at least twice daily and more often during windy periods. ▪ Cover all hauling trucks or maintain at least two feet of freeboard. ▪ Pave, apply water at least twice daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas. ▪ Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas, and sweep streets daily (with water sweepers) if visible soil material is deposited onto the adjacent roads. ▪ Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets. <p><i>Enhanced dust (PM₁₀) control measures (for construction sites that are greater than four acres, are located adjacent to sensitive receptors, or otherwise warrant additional control measures):</i></p>		

S = Significant
 LS = Less than significant
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NA = Not applicable
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Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
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- Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (i.e., previously graded areas that are inactive for 10 days or more).

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Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
		<ul style="list-style-type: none"> ▪ Enclose, cover, water twice daily, or apply (non-toxic) soil binders to exposed stockpiles. ▪ Limit traffic speeds on any unpaved roads to 15 miles per hour. ▪ Install sandbags or other erosion control measures to prevent silt runoff to public roadways. ▪ Replant vegetation in disturbed areas as quickly as possible. ▪ Suspend construction activities that cause visible dust plumes to extend beyond the construction site. <p><i>Optional Control Measures: The following additional control measures are strongly encouraged at construction sites that are large in area, located near sensitive receptors or which for any other reason may warrant additional emissions reductions:</i></p> <ul style="list-style-type: none"> ▪ Install wheel washers for all exiting trucks, or wash off the tires or tracks of all trucks and equipment leaving the site. 		

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Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
		<ul style="list-style-type: none"> - Install wind breaks, or plant trees/vegetative wind breaks at windward side(s) of construction areas. - Suspend excavation and grading activity when winds (instantaneous gusts) exceed 25 mph. - Limit the area subject to excavation, grading, and other construction activity at any one time. <p><i>Measures to reduce diesel particulate matter and PM_{2.5}:</i></p> <ul style="list-style-type: none"> ▪ Post clear signage at all construction sites indicating that diesel equipment standing idle for more than five minutes shall be turned off. This would include trucks waiting to deliver or receive soil, aggregate, or other bulk materials. Rotating drum concrete trucks could keep their engines running continuously as long as they were onsite or adjacent to the construction site. ▪ Prevent the use of construction equipment with high particulate emissions. Opacity is an indicator of exhaust particulate emissions from off-road diesel powered equipment. The project shall ensure that 		

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Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
<p>Impact 5-2: Odor Impacts on “Sensitive Receptors.” Specific Plan-facilitated development in the plan area may expose sensitive receptors, such as housing and potentially a school, to odors. This effect is considered to be a <i>potentially significant project and cumulative impact</i>.</p>	S	<p>emissions from all construction diesel-powered equipment used on the project site do not exceed 40-percent opacity for more than three minutes in any one hour. Any equipment found to exceed 40-percent opacity (or Ringelmann 2.0) shall be repaired or replaced immediately.</p> <ul style="list-style-type: none"> ▪ Ensure that contractors install temporary electrical service whenever possible to avoid the need for independently powered equipment (e.g. compressors). ▪ Properly tune and maintain equipment for low emissions. <p>The above measures are BAAQMD-identified "feasible control measures for construction emissions of PM₁₀." Implementation of these measures would reduce the construction-related air quality impact to a less-than-significant level.</p> <p>Mitigation 5-2. In reviewing projects proposed in accordance with the Specific Plan, the County shall implement Solano County General Plan policies and implementation programs to reduce the potential for odor impacts on sensitive receptors, including Implementation Program HS.I-58 (encouraging agricultural best management practices) and Implementation Program HS.I-63 (establishing buffers). Implementation of these measures would be</p>	County	LS
<p>S = Significant LS = Less than significant SU = Significant unavoidable impact</p>	<p>NA = Not applicable County = Solano County</p>			

Mitigation: No significant construction period environmental impact has been identified; no mitigation is required.

Cumulative Wastewater Collection and Treatment Impacts. Implementation of the Specific Plan in conjunction with the related projects listed in section 12.1.4 (Anticipated Cumulative Development) of this Draft EIR would result in substantial cumulative development of additional residential, commercial, office, and industrial land uses in Solano County. None of the related projects is in the immediate vicinity of the Specific Plan area, and all but one of the projects are located in the City of Fairfield. All of the related projects located within the City of Fairfield, as well as Specific Plan wastewater treatment Options A and C, would be served by the City/FSSD wastewater collection and treatment system. Specific Plan wastewater service Option B would not require City/FSSD services, and the Option B onsite wastewater treatment plant would not accommodate offsite properties. Option A and C contributions to cumulative wastewater collection and treatment impacts are addressed under Impact 16-4 herein, and the Option B contribution to cumulative wastewater collection and treatment impacts would be *less than significant*.

Mitigation. No additional significant cumulative wastewater collection or treatment impact has been identified; beyond Mitigation 16-2-1, no additional mitigation is required.

General Plan Consistency--Wastewater Treatment Options A, B, and C. General Plan Implementation Program SS-I-1 specifically calls for the County to "Adopt a plan (either a specific plan or master plan) ...for Middle Green Valley" and states that "The plan should specify...the details of how the development would be served with...wastewater services;" and that the County should "Attempt to secure public...wastewater service through a cooperative effort of property owners, residents, the County, and the City of Fairfield." Specific Plan wastewater service Options A and C are consistent with this policy. General Plan Policy PF.P-21 states that sewer services for development within unincorporated areas "may be provided through private, individual on-site sewage disposal systems, or centralized treatment systems managed by a public agency utilizing the best systems available that meet tertiary treatment or higher standards;" and that "use of such centralized sewage treatment systems shall be limited to: (1) existing developed areas, (2) areas designated for commercial or industrial uses, or (3) areas designated for rural residential development when part of a specific plan or policy plan overlay." Proposed project wastewater service Option B is consistent with Policy PF.P-21.

As a result, no environmental impact associated with Specific Plan inconsistency with the wastewater treatment policies of the Solano General Plan is anticipated.

Mitigation: No significant impact associated with General Plan consistency has been identified; no mitigation is required.

16.3 FIRE PROTECTION AND EMERGENCY SERVICES

16.3.1 Setting

(a) Fire Protection Services. The Cordelia Fire Protection District (CFPD) provides fire and emergency medical services in the plan area and vicinity. The CFPD is an autonomous district, governed by a five-member elected Board of Directors.

Pursuant to these requirements, the Alternative 19.1 (No Project--Existing Conditions) evaluation in this chapter compares the effects of the proposed project with existing conditions, and Alternative 19.2 which follows (No Project--Anticipated Plan Area Growth Without the Proposed Specific Plan (Current Zoning)) compares the effects of the proposed project with "what would reasonably be expected to occur in the foreseeable future if the project were not approved, based on current plans" (CEQA Guidelines section 15126.6[e][2]).

- **Alternative 19.2: No Project--Anticipated Plan Area Future Growth Without the Proposed Specific Plan (Current Zoning Scenario).** Under this alternative, no new Specific Plan for the plan area would be implemented. Future development in the plan area would continue to be controlled by the County Zoning Ordinance as currently adopted. The entire plan area is currently designated on the County zoning map as A-20: Exclusive Agricultural (A) District, 20-acre minimum lot area. The Agricultural District is the largest single zone district classification on the County zoning map. The Zoning Ordinance standards for the A district are intended to preserve agriculture and protect the viability of the family farm by allowing minimum parcel sizes of from 20 to 160 acres, and restricting each parcel to one primary "agricultural homestay" single-family residence, one secondary dwelling "for family members," and for larger acreages, "a reasonable number of farm labor housing on or near the farming activity."

A review of plan area parcelization conducted by the Specific Plan team has indicated that the plan area is comprised of approximately 43 individual assessor's parcels, ranging in size from 0.04 to 280.4 acres. Approximately 25 of the 43 parcels are less than 20 acres in size. Based on these parcelization characteristics, the Specific Plan design team has determined that the current County General Plan and Zoning Ordinance could conceivably permit up to approximately 100 new primary single-family dwellings, in addition to the approximately 55 homes that currently exist in the plan area, plus associated new secondary units and other agricultural accessory structures including barns, packing sheds, small wineries, kennels, slaughterhouses, nurseries, stables, roadside stands, and other ag facilities.

Figure 19.1 provides a conceptual illustration of Alternative 19.2.

This alternative would necessarily rely on onsite water supply withdrawal and wastewater disposal; no common community water or sewer system would be introduced. This alternative would also exclude any common open space conservation and management mechanism, and associated long-term agricultural viability and biological resource management program. This alternative would also exclude a possible plan area elementary school and fire station site.

Alternative 19.2 would result in reduced peak period traffic (intersection) impacts and associated critical air pollutant and greenhouse gas emission impacts, but would otherwise be substantially less energy efficient. The alternative would also have substantially increased potential for adverse aesthetic impacts on views from Green Valley Road and other important vantage points, as well as higher potentials for cumulative areawide vegetative and wildlife habitat impacts; and lower potentials for maintaining habitat linkages and wildlife movement corridors.

This alternative would also prohibit the Specific Plan-proposed economic plan for continued and increased sustainable agricultural production in the plan area. The potential for development credits to property owners who would voluntarily forego or limit development of their agricultural lands would be eliminated. The potential economic scale and ability of a conservancy to provide farmers economic assistance towards agricultural viability would also be eliminated.

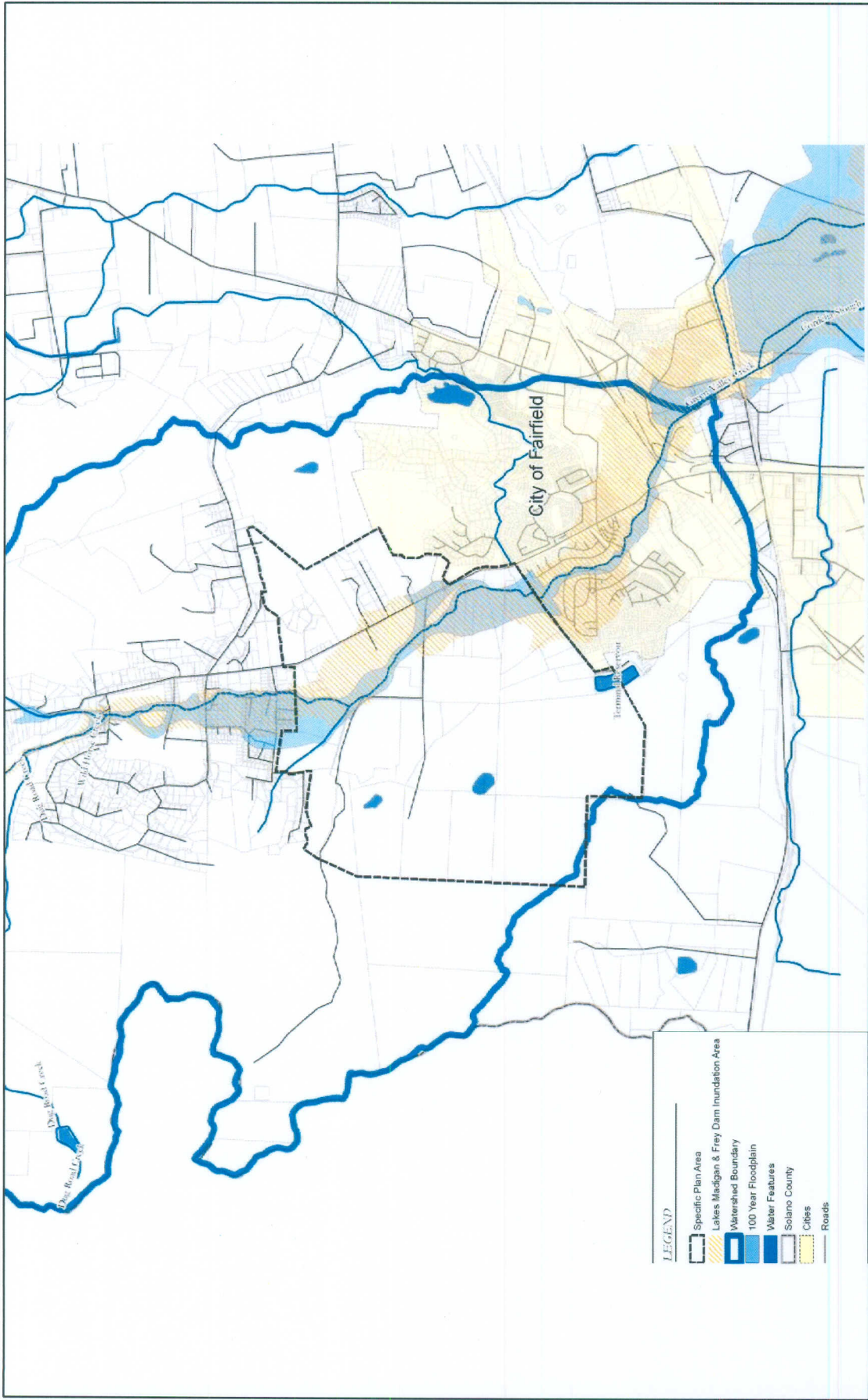
- **Alternative 19.3: Alternative Specific Plan--Modified Specific Plan Land Use Layout to Avoid Prime Farmland Areas.** Under this alternative, a new Specific Plan for the plan area would be adopted and implemented with the same development program as the proposed project--i.e., with the same number of new primary single-family residential units, "capped at a maximum of 400, plus the same combination of associated new secondary residential units (up to 100), commercial service uses (chapel, farm stand, community recreation center, land conservancy office, possible neighborhood elementary school, and possible fire house), agricultural tourism uses (commodity processing and commercial nurseries, agricultural tourism retail, and possible inn), and neighborhood commercial uses (neighborhood-serving office and retail); and a similar system of roads and infrastructure. However, the land use and circulation framework would be reconfigured to avoid the Prime Farmland areas shown in green on Figure 4.1, Important Farmland in Plan Area Vicinity, in chapter 4, Agricultural and Mineral Resources, of this Draft EIR

Under the proposed project, nearly all of the four Specific Plan-designated neighborhood development areas would encompass Prime Agricultural land--approximately 189 acres. Roughly 66 acres of this total would be comprised of land use designations that would foster continued primary use for sustained, high-yield agricultural production--i.e., Agricultural Residential (5-acre minimum residential lots) and Rural Farm (2 to 5 acres per unit). However, roughly 123 acres of the Prime Farmland would be comprised of residential and other land use designations that would not foster continued high-yield agricultural production--i.e., Rural Neighborhood (1 to 4 units per acre) and Rural Mixed-Use Center (4 to 8 units per acre) land use designations.

Under Alternative 19.3, the roughly 123 acres of higher intensity land use designations would be shifted from the Prime Farmland areas to non-Prime-Farmland locations on the valley floor. As indicated on Figure 4.1 in chapter 4, such other locations would primarily be meadow areas along the west edges of the Prime Farmland area well west of Green Valley Road.

These alternative development areas would displace existing cultivated agricultural lands, would have a greater potential for exposure to views from Green Valley Road and other important vantage points (see Figure 3.2), and would result in greater development exposure to existing 100-year flood and dam failure inundation (see Figure 11.2). The air quality, biological resources, cultural and historic resources, energy, noise, public health and safety, public services and utilities and transportation and circulation impacts of Alternative 19.2 would be similar to the proposed project.

- **Alternative 19.4: Alternative Specific Plan--Reduced Development Capacity ("200/200 Plan").** Under this alternative, a new Specific Plan for the plan area would be adopted and implemented with a development program similar to the proposed project, but with modified primary and secondary residential unit "caps" (i.e., a maximum of up to 200 new primary and 200 new secondary residential units, rather than the up to 400 new primary and 100 new



SOURCE: Solano County

Figure 11.2

STORMWATER AND INUNDATION AREAS IN PLAN AREA AND VICINITY