

Solano County

*675 Texas Street
Fairfield, California 94533
www.solanocounty.com*



Agenda - Final

Thursday, December 20, 2018

7:00 PM

Board of Supervisors Chambers

Planning Commission

Any person wishing to address any item listed on the Agenda may do so by submitting a Speaker Card to the Clerk before the Commission considers the specific item. Cards are available at the entrance to the meeting chambers. Please limit your comments to five (5) minutes. For items not listed on the Agenda, please see "Items From the Public".

All actions of the Solano County Planning Commission can be appealed to the Board of Supervisors in writing within 10 days of the decision to be appealed. The fee for appeal is \$150.

Any person wishing to review the application(s) and accompanying information may do so at the Solano County Department of Resource Management, Planning Division, 675 Texas Street, Suite 5500, Fairfield, CA. Non-confidential materials related to an item on this Agenda submitted to the Commission after distribution of the agenda packet are available for public inspection during normal business hours and on our website at www.solanocounty.com under Departments, Resource Management, Boards and Commissions.

The County of Solano does not discriminate against persons with disabilities and is an accessible facility. If you wish to attend this meeting and you will require assistance in order to participate, please contact Kristine Sowards, Department of Resource Management at (707) 784-6765 at least 24 hours in advance of the event to make reasonable arrangements to ensure accessibility to this meeting.

AGENDA

CALL TO ORDER

SALUTE TO THE FLAG

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF THE MINUTES

[PC 18-057](#) December 6, 2018 PC Minutes

Attachments: [draft minutes](#)

ITEMS FROM THE PUBLIC:

This is your opportunity to address the Commission on a matter not heard on the Agenda, but it must be within the subject matter jurisdiction of the Commission. Please submit a Speaker Card before the first speaker is called and limit your comments to five minutes. Items from the public will be taken under consideration without discussion by

the Commission and may be referred to staff.

REGULAR CALENDAR

- 1 [PC 18-056](#) CONTINUED PUBLIC HEARING to consider Rezoning Petition No. Z-17-04 and Minor Subdivision Application MS-17-06 of Hubert & Aurelia Goudie and William & Sylvia Marshalonis to rezone 15.69 acres from Rural Residential "RR-2.5" and Exclusive Agriculture "A-20" to Rural Residential "RR-5"; and subdivide two existing parcels into three lots. The property is located at 4420 Peaceful Glen Road, 2.5 miles north of the City of Vacaville, APN's: 0105-060-390 and 40. (Project Planner: Eric Wilberg) Staff Recommendation: Continue the item to the regular meeting of January 3, 2019

- 2 [PC 18-058](#) Public Hearing to consider Use Permit Application No. U-18-04 of The Timbers-Silveyville Christmas Tree and Pumpkin Farm (c/o Ted and Jeri Seifert) for an existing Christmas tree and pumpkin farm with concessions, gift shop and amusement activities, and proposed event venue with a 3,000 square foot building and adjacent park. The property is located at 6224 Silveyville Road, northwest of the City of Dixon in the Exclusive Agricultural "A-40" Zoning District, APN's: 0108-090-130 and 140. The project qualifies for an Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines. (Project Planner: Jim Leland) Staff Recommendation: continue the item to the regular meeting of January 3, 2019

- 3 [PC 18-059](#) Public Hearing to consider Zone Text Amendment No. ZT-17-02 and Use Permit Application No. U-17-06 of Rowland Family Properties (American Armory Museum) to consider an ordinance amending Chapter 28 of the Solano County Code relating to museums and providing for such use in the ATC-NC zoning district and to establish and operate a Solano County agricultural history and military vehicle, equipment, and armament museum with outdoor events at 4144 Abernathy Road, north of the City of Fairfield within the Agricultural Tourist Center - North Connector "ATC-NC" Zoning District, APN's: 0027-510-180 and 170. (Project Planner: Michael Yankovich) Staff Recommendation: Approval

Attachments: [A - PC Resolution](#)
 [B - Site Plan](#)
 [C -Environmental document](#)
 [D - State Water Resources Control Board letter](#)
 [E - Aerial Map](#)

ANNOUNCEMENTS AND REPORTS

ADJOURN

*To the Planning Commission meeting of January 3, 2019 at 7:00 P.M., Board Chambers,
675 Texas Street, Fairfield, CA*



Solano County

675 Texas Street
Fairfield, California 94533
www.solanocounty.com

Agenda Submittal

Agenda #: **Status:** PC Minutes
Type: PC-Document **Department:** Planning Commission
File #: PC 18-057 **Contact:** Kristine Sowards, 784.6765
Agenda date: 12/20/2018 **Final action:**
Title: December 6, 2018 PC Minutes

Governing body: Planning Commission

District:

Attachments: [draft minutes](#)

Date	Ver.	Action By	Action	Result
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MINUTES OF THE SOLANO COUNTY PLANNING COMMISSION

Meeting of December 6, 2018

The regular meeting of the Solano County Planning Commission was held in the Solano County Administration Center, Board of Supervisors' Chambers (1st floor), 675 Texas Street, Fairfield, California.

PRESENT: Commissioners Rhoads-Poston, Walker, Hollingsworth, Bauer, and Chairperson Cayler

EXCUSED: None

STAFF PRESENT: Bill Emlen, Director; Mike Yankovich, Planning Program Manager; Travis Kroger, Planning Technician; Jim Laughlin, Deputy County Counsel; and Kristine Sowards, Planning Commission Clerk

Chairperson Cayler called the meeting to order at 7:00 p.m. with a salute to the flag. Roll call was taken and a quorum was present.

Approval of the Agenda

The Agenda was approved with no additions or deletions.

Approval of the Minutes

The minutes of the regular meeting of November 15, 2018 were approved as written.

Items from the Public

There was no one from the public wishing to speak.

Regular Calendar

Item No 1 -

PUBLIC HEARING to consider Rezoning Petition No. Z-17-04 and Minor Subdivision Application No. MS-17-06 of **Hubert and Aurelia Goudie et.al** to rezone 15.69 acres from Rural Residential "RR-2.5" and Exclusive Agriculture "A-20" to Rural Residential "RR-5"; and subdivide three existing parcels into four lots. The property is located at 4420 Peaceful Glen Road, 2.5 miles north of the City of Vacaville, within the Exclusive Agriculture "A-20" and the Rural Residential "RR-2.5" Zoning Districts, APN's: 0105-060-240, 39, and 40. The project qualifies for an Exemption from the California Environmental Quality Act pursuant to the CEQA Guidelines. (Project Planner: Eric Wilberg)

Mike Yankovich, Planning Manager, stated that Department staff recommends the Commission defer this matter to the December 20, 2018 Planning Commission meeting. Staff is requesting additional time to coordinate the review of the easement and deed information provided by the applicant at the November 1, 2018 meeting with the acting County Surveyor. The outcome of that review will likely dictate final conditions of approval for the project, therefore a resolution recommending action by the commission is not finalized at this time.

Since there was no one from the public wishing to speak on this item, a motion was made by Commissioner Rhoads-Poston and seconded by Commissioner Bauer to continue this matter to the regular meeting of December 20, 2018. The motion passed unanimously.

Item No 2 -

PUBLIC HEARING to consider Use Permit Application No. U-18-04 of **The Timbers-Silveyville Christmas Tree and Pumpkin Farm** (c/o Ted and Jeri Seifert) for an existing Christmas tree and pumpkin farm with concessions, gift shop and amusement activities, and proposed event venue with a 3,000 square foot building and adjacent park. The property is located at 6224 Silveyville Road, northwest of the City of Dixon in the Exclusive Agricultural "A-40" Zoning District, APN's: 0108-090-130 and 140. The project qualifies for an Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines. (Project Planner: Jim Leland)

Mr. Yankovich stated that Department staff recommends the Commission defer this matter to the December 20, 2018 Planning Commission meeting. Staff is requesting additional time to permit the applicant to meet with neighbors and to finalize the conditions of approval and project review.

Since there was no one from the public wishing to speak on this item, a motion was made by Commissioner Walker and seconded by Commissioner Rhoads-Poston to continue this matter to the regular meeting of December 20, 2018. The motion passed unanimously.

Item No 3 –

PUBLIC HEARING to consider Minor Use Permit Application No. MU-18-02 of **Jack Swank** to construct a 5,000 square foot metal storage building on a 3.34 acre parcel located 0.16 miles west of the City of Vacaville in the Rural Residential "RR-2.5" Zoning District, APN: 0123-450-120. (Project Planner: Travis Kroger)

Mike Yankovich briefly reviewed the written staff report. The proposed structure is metal and will be approximately 16'8" in height. It will be set back at least 10 feet from the side and rear property lines. No electrical service or plumbing are proposed as part of this project. The primary dwelling will be served by a Solano Irrigation District water connection and on-site sewage disposal system.

An aerial survey shows at least 7 existing 500-2,400 square foot accessory structures within approximately 1,500 feet of the subject parcel, including a 1,750 square foot accessory structure at the north end of Caligiuri Canyon Road which was constructed in 2001. The project site is at a higher elevation than the nearest roads (Gibson Canyon Road and Caligiuri Canyon Road), so the proposed structure will be minimally visible from the roadway. The proposed structure will be partially visible from adjacent parcels to the North, Northwest and Northeast.

The applicant proposes to landscape along the eastern and western property lines to screen the accessory structure. Together with the landscaping, topography and reduction of the accessory structure square footage, most of the structure will be screened from view.

Although the proposed structure would meet the development standards for an accessory structure in the Rural Residential zone district, it would also be the largest accessory structure in the neighborhood. Approval of the proposed structure could establish a precedent with future requests for structures more than 2,500 square feet. The applicant has indicated that landscaping is proposed which would further screen the structure from public view. In staff's view

the proposed landscaping will assist in reducing the view of the structure, however, the structure is of an unusually large size for an accessory structure in the context of the neighborhood setting and the rural residential use.

Staff provided several options for the commission to consider in the form of a resolution which was distributed to the commission prior to the meeting. Staff recommended that the commission consider a reduction in the size of the structure from 5,000 to 3,000 square feet. A reduction in size of the structure by 2,000 square feet would maintain the existing neighborhood compatibility, and with landscaping it would reduce the aesthetic impact.

Bill Emlen, Director of Resource Management, pointed out that usually minor use permits are handled by the Zoning Administrator, but every so often there will be a proposal that will attract more interest from the public. This item was scheduled before the Zoning Administrator when several letters from neighboring property owners were submitted to staff raising concern. Mr. Emlen stated that he, as the Zoning Administrator, made the decision to refer this matter to the Planning Commission, thinking that it would be the appropriate place to deal with something like this because in this situation it is more than just meeting setbacks.

Mr. Emlen made note that he believed there might be some public comments made regarding what the use of the structure would be. The current owner has a specific use in mind and Mr. Emlen cautioned the commission to not focus so much on that aspect. He commented that this project is something that will be for the long term and will exist beyond this owner.

Chairperson Cayler opened the public hearing.

The applicant, Jack Swank, appeared before the commission. He requested the commission grant him this minor use permit to allow him to have the square footage on his property that he needs to allow storage of his belongings. Mr. Swank informed the commission that initially county staff recommended approval of the minor use permit to allow him to place a larger building on his property. After three letters of concern were received from the public, staff changed their recommendation to allow for a much smaller building. Mr. Swank stated that he felt he could address and dispel most, if not all, of the concerns raised in the three letters. He noted that he has not yet begun construction and is going through the required steps of obtaining a minor use permit. He said he has been working with staff to comply and will continue to do so.

Mr. Swank reiterated that this proposal was recommended for approval as written in the November 1st staff report scheduled before the Zoning Administrator. However, on the day of the hearing three letters were received voicing concern. Mr. Swank stated that he would like to address those concerns and work with the commission and staff to mitigate any impacts that the building may have. He noted that he and his wife sent letters out to all the surrounding neighbors explaining the proposal and discussing their intentions. He said they either met or had phone conversations with all 15 surrounding property owners. Although they were proactive with communicating with their neighbors, a letter was received by county planning staff from a neighbor on the street voicing concern that their view would be impacted by the structure. Mr. Swank stated that they again contacted this neighbor and had a conversation in which they discussed the plan to screen the structure with fast growing trees. The response they received from this neighbor following their discussing was that he respected what the Swanks were proposing and had no further objections.

Mr. Swank stated that at the November 1st Zoning Administrator hearing, it was brought to their attention that the property owner to the north who lives in Oregon and rents his home to multiple tenants had concerns regarding the effect on property values and the impact on his view. Mr. Swank explained to this neighbor that they lowered the building elevation by 10 feet which would provide him with a view of the skyline, while being able to maintain privacy at their own front door. Mr. Swank referred to the two letters that were submitted by individuals who are neighbors of each other, but live ½ mile west of his property. Mr. Swank seriously questioned the impact that his storage building would have on these residences from that distance. He noted that their concerns were very similar in that they questioned why he required so much space maybe assuming that he would be running a business out of this storage building. Mr. Swank stated that he requires this amount of space to store the equipment he owns to maintain his property as well as recreational vehicles. This would alleviate him having to store these items outside creating an unsightly property.

Mr. Swank reassured the commission that he is not by any means ever going to run a business from this property. He noted that they have an office and company yard for their family business in the City of Vacaville. He commented that he likes to keep a separation between the two. He said he did not believe he should be penalized and limited because of his family's business. He should not be stopped from safely storing his personal property because of false assumptions of residents who live ½ mile west of his property. Mr. Swank stated that he is willing to plant any type and any number of trees and/or vegetation, put up fencing, or mitigate in any other way determined necessary by the commission. He stated that they are requesting a minor use permit for their property that has been specifically engineered to meet the development standards. He asked to work together to get back to the staff recommendation of approval that was originally proposed for the Zoning Administrator's consideration of a 5,000 structure for personal use.

Commissioner Walker inquired about the two letters received from residents residing ½ mile away and wanted to know if those were the ones with the Solar Hills addresses. Mr. Swank replied that yes those were the letters he was referring to.

Anabelen Swank appeared before the commission. She stated that she wanted to emphasize that they received several letters in support from surrounding neighbors. She stated that they value the importance of building relationships and making connections and feel that they have done that effectively with all their neighbors.

Bob Marcott, Blackwood Court, Vacaville, stated that he is an area property owner and was not aware of this project and was never contacted by the applicant. He did note that he does not live on his property and there is currently no residence there. He provided a photo to the commission of the view from his property. Mr. Marcott noted that the CC&Rs for this area specifically forbids metal buildings and that an accessory building is required to mimic the façade of the house. Mr. Marcott also noted that he spoke to a couple of neighbors that expressed concern about drainage. He said when a metal building is put on top of a hill it is going to increase the water flow considerably. He stated that he has photos of the erosion and mud holes lying at the bottom of the property and he did not see anything in this proposal that would mitigate drainage.

Commissioner Walker commented that he did not believe it is within the commission's purview to enforce individual or private CC&Rs. He asked county counsel for clarification. Jim Laughlin, deputy county counsel, stated that the county does not enforce CC&Rs but can take them as a guidance of a neighborhood standard for neighbor expectations of what should be

developed within their neighborhood. Mr. Laughlin stated that CC&Rs are typically written that the landowners within the subdivision have full authority to amend them as they see fit.

Jerry Swank, Sierra Vista Drive, Vacaville, noted that he is the father of the applicant. He spoke to the idea that his son might run Swank Construction out of this proposed building. Mr. Swank wanted to make clear that Swank Construction has been in existence within the City of Vacaville on a 1½ acre parcel of land since the mid 1980's. He stated that it is their plan to keep the business there indefinitely and since his son will inherit the land at some point, there is no reason for him to consider moving the business out to his county property. Mr. Swank stated that he and his wife live in the county and own various parcels of land within the county and have never ran any construction activity on any of that acreage.

Tom Phillippi, Phillippi Engineering, Merchant Street, Vacaville, submitted three photo simulations to the commission. The photos superimposed the proposed building with the existing trees, as well as the trees that will be planted for screening. He noted that they are proposing fast growing trees to screen the structure as quickly as possible. The photos depicted the views looking north, west, and east. Mr. Phillippi mentioned that the building is 50 feet wide and by right the building could be constructed at 2,500 square feet which would be 50 feet long. From the view of the folks living in Solar Hills, one would not be able to tell if the structure was 2,500 square feet or 5,000 square feet. The depth of the building would not be visible due to the screening so that would be the view regardless whether the structure was 2,500 or 5,000 square feet.

Commissioner Hollingsworth stated that he drove up and down the Solar Hills area and commented that he could not see the subject piece of property from anywhere except the last 100 feet as he came around the curve joining on the main road. Mr. Hollingsworth said he really could not see the property from Solar Hills.

Mr. Phillippi stated that because of the terrain on Caligiuri Canyon Road you really cannot see the site below. He believed there is one brief opening where the folks in the Solar Hills area could get a slight glimpse of where the home would be located. He noted that what they are trying to relay with the illustrations is that it really is not going to affect the view and how people are able to see the property. He said they prepared a story board where Mr. Swank stood on the property with a pole so that they could make sure the scale of the building was correct and then superimposed it onto the photograph. He stated that their intent is to do a lot of screening. They are not interested in having the building be visible. He said by the time you move to the south or to north there are other obstructions in the way. The only way to see what the length of the building is would be directly from the north or from the Swank property. Because of the terrain and the way things are situated the Swank family really do not think this is going to be an imposition on the neighbors. The Swanks really want to work with their neighbors and screen the building and take care of it, and they do not think it is going to have the visual impact that folks are fearful of.

Commissioner Bauer asked about the issue of drainage.

Tom Phillippi explained that the site is under construction and there are two small detention basins that are designed to be on the property to take on the extra run off. Unfortunately, because of the winter rains those facilities have not yet been completed and some water has run off. He stated that this will be part of the improvement plans and there will be facilities designed to take the extra run off so as not to cause an impact.

Mr. Swank reappeared before the commission to say that he read the CC&Rs and they do not state that a metal building is not allowed, it only says that an accessory structure cannot be built before the primary structure. Mr. Swank noted that the property owner that lives to the south of his property currently has a metal storage building on his property.

Since there were no further speakers, Chairperson Cayler closed the public hearing.

Commissioner Hollingsworth stated that as he was driving the area he noticed the steep hill up to Mr. Swank's property and commented that it seemed reasonable that the applicant would not be transporting heavy equipment up that hill for storage. Mr. Hollingsworth mentioned that the area is quite beautiful, and he hoped that the applicant in the long-term plans to blend his property to equal that of his neighbors because they are all doing a fine job. Commissioner Hollingsworth stated that he tends to believe, mostly because of the way he grew up out in the country, that property owners should have a quiet enjoyment of their property and should be able to do, within reason, what they want if it does not affect their neighbors. He calculated the percentage of property that would be taken up in total between the proposed structures and it was approximately 8% therefore leaving 92% of the property vacant. He stated that for him this was an important factor. Regarding the CC&Rs and the question of metal vs some other material, he commented that with all the recent fires in California that maybe the rules should be reviewed to maybe require metal. Commissioner Hollingsworth stated that he would be in favor of the original proposal for a 5,000 square foot building.

Commissioner Walker stated that after touring the site himself and being amazed by the beautiful real estate he would also support the proposal of a 5,000 square foot storage building.

Commissioner Rhoads-Poston commented that she too grew up in the country and was remembering how many sheds they had on their property and how every one of them was packed with stuff. She stated that she would support the 5,000 square foot storage building.

Commissioner Bauer stated that she would support the 5,000 square foot storage building as well.

Chairperson Cayler said that she grew up on a farm and there are a lot of tools and equipment to be stored. She joked about her own storage shed and how it is loaded with Christmas decorations. She stated that she understands the need for convenience of having everything under one roof rather than having numerous sheds that could be unsightly. She supported the proposal for the 5,000 square foot storage building.

A motion was made by Commissioner Hollingsworth and seconded by Commissioner Walker to adopt the resolution and approve Use Permit No. MU-18-02 for a 5,000 square foot metal storage building subject to the recommended conditions of approval. The motion passed unanimously. (Resolution No. 4666)

ANNOUNCEMENTS and REPORTS

There were no announcements or reports.

Since there was no further business, the meeting was **adjourned**.



Solano County

675 Texas Street
Fairfield, California 94533
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Agenda Submittal

Agenda #:	1	Status:	PC-Regular
Type:	PC-Document	Department:	Planning Commission
File #:	PC 18-056	Contact:	Eric Wilberg, 784.6765
Agenda date:	12/20/2018	Final action:	

Title: CONTINUED PUBLIC HEARING to consider Rezoning Petition No. Z-17-04 and Minor Subdivision Application MS-17-06 of Hubert & Aurelia Goudie and William & Sylvia Marshalonis to rezone 15.69 acres from Rural Residential "RR-2.5" and Exclusive Agriculture "A-20" to Rural Residential "RR-5"; and subdivide two existing parcels into three lots. The property is located at 4420 Peaceful Glen Road, 2.5 miles north of the City of Vacaville, APN's: 0105-060-390 and 40. (Project Planner: Eric Wilberg) Staff Recommendation: Continue the item to the regular meeting of January 3, 2019

Governing body: Planning Commission

District:

Attachments:

Date	Ver.	Action By	Action	Result
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RECOMMENDATION:

Department of Resource Management staff recommends that the Commission defer this matter to the January 3, 2019 Planning Commission meeting. Staff is requesting additional time to coordinate the review of the easement and deed information provided by the applicant at the November 1, 2018 Planning Commission meeting with the acting County Surveyor. The outcome of that review will likely dictate final conditions of approval for the project, therefore a resolution recommending action by the Planning Commission is not finalized at this time.

well as conduct outdoor events (U-17-06) at 4144 Abernathy Road.

ENVIRONMENTAL ANALYSIS:

The Department of Resource Management has prepared a Draft Initial Study and Mitigated Negative Declaration pursuant to the California Environmental Quality Act for this project. The environmental documents have been circulated and made available for public review and comment through December 19, 2018. The Draft MND identified certain potentially significant impacts together with proposed mitigations to reduce the impacts to less than significant. These mitigations have been incorporated as conditions of approval.

PROJECT LOCATION MAP:

See Attachment E

BACKGROUND:

- A. **Prior approvals:** Land Conservation Contract 401 on Parcel 1 (0027-510-180). Nonrenewal filed August 16, 2011
- B. **Applicant/Owner:** Rowland Family Properties, LP

C. General Plan Land Use Designation/Zoning/Land Uses:

	General Plan	Zoning	Land Use
Property	Agricultural Tourist Center	Agricultural Tourist Center A-TC-NC	Military Museum
North	Agriculture	Agriculture Suisun Valley A-SV-20	Crops
South	Freeway Corridor	N/A	Freeway
East	Agriculture	Agriculture Suisun Valley A-SV-20	Crops
West	Agricultural Tourist Center	Agricultural Tourist Center A-TC-NC	Tractor Sales

- D. **Existing/Former Use:** Museum/winery
- E. **Adjacent Zoning and Uses:** See above

Environmental Setting:

The project occupies 8.6 acres located within the Suisun Valley at the intersection of Suisun Parkway and Abernathy Road. The site is bounded by Interstate 80 on the south, Suisun Parkway on the east and north and private lands to the west which contain a tractor sales and service business.

The subject site is one legal lot comprised of two Assessor's Parcels; APN's 0027-510-170 and 0027-510-180. A Williamson Act contract covers Assessor Parcel 0027-5610-180.

The existing site conditions include approximately 3 acres of developed footprint containing the remnants of an abandoned winery operation which is currently utilized by the American Armory Museum for displays of military equipment and artifacts and a caretaker residence. The balance of the property is vacant and temporarily used for events and vehicle demonstrations. There are no trees or creeks located on the parcel. The adjacent properties contain an existing tractor sales and service operation and agricultural lands in crop production.

Project Description

The American Armory Museum (AAM) is a nonprofit public benefit corporation with the specific purpose of operating a museum and carrying on other charitable and educational activities associated with such purpose. AAM intends to educate visitors about the United States military and Solano County's agricultural history through stationary displays of military and historical agricultural vehicles and equipment. The vehicles and equipment will be displayed inside the museum building as well as outdoors. Existing hay production will continue on the property.

Museum Attendance and Events

The American Armory Museum (AAM) will be open to the general public five days per week, from 10:00 AM until 4:00 PM Wednesday thru Sunday. AAM will also be available for rental as a venue for third parties to host private events. No alcoholic beverages will be served on the premises, either by AAM or by third parties renting the venue.

AAM proposes several types of events for the purpose of educating visitors about the United States military and Solano County's agricultural history. This will be accomplished through stationary displays of military and historical agricultural vehicles and equipment. The vehicles and equipment will be displayed inside the museum building as well as outdoors. The events will consist of three types:

1. AAM will hold up to six public events per year with up to 200 persons per event. Examples would include lunches or dinners featuring a speaker on military history or agricultural history topics, a Halloween themed event in October, etc.
2. AAM will also conduct one annual fundraising event with up to 600 attendees and which would include live vehicle and other demonstrations on the property. AAM staff would operate any vehicles utilized in such demonstrations.
3. Finally, AAM would allow up to six third party events per year, with an estimated attendance of 50 people at each and no live vehicle demonstrations.

AAM also proposes to offer vehicle rides to museum donors. Such rides would occur only on weekends by appointment.

Live demonstrations

The museum will demonstrate operations of track vehicles (tanks) on the western portion of the property by driving them around that field (west of the "event parking area") and over the existing small dirt hills there. The track vehicles will drive over 2 cars sitting next to each other. The cars will come from a sponsor, Pick-n-Pull in Fairfield. All fluids and Freon are removed by Pick-n-Pull before the museum receives the cars. Within three days of the event, the cars will be returned to Pick-n-Pull and all debris (if any) will be removed. The demonstrations will be conducted within a controlled environment. Spectators are separated from the driving area by a temporary, bright orange security fence that will be manned by museum representatives.

The live demonstrations will be part of the museum's annual fundraiser event. The goal of the annual fundraiser is to raise operating funds for the museum. The event will include guided tours of the indoor museum and the vehicles located on the property outside of the museum, and the scheduled, live demonstrations. The fundraiser event will occur once per year. Live demonstrations may also occur at up to six public events during the year hosted by AAM..

General Plan Consistency:

The 2008 General Plan designates this property as a Neighborhood Agricultural/Tourist Center, which:

Provides for areas supporting complementary agricultural and tourism commercial facilities that are compatible with surrounding agricultural uses. In addition, permitted uses should enhance the agricultural character of surrounding areas, develop brand recognition, and create a destination for tourists. Permitted uses include small hotels, restaurants, retail shops, and facilities for the sale of local produce. - pg. LU-21

The Suisun Valley is identified as a special study area. The general plan called for the development of zoning and development standards to carry out the policies identified for the Suisun Valley. The general plan discusses the need for agricultural tourist centers, to wit:

Agricultural Tourist Centers

There was significant agreement among the group that agricultural tourism would be critical to the future viability of agriculture in the valley. Participants requested that additional uses be allowed on lands designated for agriculture. Participants also agreed that the creation of small tourist-oriented centers within the valley would help attract tourists and provide additional opportunities to market local products.

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

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

Table LU-8, *Desired Uses in the Suisun Valley Special Study Area*, lists land uses contemplated for inclusion in the Agricultural/Tourist Centers. A museum is not a listed use identified in the table.

As a result, the project requires a zoning text amendment (ZT-17-02) to add Museum to the Agricultural Tourist Center-North Connector (A-TC-NC) District.

Suisun Valley Strategic Plan

As required by the general plan, the County undertook a Strategic Planning effort for the Suisun Valley which resulted in the adoption of the Strategic Plan and new zoning districts for the Suisun Valley. Through the strategic plan, the County adopted a vision statement for the Suisun Valley:

Suisun Valley is a unique farming region that supports profitable family farms and quality of life for all its residents. It is a destination for tourists seeking world class wine, identifiable Suisun Valley farm products and a beautiful agricultural landscape with no fallow land. The Suisun Valley appellation is so famous that it creates new markets and increases demand for Suisun Valley wine and other farm products outside of the region.

The strategic plan provided further guidance on the individual agricultural/tourist centers designated in the general plan. The North Connector site guidance is:

The North Connector site, located at the intersection of Abernathy Road and I-80, represents a key entry to Suisun Valley from both I-80 and the City of Fairfield. This ATC will be served by the new North Connector roadway. Many drivers will be passing this location on their way to or from work. Thus, it must be designed carefully to maintain the rural character of the Abernathy Road gateway.

Currently used for agricultural purposes, future commercial uses associated with this ATC will be limited to approximately 15 acres located between the North Connector roadway and the freeway. It is anticipated that there may be additional demand for future ATC acreage at this site, and future proponents are strongly encouraged to bring ideas forward in the future. No existing water or sewer lines are located in the vicinity. The North Connector roadway will include a new 30-inch water main for a portion of the roadway. It turns back toward the City of Fairfield over 2,500 feet to the west from the ATC. Another water main is located about 4,000 feet to the east. The closest sewer line is located about 2,000 feet to the southeast.

This site should serve as the marquee gateway to the Valley. Although uses such as service stations and farm equipment sales will be allowed, they must be designed and placed carefully so they do not block views of the agricultural lands beyond. Signage will be used to bring visitors into the Valley, but should also encourage them to explore further. A visitor's center that serves the region would be an ideal use.

Zoning Consistency:

The project site is located within the Agricultural Tourist Center - North Connector (A-TC-NC) District. Section 28.23 of the Solano County Code establishes permissible land uses for the Agricultural Tourist Center - North Connector (A-TC-NC) District. Table 28.23A lists the allowable uses and permitting requirements. Based on the project description, the property is being utilized and proposed for museum facility purposes. The land use is presently not permitted in the A-TC-NC Zoning District.

The applicant has filed a request to amend the District to add a museum use currently being conducted as well as library uses.

Ordinance Development Standards:

The proposed ordinance provides a definition of museum or library and would require such uses to comply with nine general development standards designed to reduce possible impacts to adjacent uses.

ANALYSIS:

AAM is proposing to operate a museum that hosts both indoor and outdoor events with the purpose of educating visitors about the United States military and Solano County's agricultural history through stationary displays of military and historical agricultural vehicles and equipment. The museum would serve as a tourist use since people would be attending the events with the museum serving as both a destination site and a stopover for other events.

Since both water and sewer is not available the potential uses envisioned in the Suisun Valley Strategic Plan will take time to be established. The museum would serve as a transitional use as it is a low intensity use since it does not need new buildings or other structures and can be moved when services are established and other uses identified in the strategic plan can locate there. It is envisioned that the use would operate for five years and that a second and final five (5) year extension may be granted if said request is received prior to the expiration date of January 22, 2023 and the use is found to be in full compliance with the terms and conditions of this permit at that time.

FINDINGS:

- 1. The establishment, maintenance, or operation of the proposed use is in conformity with the County General Plan with regard to traffic circulations, population densities and distribution, and other aspects of the General Plan.**

With the approval of the requested zone text amendment and the recommended conditions of approval, the proposed museum is consistent with the Solano County General Plan.

- 2. Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.**

The project is served by Suisun Parkway which is a public road that provides adequate transportation and circulation to and from the site. A grading and drainage plan will be prepared by the applicant and approved by the Public Works Division prior to any construction.

- 3. The subject use will not, under the circumstances of the particular case, constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in or passing through the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.**

Compliance with the conditions of approval will ensure that the use will not constitute a nuisance or be detrimental to the health, safety, morals, comfort or general welfare of persons residing or working in the neighborhood.

RECOMMENDED CONDITIONS OF APPROVAL:

Administration:

1. The proposed use shall be established in accord with the application and site plan for Use Permit (U-17-06) and as approved by the Planning Commission.
2. The Permittee shall take such measures as may be necessary or as may be required by the County to prevent offensive noise, lighting, dust or other impacts, which constitute a hazard or nuisance to surrounding properties.

Vehicles and equipment shall be arranged as indicated on the site plan and the property shall be left in an orderly and clean manner.

3. The operating hours for outdoor museum events shall be from the hours of 10:00 am to 4:00 pm. Live demonstrations shall occur only at the annual fundraiser and a second special event. All operations comply with State and Federal guidelines to ensure the safety of the public.
4. A reclamation plan to reclaim disturbed lands caused by vehicle demonstrations on the portion of the property labeled "Live Demonstration Area" shall be submitted to and approved by the Department of Resource Management prior to commencement of live demonstrations.
5. The Permittee shall post a surety bond or other financial assurance mechanism acceptable to the County in the amount of \$20,000 and made payable to the County to guarantee completion of the reclamation plan including revegetation, erosion control measures and removal of abandoned equipment.

Public Works

6. The Permittee shall apply for, secure and comply with the conditions of a grading permit from Solano County Public Works for any proposed grading on the property, including, but not limited to, grading and placement of material for the driveway and parking lot.
7. The Permittee shall apply for, obtain and comply with the conditions of an encroachment permit from Solano County Public Works for the existing driveway access from Suisun Parkway. The access must be maintained in such a manner as to prevent soil, rocks and debris from tracking onto Suisun Parkway.

Building Division

8. A change of occupancy from storage (U) to an assembly occupancy (A) is required for the proposed American Armory Museum. Drawings need to be prepared by a licensed architect or engineer and include the following:
 - Code Analysis for occupant load, allowable area, fixture count, etc.
 - Accessible parking
 - Accessible path or travel to building and restrooms
 - Accessible restrooms with adequate quantity of fixtures for the number of building occupants
 - Mezzanine must be accessible (i.e., elevator) and be able to support live loads (structural design and calculations)
 - Fire sprinklers will be required if the building is more than 3000 square feet in area
 - Adequate exits and exit signage
 - Additional accessible features per 2016 CBC chapter 11B

Fire

9. Plans submitted for building permit must meet all requirements of the Uniform Building and Fire Codes. Occupancies will be determined by the County Building Official for restrictions.
10. Buildings will require protection by an automatic fire sprinkler system. System plans must be submitted to the Suisun Fire Protection District for permit, plan review and field inspections. This requirement will be determined on the submitted building permit plans.
11. Other Fire Protection Systems and Alarms may be required pending occupancy use as submitted on building plans.

12. Public events on-site may have special requirements, these may include permits for tents, heating devices and pyrotechnic displays.
13. Access Road and building approach must meet County and Fire Code Standards.
14. Occupant load and exits will be determined upon submission of plans for building permit.
15. The access road must meet all Solano County requirements for use as a commercial driveway. This may include adequate turning radius or approved turnarounds capable of supporting fire apparatus.
16. Any gate entrances shall be at least 16 ft. wide. If gate is locked, it will be required to be provided with approved fire department access devise.
17. Any onsite storage of flammable and combustible liquids will require a fire permit.

Environmental Health

18. The facility will have a leachfield reserve area designated and provide calculations based upon Solano County Code Ch. 6.4-87, Table 4: Projected Daily Waste Flow to show that the existing leachfield will support any additional flows. The maximum wastewater flows shall calculate the existing one-bedroom residence at 150 gallons/bedroom/day, 20 gallons/day/employee, and 5 gallons/day/visitor.
19. The facility shall expand the septic system under permit if its anticipated daily wastewater flows exceed the existing capacity of the system. Please contact the Technical Program at (707) 784-6765 for more information.
20. The facility shall notify the Solano Irrigation District (SID) and state if the SID supplied water will be used for landscape irrigation or agricultural irrigation.
21. If the facility serves 25 or more persons per day for 60 days or more during a year, it shall obtain a permit to operate a Public Water System (PWS) from the California Regional Water Quality Control Board, Division of Drinking Water. This number includes visitors, employees, and guests; be advised that the system will need to be designed for the maximum daily demand. More information regarding permits for Public Water Systems can be obtained by contacting the regional engineer: Marco Pacheco, Division of Drinking Water (510) 620-3474
22. The facility shall obtain a permit to operate a food facility and all special events shall obtain temporary event permits from the Consumer Protection Program prior to any food preparation or food service on site. A grease interceptor will be added to the existing septic system if food preparation is performed on site. Please contact the Consumer Protection Program at (707) 784-6765 for more information
23. The facility shall create and submit a Hazardous Materials Business Plan (HMBP) to the California Environmental Reporting System (CERS) within 30 days of exceeding any of the threshold hazardous materials quantities. Please contact the Hazardous Materials Program at (707) 784-6765 for more information.
24. **Air Quality Mitigation Measures 2.3a.: Require Implementation of Measures to Reduce Construction-Related Exhaust Emissions.** The applicant, as a condition of project approval, shall be required to implement the following measures to further reduce exhaust emissions from construction-related equipment:
 - Commercial electric power shall be provided to the project site in adequate capacity to avoid or minimize the use of portable gas-powered electric generators and equipment.

- Where feasible, equipment requiring the use of fossil fuels (e.g., diesel) shall be replaced or substituted with electrically driven equivalents (provided that they are not run via a portable generator set).
- To the extent feasible, alternative fuels and emission controls shall be used to further reduce NO_x and PM₁₀ exhaust emissions.
- On-site equipment shall not be left idling when not in use.
- The hours of operation of heavy-duty equipment and/or the amount of equipment in use at any one time shall be limited.
- Construction shall be curtailed during periods of high ambient pollutant concentrations; this may involve ceasing construction activity during the peak hour of vehicular traffic on adjacent roadways or on Spare the Air Days.
- Staging areas for heavy-duty construction equipment shall be located as far as possible from sensitive receptors.
- Before construction contracts are issued, the project applicants shall perform a review of new technology, in consultation with BAAQMD, as it relates to heavy-duty equipment, to determine what (if any) advances in emissions reductions are available for use and are economically feasible. Construction contract and bid specifications shall require contractors to utilize the available and economically feasible technology on an established percentage of the equipment fleet. It is anticipated that in the near future, both NO_x and PM₁₀ control equipment will be available.

25. Air Quality Mitigation Measures 2.3.b. Require Implementation of Measures to Reduce Fugitive PM₁₀ Dust Emissions. The applicant, as a condition of project approval, to implement the following enhanced and additional control measures recommended by BAAQMD and YSAQMD to further reduce fugitive PM₁₀ dust emissions:

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

The area subject to excavation, grading, and other construction activity at any one time shall be limited, as necessary.

26. Signage must conform to Chapter 28.96, Signs.
27. Cancellation of the Land Conservation Contract number 401 must take place prior to commencement of special events.
28. A parking and event management plan shall be submitted and approved by the Department of Resource Management prior to hosting events.

29. The subject use permit shall be in effect for a five (5) year period with a provision that a second and final five (5) year extension may be granted if said request is received prior to the expiration date of January 22, 2023 and the use is found to be in full compliance with the terms and conditions of this permit at that time.

ATTACHMENTS:

A - Draft Resolution; B - Site Plan/Elevation; C - Environmental Document; D - Comments and Letters; E - Aerial Map

SOLANO COUNTY PLANNING COMMISSION

RESOLUTION NO. XX

WHEREAS, the Solano County Planning Commission has considered Zone Text Amendment No. ZT-17-02 and Use Permit Application No. U-17-06 of **Rowland Family Properties (American Armory Museum)** to consider an ordinance amending Chapter 28 of the Solano County Code relating to museums and providing for such use in the ATC-NC zoning district and to establish and operate a military vehicle, equipment, and armament museum as well as outdoor events at 4144 Abernathy Road, north of the City of Fairfield within the Agricultural Tourist Center - North Connector "ATC-NC" Zoning District, APN's: 0027-510-180 and 170, and;

WHEREAS, the Commission 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 December 20, 2018, and;

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

1. The establishment, maintenance, or operation of the proposed use is in conformity with the County General Plan with regard to traffic circulations, population densities and distribution, and other aspects of the General Plan.

With the approval of the requested zone text amendment and the recommended conditions of approval, the proposed museum is consistent with the Solano County General Plan.

2. Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.

The project is served by Suisun Parkway which is a public road that provides adequate transportation and circulation to and from the site. A grading and drainage plan will be prepared by the applicant and approved by the Public Works Division prior to any construction.

3. The subject use will not, under the circumstances of the particular case, constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in or passing through the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

Compliance with the conditions of approval will ensure that the use will not constitute a nuisance or be detrimental to the health, safety, morals, comfort or general welfare of persons residing or working in the neighborhood.

BE IT, THEREFORE, RESOLVED, that the Planning Commission of the County of Solano does hereby adopt the Ordinance, Zone Text Amendment No. ZT-17-02, amending Chapter 28 of the Solano County Code relating to museums and providing for such use in the ATC-NC zoning district and approves Use Permit Application No. U-17-06 to establish and operate a Solano County agricultural history and military vehicle, equipment, and armament museum with outdoor events at 4144 Abernathy Road, subject to the following recommended conditions of approval:

Administration

1. The proposed use shall be established in accord with the application and site plan for Use Permit (U-17-06) and as approved by the Planning Commission.
2. The Permittee shall take such measures as may be necessary or as may be required by the County to prevent offensive noise, lighting, dust or other impacts, which constitute a hazard or nuisance to surrounding properties. Vehicles and equipment shall be arranged as indicated on the site plan and the property shall be left in an orderly and clean manner.
3. The operating hours for outdoor museum events shall be from the hours of 10:00 am to 4:00 pm. Live demonstrations shall occur only at the annual fundraiser and a second special event. All operations comply with State and Federal guidelines to ensure the safety of the public.
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- 28. A parking and event management plan shall be submitted and approved by the Department of Resource Management prior to hosting events.
- 29. The subject use permit shall be in effect for a five (5) year period with a provision that a second and final five (5) year extension may be granted if said request is received prior to the expiration date of January 22, 2023 and the use is found to be in full compliance with the terms and conditions of this permit at that time.

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Planning Commission on December 20, 2018 by the following vote:

AYES:	Commissioners	_____

NOES:	Commissioners	_____
EXCUSED:	Commissioners	_____

By: _____
Bill Emlen, Secretary



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Paul D. Friend
Architect

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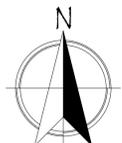
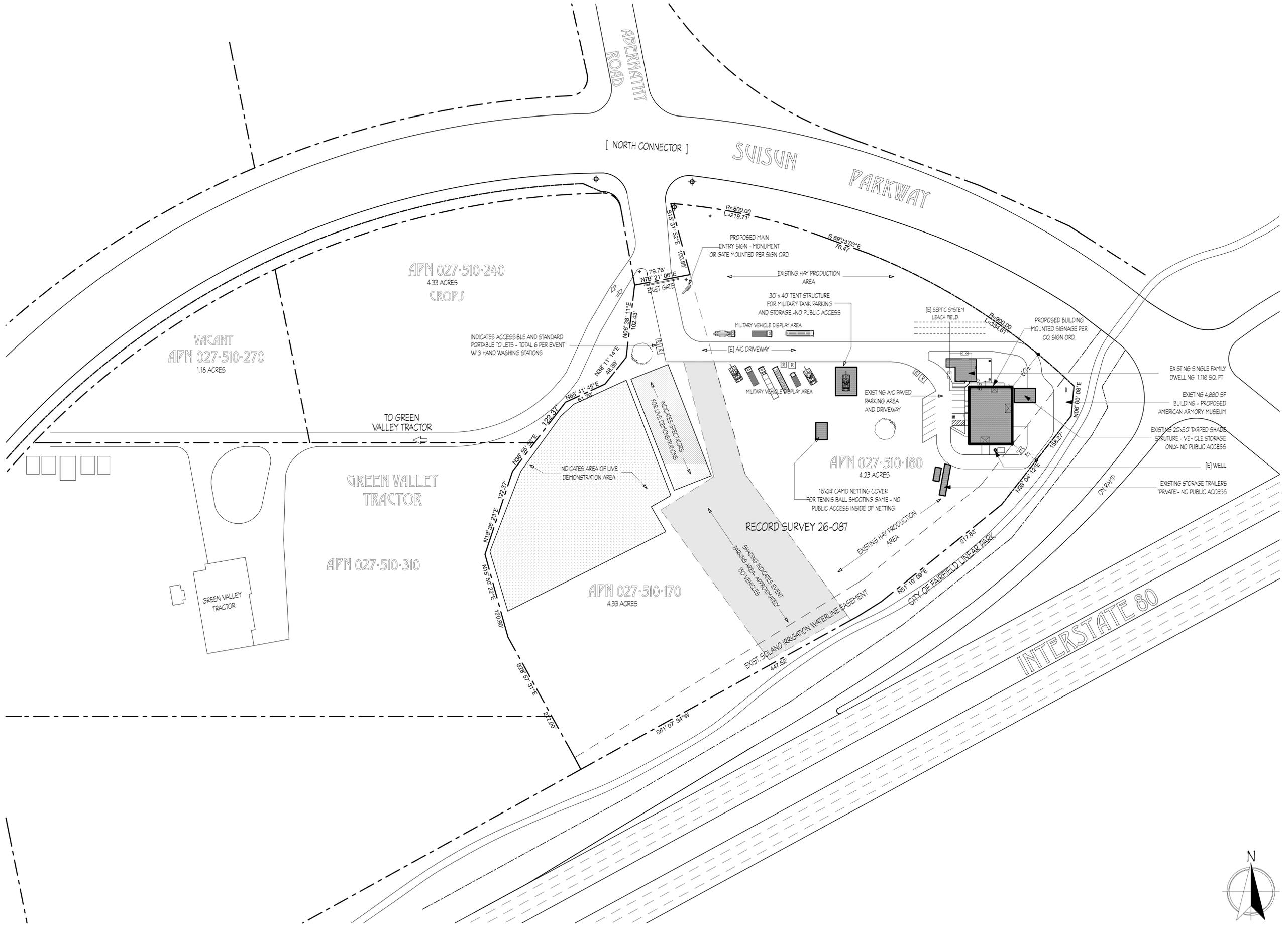
Revisions

ARMORY MUSEUM
4144 Abernathy Road, Fairfield, Calif. 94534



Use Permit Site Plan
Scale: As Noted
April 2017

Sheet Number
S-1.1
Sheet 1 of 2
Print Date: 8/31/17





NORTH ELEVATION

Scale: 1/4" = 1'-0"



MONUMENT SIGN

Scale: 1/2" = 1'-0"



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Designs, Inc.

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Revisions

ARMORY MUSEUM
4144 Abernathy Road, Fairfield, Calif. 94534



Signage Concept

Scale: As Noted
April 2017

Sheet Number
1.2

American Armory Museum

ZT-17-02 and U-17-06

**Initial Study and
Mitigated Negative Declaration**

November 2, 2018

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

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**DEPARTMENT OF RESOURCE MANAGEMENT
PART II OF INITIAL STUDY OF ENVIRONMENTAL IMPACTS**

Introduction

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

Project Title:	American Armory Museum
Application Number:	ZT-17-02 and U-17-06
Project Location:	4144 Abernathy Road Fairfield, CA 94533
Assessor Parcel No.(s):	0027-510-170 and 0027-510-180
Project Sponsor's Name and Address:	Rowland Family Properties, LP Attn: Mark Leonard One Jelly Belly Lane, Fairfield, Ca 94533

General Information

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

- Please review this Initial Study. You may order additional copies of this document from the Solano County Department of Resource Management Planning Services Division at 675 Texas Street, Fairfield, CA, 94533.
- We welcome your comments. If you have any comments regarding the proposed project please send your written comments to this Department by the deadline listed below.
- Submit comments via postal mail to:
Department of Resource Management
Planning Services Division
Attn: Michael Yankovich
675 Texas Street
Fairfield, CA 94533
- Submit comments via fax to: (707) 784-4805
- Submit comments via email to: myankovich@solanocounty.com
- Submit comments by the deadline of: December 19, 2018

Next Steps

After comments are received from the public and any reviewing agencies, the Department may recommend that the environmental review is adequate and that a Negative Declaration be adopted or that the environmental review is not adequate and that further environmental review is required.

ENVIRONMENTAL DETERMINATION

On the basis of this initial study:

- The Department of Resource Management finds the proposed project could not have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- The Department of Resource Management finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the project proponent has agreed to revise the project to avoid any significant effect. A MITIGATED NEGATIVE DECLARATION will be prepared.
- The Department of Resource Management finds the proposed project could have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT (EIR) is required.
- The Department of Resource Management finds 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.
- The Department of Resource Management finds that although the proposed project could have a significant effect on the environment, no further environmental analysis is required because all potentially significant effects have been (1) adequately analyzed in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (2) avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are included in the project, and further analysis is not required.

Date

Michael Yankovich

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

Rowland Family Properties, LP

1.0 ENVIRONMENTAL SETTING and PROJECT DESCRIPTION

1.1 ENVIRONMENTAL SETTING:

The project occupies 8.6 acres located within the Suisun Valley at the intersection of Suisun Valley Parkway and Abernathy Road. The site is bounded by Interstate 80 on the south, Suisun Valley Parkway on the east and north and private lands to the west which contain a tractor sales and service business.

The subject site is one legal lot comprised of two Assessor's Parcels; APN's 0027-510-170 and 0027-510-180. A Williamson Act contract covers Assessor Parcel 0027-5610-180.

The existing site conditions include approximately 3 acres of developed footprint containing the remnants of an abandoned winery operation which is currently utilized by the American Armory Museum for displays of military equipment and artifacts, and a caretaker residence. The balance of the property is vacant and temporarily used for events and vehicle demonstrations. There are no trees or creeks located on the parcel. The adjacent properties contain an existing tractor sales and service operation and agricultural lands in crop production.

1.2 PROJECT DESCRIPTION:

Project Purpose and Objectives

The American Armory Museum (AAM) is a nonprofit public benefit corporation with the specific purpose of operating a museum and carrying on other charitable and educational activities associated with such purpose.

AAM intends to educate visitors about the United States military and Solano County's agricultural history through stationary displays of military and historical agricultural vehicles and equipment. The vehicles and equipment will be displayed inside the museum building as well as outdoors. AAM proposes to erect temporary tents to protect the equipment displayed outdoors from the elements.

Project Data

The project consists of the following proposed transitional land uses, as shown in Table 1 and on Figure 3:

APN Number	Acres	Proposed Uses	Existing Uses
0027-510-180	4.3	Museum Complex	Primary dwelling, Barn and former winery being utilized as Armory Museum
0027-510-170	4.3	Event parking, live vehicle demonstrations	Undeveloped fallow lands being utilized for events and vehicle demonstrations
Total	8.6		

Museum Attendance and Events

AAM operates five days per week, open to the general public from 10:00 AM until 4:00 PM Wednesday thru Sunday. AAM is also available for hosting private parties. No alcoholic beverages will be served on the premises, unless provided by an outside caterer for a private event. AAM intends to limit occupancy of the museum building to no more than 40 visitors at any one time. AAM would like to hold up to six public events per year with up to 200 persons per event which may include live vehicle demonstrations. Examples would include lunches or dinners featuring a speaker on military history or agricultural history topics, a Halloween themed event in October, etc. AAM will also conduct one annual fundraising event with up to 600 attendees and which would include live vehicle and other demonstrations on the property. AAM staff would operate any vehicles utilized in such demonstrations. Finally, AAM anticipates up to six third party events per year, with an estimated attendance of 50 people at each and no live vehicle demonstrations.

AAM also proposes to offer vehicle rides to museum donors. Such rides would occur only by appointment.

Live demonstrations

The museum will demonstrate operations of track vehicles (tanks) on the western portion of the property by driving them around that field (west of the "event parking area") and over the existing small dirt hills there. The track vehicles will drive over 2 cars sitting next to each other. The cars will come from a sponsor, Pick-n-Pull in Fairfield. All fluids and Freon are removed by Pick-n-Pull before the museum receives the cars. Within three days of the event, the cars will be returned to Pick-n-Pull and all debris (if any) will be removed. The demonstrations will be conducted within a controlled environment. Spectators are separated from the driving area by a temporary, bright orange security fence that will be manned by museum representatives.

The live demonstrations will be part of the museum's annual fundraiser event. The goal of the annual fundraiser is to raise operating funds for the museum. The event will include guided tours of the indoor museum and the vehicles located on the property outside of the museum, and the scheduled, live demonstrations. The fundraiser event will occur once per year.

Proposed Project

Museum

Primary project components indicated on the site plan are as follows:

1. Existing Septic Leach Field to Remain
2. Hay Production Area
3. Asphalt Parking area (existing) for 11 vehicles with one handicap space
4. Existing asphalt driveway to residence and museum building
5. American Armory Museum Building (existing U Occupancy building)
6. Existing 1,116 sq. ft. residence
7. A 600 sq. ft. tarped vehicle shade structure

8. Two metal storage containers
9. One camo-netting covered Tennis Ball shooting game
10. 30x40 tent for military vehicle display
11. 30 x 40 tent for agricultural vehicle display
12. An agricultural vehicles and implements display area
13. A military vehicle and implements display area
14. One 500 gallon diesel fuel storage tank
15. Existing water well and pump to be utilized
16. Live demonstration area
17. Spectator Area
18. Fencing between live demonstration area and public area
19. Event parking area for 166 vehicles
20. Entry Signs
21. Building mounted signage on the Museum building

Infrastructure

Stormwater

The existing improvements on the subject parcels have approximately 44,000 square feet of impervious area which will remain in conjunction with the project. The proposed project will not result in an increase in total impervious area. A grading and drainage plan, along with an encroachment permit for the existing driveway, will be required.

Traffic and Circulation

The intersection of Suisun Valley Parkway and Abernathy Road is a signalized intersection which provides access to the project site and its neighbor. There is a security gate at the entrance into the Armory Museum site. Private driveways provide on-site circulation within the AAM complex.

Potable Water Supply

The AAM generates enough visitor traffic to require establishing, operating, and maintaining a Public Water System pursuant to Health and Safety Code § 116275 upon further development of the various land uses on-site.

Fire Protection

Upon development, each structure and permitted land use will be evaluated for fire protection by the Suisun Fire Protection District and the County Department of Resource Management through the building permit process. An on-site fire protection system shall be designed, installed, and maintained by the permittee, including provision for the adequate storage of water for fire suppression purposes.

Irrigation Water

Irrigation water is supplied by an on-site well.

Wastewater

Sanitary sewage will be collected from restrooms and other areas within the facility and conveyed to a central collection point, then disposed of in a subsurface drip system to be located on the parcel. Percolation testing in this area has been performed in conjunction with Solano County staff. Portable toilets

Access

The project site has frontage along Suisun Valley Parkway with access by means of a controlled intersection with the southerly extension of Abernathy Road. The access serves both the AAM and other adjacent properties.

REQUIRED PERMITS

Land Use Permits

- Zoning Text Amendment to add a new land use for museums and cultural centers
- Use Permit for the specific project configuration

Building Permits

- Building permit for the change of occupancy for various existing buildings and structures
- Building permits for new buildings and structures

Public Works Permits

- Grading and Drainage Permit

Environmental Health Permits

- Septic Permit – A leachfield reserve area must be designated.
- Well Permit – A Public Water System permit from the California Regional Water Quality Control Board, Division of Drinking water shall be obtained if the facility services 25 or more persons for 60 or more days of of the year.
- Food Facility Permit
- Public Event Permits

State Permits

- Public Water System

Figure 1: Vicinity Map



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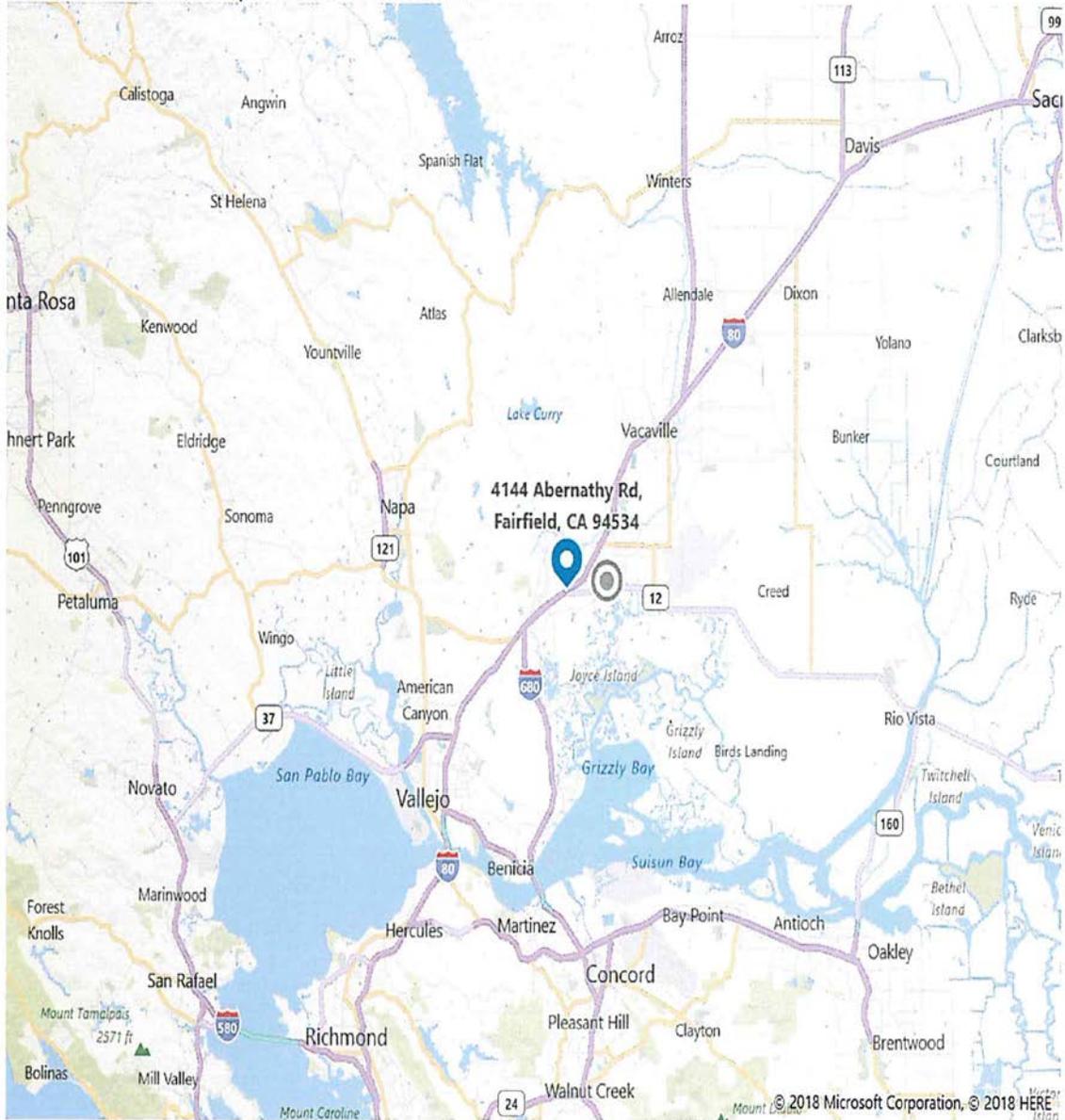


Figure 2: Aerial Photo



1.2.1 ADDITIONAL DATA:

NRCS Soil Classification:	Class III & IV
Agricultural Preserve Status/Contract No.:	Contract 401
Non-renewal Filed (date):	August 16, 2011
Airport Land Use Referral Area:	N/A
Alquist Priolo Special Study Zone:	N/A
Primary or Secondary Management Area of the Suisun Marsh:	N/A
Primary or Secondary Zone identified in the Delta Protection Act of 1992:	N/A
Other:	None

1.2.2 Surrounding General Plan, Zoning and Land Uses

	General Plan	Zoning	Land Use
Property	Agriculture	Agriculture A-SV-20	Structures/Ag
North	Agriculture	Agriculture A-SV-20	Grazing
South	City of Fairfield Highway Commercial	I-80 and City of Fairfield	I-80
East	Agriculture	Agriculture A-SV-20	Grazing
West	Agriculture	Agriculture Tourist Center	Green Valley Tractor

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

1.3.1 General Plan

The project is located within an area designated Agriculture by the Solano County General Plan Land Use Diagram. Specifically, the property is located in the southeastern part of the Suisun Valley within an Agriculture Tourist Center which is described as small tourist-oriented center to attract tourists and provide additional opportunities to market local products.

1.3.2 Zoning

The project site is located within the Suisun Valley Agriculture Tourist Center Zoning District. Section 28.23 of the County Zoning Regulations allows for the development of agricultural tourism that foster small tourist-oriented centers within the Valley, help attract tourists, and provide additional opportunities to market local products.

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

- a. Solano County Public Works - Engineering
- b. Solano County Building and Safety Division
- c. Solano County Environmental Health Division
- d. Solano County Board of Supervisors
- e. Solano County Planning Commission

1.41 Agencies that May Have Jurisdiction over the Project

- a. San Francisco Regional Water Quality Control Board
- b. Bay Area Air Quality Management District
- c. Suisun Fire Protection District
- d. Solano Irrigation District
- e. City of Fairfield
- f. California Department of Conservation
- g. California Department of Public Health, Drinking Water Field Operations Branch
- h. California Department of Transportation
- i. California Department of Fish & Wildlife
- j. Airport Land Use Commission - Solano County

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

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

Findings of SIGNIFICANT IMPACT

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

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

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

- | | |
|---|--|
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Utilities & Service Systems |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Agricultural 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 considered to be less than significant. A detailed discussion of the potential adverse effects on environmental resources is provided below:

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

Findings of NO IMPACT

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

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

2.1 Aesthetics

Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock out-croppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The existing site conditions include approximately three acres of developed footprint containing the remnants of an abandoned winery operation which is currently utilized by the American Armory Museum for displays of military equipment and artifacts, and a caretaker residence. The balance of the property is vacant and temporarily used for events and vehicle demonstrations. There are no trees or creeks located on the parcel. The adjacent properties contain an existing tractor sales and service operation and agricultural lands in crop production.

Impacts Discussion

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

The General Plan identifies oak woodlands, marsh, delta, and wetland areas as scenic resources within the County. The subject property and surrounding land, is void of scenic resources, including oak trees, rock out-croppings, or historic buildings. The Scenic Roadways map, Figure RS-5 of the General Plan, identifies Interstate 80 as the scenic roadway closest to the project. **No Impact.**

b. Substantially damage scenic resources, including, but not limited to, trees, rock out-croppings, and historic buildings within a state scenic highway?

There are no scenic resources within the development footprint of the project. **No Impact.**

c. Substantially degrade the existing visual character or quality of the site and its surroundings?

The existing site conditions include approximately 3 acres of developed footprint containing the remnants of an abandoned winery operation which is currently utilized by the American Armory Museum for displays of military equipment and artifacts, and a caretaker residence. The balance

of the property is vacant and temporarily used for events and vehicle demonstrations. There are no trees or creeks located on the parcel. The adjacent properties contain an existing tractor sales and service operation and agricultural lands in crop production. **Less Than Significant Impact.**

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

The facility would operate during typical daylight hours and implement equipment safety lighting as needed. **Less Than Significant Impact.**

e. *Increase the amount of shading on public open space (e.g. parks, plazas, and/or school yards)?*

The City of Fairfield Linear Park traverses the southern portion of the property in an east to west direction. No increase in shading is anticipated. **No Impact.**

2.2 Agricultural Resources

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

Environmental Setting

The proposed project will not convert any active agriculture that is currently being conducted on the property to non-agricultural use. The subject is identified as Urban and Built-up land on the latest California Department of Conservation’s Solano County Important Farmland map. One assessor parcel is under a Williamson Act contract and a nonrenewal notice was filed on August 16, 2011. The property is developed with an accessory structure and one-bedroom residence and the project would expand the existing footprint. The project would not convert active farmland to a non-agriculture use and with the measure requiring a reclamation plan would have a **less than significant impact** on Agricultural Resources.

Impacts Discussion

- a. *Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*

The property does not contain any lands shown as is shown as *Prime Farmland, Unique Farmland, or Farmland of Statewide Importance* pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. **No Impact.**

- b. *Conflict with existing zoning for agricultural use, or a Williamson Act contract?*

The development is permitted under Agriculture Zoning District. One assessor parcel is under a Williamson Act contract and a nonrenewal notice was filed on August 16, 2011. **Less Than Significant Impact.**

- c. *Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?*

The proposed development will not result in conversion of farmland. **No Impact.**

Avoidance, Minimization Measures and/or Mitigation Measures

The General Plan EIR includes mitigation measures for discretionary permit review, including those for Agricultural resources:

Mitigation Measure 2.2(c): The permittee shall file a Reclamation Plan as a part of the building permit development approval with financial assurance that the lands will be reclaimed to its present condition.

2.3 Air Quality

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

Environmental Setting

The project is located within an unincorporated, rural area of Solano County. The site is located in the San Francisco Bay Area Air Basin (SFBAAB), which also comprises all of Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, and Santa Clara Counties and the southern portion of Sonoma County. Western Solano County is currently designated as a nonattainment area for the federal and state ozone (8-hour) and PM_{2.5} (24-hour) standards (ARB 2009, EPA 2009). In addition, western Solano County is currently designated as a nonattainment area for the state ozone (1-hour) and the state PM₁₀ (24-hour) standards. Solano County is unclassified for the federal PM₁₀ standard (ARB 2009).

Concentrations of ozone, carbon monoxide (CO), nitrogen dioxide (NO₂), sulfur dioxide (SO₂), respirable and fine particulate matter (PM₁₀ and PM_{2.5}), and lead are used as indicators of ambient air quality conditions. Because these are the most prevalent air pollutants known to be deleterious to human health, and because there is extensive documentation available on health-effects criteria for these pollutants, they are commonly referred to as “criteria air pollutants.” Sensitive receptors within the vicinity of the proposed project include nearby single-family residential dwellings to the east of the area and Green Valley Tractor to the west.

The ambient concentrations of air pollutant emissions are determined by the amount of emissions released by sources and the atmosphere’s ability to transport and dilute such emissions. Natural factors that affect transport and dilution include terrain, wind, atmospheric stability, and sunlight. Therefore, existing air quality conditions in the area are determined by such natural factors as topography, meteorology, and climate, in addition to the amount of emissions released by existing air pollutant sources. These pollutant sources were discussed within the General Plan EIR, starting on page 4.2-1.

The General Plan EIR found that future development under the General Plan in Solano County would generate emissions of criteria air pollutants (fine particulate matter with an aerodynamic resistance diameter of 10 micrometers or less [PM₁₀]) and ozone precursors, both of which affect regional air quality. The General Plan EIR found that even with Mitigation Measure 4.2-2a (Coordinate with Air Districts on Assumptions from Air Quality Plan Updates) and the various General Plan goals, policies, and programs intended to minimize air quality impacts, implementation of the General Plan would still result in operational emissions in excess of significance thresholds and assumptions used by the Bay Area Air Quality Management District (BAAQMD) for applicable clean air plans and attainment planning efforts. Therefore, the General Plan EIR found that build out of the General Plan would conflict with current air quality planning efforts.

The General Plan EIR also found that future development in Solano County would generate emissions of criteria air pollutants (PM₁₀) and ozone precursors, both of which affect regional air quality. The anticipated population and development with implementation of the General Plan would lead to operational (mobile-source and area-source) emissions that exceed BAAQMD’s significance thresholds. Implementation of General Plan EIR Mitigation Measure 4.2-3a, the adopted General Plan policies and implementation programs, and existing regulations would reduce operational emissions of reactive organic gases (ROG), oxides of nitrogen (NO_x), and PM₁₀, but not to a less-than-significant level.

Construction-related emissions of criteria air pollutants and precursors would still exceed significance thresholds; for this reason, and because of the large amount of development anticipated in Solano County, such emissions would violate or contribute substantially to an existing or projected air quality violation, and/or expose sensitive receptors to substantial pollutant concentrations. As stated on page 4.2-25 of the General Plan EIR, implementation of Mitigation Measures 4.2-1a(1) and 4.2-1a(2) would reduce short-term, construction-related emissions, but not below the applicable level of significance.

The General Plan EIR found that future urban development pursuant to the General Plan would contribute considerably to nonattainment conditions in Solano County by adding vehicle trips, accommodating construction, and through other means, resulting in a significant cumulative impact. Odors are generally regarded as an annoyance rather than a health hazard. However, manifestations of a person's reaction to foul odors can range from psychological (e.g., irritation, anger, or anxiety) to physiological (e.g., circulatory and respiratory effects, nausea, vomiting, and headache). The screening-level distance identified by BAAQMD for major sources of odors is 1 mile from sensitive receptors (2 miles for petroleum refineries). Minor sources of odors, such as exhaust from mobile sources, garbage collection areas, and charbroilers associated with commercial uses, are not typically associated with numerous odor complaints, but are known to have some temporary, less concentrated odorous emissions. These sources of odors were discussed on page 4.2-37 of the General Plan EIR.

Impacts Discussion

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

The proposed project is consistent with the development assumptions evaluated in the General Plan EIR. Because the proposed project is consistent with the General Plan, it is not anticipated to exceed the impacts analyzed within the General Plan EIR. The Proposed project's incremental contribution to regional nonattainment conditions as documented in the General Plan EIR is not an impact peculiar to the project within the meaning of State CEQA Guidelines Section 15183. Rather, the General Plan EIR, and the related findings adopted by the Solano County Board of Supervisors, identified air quality impacts as significant and unavoidable. To the extent that the proposed project contributes incrementally to those impacts, Section 15183 permits the County to conclude that such impacts have been adequately discussed and disclosed in the General Plan EIR on pages 4.2-26 to 4.2-28. **Less Than Significant With Mitigation. See Mitigation Measures.**

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

The proposed project is consistent with the development assumptions evaluated in the General Plan EIR. The General Plan EIR found that build out of the General Plan would contribute to violations of air quality standards. However, the project's incremental contribution to air quality violations is not an impact peculiar to the project within the meaning of State CEQA Guidelines Section 15183. Rather, the General Plan EIR, and the related findings adopted by the Solano County Board of Supervisors, identified this impact to air quality as significant and unavoidable. To the extent that the proposed project contributes incrementally to those impacts, Section 15183 permits the County to conclude that such impacts have been adequately discussed and disclosed in the General Plan EIR on pages 4.2-21 to 4.2-32. **Less Than Significant With Mitigation. See Mitigation Measures.**

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

The proposed project is consistent with the development assumptions evaluated in the General Plan EIR. The project's incremental contribution to nonattainment conditions is not an impact peculiar to the project within the meaning of State CEQA Guidelines Section 15183. Rather, the General Plan EIR, and the related findings adopted by the Solano County Board of Supervisors, identified cumulative air quality impacts as significant and unavoidable. To the extent that the proposed project contributes incrementally to those impacts, Section 15183 permits the County to conclude that such impacts have been adequately discussed and disclosed in the General Plan EIR on pages 4.2-26 to 4.2-28. **Less Than Significant With Mitigation. See Mitigation Measures.**

d) Expose sensitive receptors to substantial pollutant concentrations?

Criteria Air Pollutants and Precursor Emissions

The General Plan EIR found that build out of the General Plan would expose sensitive receptors to substantial pollutant concentrations. However, the project does not propose the siting of new sensitive receptors (e.g., residences), and the project's incremental contribution to this impact is not an impact peculiar to the project within the meaning of State CEQA Guidelines Section 15183. Rather, the General Plan EIR, and the related findings adopted by the Solano County Board of Supervisors, identified air quality impacts as significant and unavoidable. To the extent that the proposed project contributes incrementally to this impact, Section 15183 permits the County to conclude that such impacts have been adequately discussed and disclosed in the General Plan EIR on pages 4.2-29 to 4.2-31. **Less Than Significant With Mitigation. See Mitigation Measures.**

e) Create objectionable odors affecting a substantial number of people?

The project does not propose the siting of any major odor source or siting of sensitive receptors within screening level distances from an existing major odor source (e.g., landfill, wastewater treatment plant, dairy). The construction of the proposed project would result in diesel exhaust emissions from onsite diesel equipment. The diesel exhaust emissions would be intermittent and temporary and would dissipate rapidly from the source with an increase in distance. Thus, the construction and operation of the proposed project are not anticipated to result in the creation of objectionable odors affecting a substantial number of people, and this impact would be **Less Than Significant.**

Avoidance, Minimization Measures and/or Mitigation Measures

Mitigation Measures

Mitigation Measures 2.3(a): Require Implementation of Measures to Reduce Construction-Related Exhaust Emissions. The applicant, as a condition of project approval, shall be required to implement the following measures to further reduce exhaust emissions from construction-related equipment:

- Commercial electric power shall be provided to the project site in adequate capacity to avoid or minimize the use of portable gas-powered electric generators and equipment.
- Where feasible, equipment requiring the use of fossil fuels (e.g., diesel) shall be replaced or substituted with electrically driven equivalents (provided that they are not run via a portable generator set).
- To the extent feasible, alternative fuels and emission controls shall be used to further reduce NO_x and PM₁₀ exhaust emissions.

- On-site equipment shall not be left idling when not in use.
- The hours of operation of heavy-duty equipment and/or the amount of equipment in use at any one time shall be limited.
- Construction shall be curtailed during periods of high ambient pollutant concentrations; this may involve ceasing construction activity during the peak hour of vehicular traffic on adjacent roadways or on Spare the Air Days.
- Staging areas for heavy-duty construction equipment shall be located as far as possible from sensitive receptors.
- Before construction contracts are issued, the project applicants shall perform a review of new technology, in consultation with BAAQMD, as it relates to heavy-duty equipment, to determine what (if any) advances in emissions reductions are available for use and are economically feasible. Construction contract and bid specifications shall require contractors to utilize the available and economically feasible technology on an established percentage of the equipment fleet. It is anticipated that in the near future, both NO_x and PM₁₀ control equipment will be available.

Mitigation Measures 2.3.b. Require Implementation of Measures to Reduce Fugitive PM₁₀ Dust Emissions. The applicant, as a condition of project approval, to implement the following enhanced and additional control measures recommended by BAAQMD and YSAQMD to further reduce fugitive PM₁₀ dust emissions:

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

2.4 Biological Resources

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

Environmental Setting

The project site is partially developed with the American Armory Museum` facility; however the property has been utilized as a winery in the past. The parcel appears to have been historically graded to facilitate construction and stormwater drainage. Habitable and non-habitable structures are present.

The study area primarily supports non-native annual grasslands and contains no trees, shrubs, or other woody vegetation. As seen on Figure RS-2 of the General Plan, the project is located outside of the Resource Conservation overlay which broadly identifies areas within the County that are likely to contain biological resources or habitats that support them.

Impacts Discussion

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

Species identified as a candidate, sensitive, or special status in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service have not been identified on-site. **No Impact.**

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

No aquatic, wetland or riparian habitat or other sensitive natural community is impacted by the proposed expansion. **No Impact.**

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

There are no federally impacted wetlands located on the proposed site for the expansion. **No Impact.**

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

The site is not located within the vicinity of a habitat corridor/linage as shown on Figure RS-1 (Priority Habitat Area) of the General Plan. The site has been historically disturbed through construction and stormwater drainage activities. **Less Than Significant Impact.**

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

The project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, or conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. **No Impact.**

- 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?*

See discussion under 2.4 (e) above. **No Impact.**

2.5 Cultural Resources

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

Environmental Setting

The site is partially developed with the American Armory Museum and a winery before then. There are no structures proposed for removal, historical or otherwise. The proposed development footprint would be located on grounds that have been historically disturbed for agricultural purposes.

Impacts Discussion

- a. *Cause a substantial adverse change in the significance of an historical resource as defined in CEQA Guidelines §15064.5?*

There are no historical resources located on the site. **No Impact.**

- b. *Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?*

Due to the developed and disturbed nature of the site, it is not likely that any archeological resources exist on the site. State law (Section 7050.5 of the California Health and Safety Code) dictates that any human remains found during construction activities shall be reported to the proper official(s). **No Impact.**

- c. *Directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature?*

Due to the developed and disturbed nature of the site, it is not likely that any unique paleontological resources exist on the site. **No Impact.**

- d. *Disturb any human remains, including those interred outside of formal cemeteries?*

Due to the developed and disturbed nature of the site, it is not likely that any human remains exist on the site. State law (Section 7050.5 of the California Health and Safety Code) dictates that any human remains found during construction activities shall be reported to the proper official(s). **No Impact.**

2.6 Geology and Soils

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

Environmental Setting

The Seismic Shaking Potential map, Figure HS-3 of the General Plan depicts the project outside of the Highest Potential Earthquake Damage Area. The project is not located within an Alquist-Priolo fault zone per the Alquist-Priolo Earthquake Fault Zoning Map. Per General Plan Figure HS-6, the project site has Very Low and Low liquefaction potential. The Landslide Stability map (Figure HS-5) does not map the project area with a landslide susceptibility classification; however the entire project and lands immediately adjacent to the site exhibit relatively flat slopes (less than 4%).

The project involves a minimum amount of grading to develop parking and stormwater drainage for on-site containment of storm water run-off. Proposed parking and structures would require issuance

of grading and building permits to ensure each is constructed according to the current Uniform Building Code requirements.

Impacts Discussion

a. *Would the project cause*

1. *Rupture of a known earthquake fault, as described on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)*

The site lies outside of the Highest Potential Earthquake Damage Area depicted in the Solano County General Plan. **Less Than Significant Impact.**

2. *Strong seismic ground shaking?*

See discussion in 2.6 (a) above. **Less Than Significant Impact.**

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

The site is in an area with a Very Low and Low liquefaction potential (2008 Solano General Plan). The building will be designed in conformance with the county's current building code, which will require a soils and geologic report and a foundation and structural engineering designed to minimize any impacts from liquefaction. **Less Than Significant Impact.**

4. *Landslides?*

The site does not lie within, or in close proximity to, areas subject to potential landslides (2008 Solano County General Plan). **No Impact.**

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

The project will disturb approximately five acres. A grading and drainage permit is necessary prior to any construction, which will impose conditions of approval to prevent storm water pollution. **Less Than Significant Impact.**

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

All structures will be designed in conformance with the county's current building code. Buildings will require a soils and geologic report and foundation and structural engineering designed to prevent any impacts from on- or off-site landslide, lateral spreading, subsidence, differential settlement, liquefaction or collapse. **No Impact.**

- d. *Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?*

Any buildings will be designed in conformance with the county's current building code, which will require a soils and geologic report and foundation and structural engineering designed to prevent any impacts from on- or off-site landslide, lateral spreading, subsidence, differential settlement, liquefaction or collapse. **No Impact.**

- e. *Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?*

The project will be designed in conformance with the county’s current on-site sanitation requirements, which will require a soils percolation test in order to design a properly functioning system which can adequately process discharges from the project. **No Impact.**

2.7 Greenhouse Gas Emissions

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

Environmental Setting

See discussion under 2.3 Air Quality.

Impacts Discussion

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

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

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

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

Avoidance, Minimization Measures and/or Mitigation Measures

Mitigation Measures

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

2.8 Hazards and Hazardous Materials

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

Environmental Setting

The project involves locating a museum into the existing building and holding outdoor public events. Some quantity of hazardous materials would be transported to or from the project area. Diesel, motor and hydraulic oil, and gasoline would be used by vehicles and equipment on-site. No safety hazards have been identified to persons residing in the vicinity of the project. The project is over one mile from any urbanized area and is identified as a moderate or low Wildland Fire Area per General Plan Figure HS-9.

Impacts Discussion

- a. *Does the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

The project will be required to operate in compliance with a Hazardous Materials Business Plan issued by Solano County. The plan provides for the proper use and storage of the materials identified above as well as emergency response procedures in the event of a release of hazardous materials. The management of these materials reduces the likelihood of an adverse impact. **Less Than Significant Impact.**

- b. *Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*

See discussion under (a.) above. **Less Than Significant Impact.**

- c. *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

The project is not located within one-quarter mile of a school. **No Impact.**

- d. *Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

The project is not located on a hazardous materials site as defined in Government Code Section 65962.5. **No Impact.**

- e. *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?*

The project is located within an airport land use area of influence, but not within two miles of a public airport. The project is consistent with the Land Use compatibility Plan for Travis Air force Base. **No Impact.**

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

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

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

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

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

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

2.9 Hydrology and Water

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

Environmental Setting

The project does not encompass any vernal pools, seasonal wetlands, channels, ponds, lakes, drainage/irrigation ditches or any other water features that may be subject to jurisdictional boundaries of the U.S Army Corps of Engineers, California Department of Fish and Wildlife, or the California Water Quality Control Board. Drainage and run-off would not be altered. The project is not located within a 100-year flood hazard area.

A domestic drinking water well exists to serve the project. The level of use is less than the level associated with agricultural development within the unincorporated area of the county and is not expected to significantly deplete groundwater supplies.

Per the Health and Safety Chapter of the Solano County General Plan, the proposed project is not located within an area subject to inundation by seiche, tsunami, or mudflow.

Impacts Discussion

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

The project will be subject to the waste discharge requirements of the County of Solano and the Central Valley Water Quality Control Board and will operate in accordance with their permit requirements. Adherence to those requirements protects against violations of water quality standards. **No Impact.**

b. *Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?*

The project will be served by an on-site well for potable water and is not expected to require a substantial increase in ground water utilization. **Less Than Significant Impact.**

c. *Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?*

The development will not alter any creeks, streams or rivers. A storm water drainage and grading permit is required subject to the requirements of the Public Works Division. Storm water will be retained onsite and released at pre-development rates as required by the Public Works Division. **2e No Impact.**

d. *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?*

Refer to (c) above. **Less Than Significant Impact.**

e. *Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?*

Refer to (c) above. A storm water drainage and grading permit is required subject to the requirements of the Public Works Division. **No Impact.**

f. *Otherwise substantially degrade water quality?*

The project will not contain other features which would substantially degrade water quality. **No Impact.**

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

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

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

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

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

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

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

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

2.10 Land Use and Planning

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

Environmental Setting

The project occupies 8.6 acres located within the Suisun Valley at the intersection of Suisun Valley Parkway and Abernathy Road. The site is bounded by Interstate 80 on the south, Suisun Valley Parkway on the east and north and private lands to the west which contain a tractor sales and service business. The existing site conditions include approximately three acres of developed footprint containing the remnants of an abandoned winery operation which is currently utilized by the American Armory Museum for displays of military equipment and artifacts, and a caretaker residence. The balance of the property is vacant and temporarily used for events and vehicle

demonstrations. There are no trees or creeks located on the parcel. The adjacent properties contain an existing tractor sales and service operation and agricultural lands in crop production.

Impacts Discussion

a. *Physically divide an established community?*

The site is bounded by Interstate 80 on the south, Suisun Valley Parkway on the east and north and private lands to the west which contain a tractor sales and service business. The existing site conditions include approximately three acres of developed footprint containing the remnants of an abandoned winery operation which is currently utilized by the American Armory Museum for displays of military equipment and artifacts, and a caretaker residence. The project will not physically divide an established community. **No Impact.**

b. *Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?*

The project lies within the unincorporated county and is subject to the 2008 Solano County General Plan and the County Code Zoning Regulations (Chapter 28). The project is designated by the General Plan as Agriculture and Suisun Valley Agriculture Region. **Less Than Significant Impact.**

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

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

2.11 Mineral Resources

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

Environmental Setting

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

Impacts Discussion

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

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

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

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

2.12 Noise

Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

Environmental Setting

The site is surrounded by agriculturally zoned properties to the north, east, and west. To the south is Interstate 80 and land in the City of Fairfield zoned Highway Commercial. Table HS-2 of the Solano County General Plan indicates a community noise exposure of less than 75 dBA to be normally acceptable for agricultural uses as well as industrial and manufacturing uses. The nearest sensitive receptor(s) are located 1/2 mile to the northeast. Several live demonstrations that include WWII vintage vehicles, such as tanks, are proposed to occur on an annual basis which will elevate the noise level at the site on a temporary basis.

Impacts Discussion

- a. *Exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*

Construction and grading of the project is temporary in nature; however would generate noise on-site. Noise levels are anticipated to be less than significant because of the temporary nature along with the one-half mile distance to nearest sensitive receptors. **Less Than Significant .**

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

Refer to (a) above. **Less Than Significant.**

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

Refer to (a) above. **Less Than Significant.**

- d. *A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?*

Refer to (a) above. **Less Than Significant.**

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

The project is not located within the area of influence of the Travis Air Force Base Land Use Compatibility Plan. The project is consistent with the Travis Plan. **No Impact.**

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

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

2.13 Population and Housing

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

construction of replacement housing elsewhere?

Environmental Setting

The project involves locating a museum into the existing building and holding outdoor public events.

Impacts Discussion

a. *Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

The project does not induce population growth directly or indirectly or construct infrastructure that could induce population growth. **No Impact.**

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

The project does not involve the displacement of homes or people or necessitate construction of more housing elsewhere. **No Impact.**

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

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

2.14 Public Services

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

Environmental Setting

The project involves locating a museum into the existing building and holding outdoor public events. There is no net increase in employment and corresponding demand for services.

Impacts Discussion

a. *Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*

The project contains no residential component and places no additional demands on educational or recreational facilities or services. The project is being developed at a very low intensity due to the reliance on well water and septic systems and does not require additional County resources in order to provide County services. The one exception is the annual fundraising event where approximately 600 persons are anticipated to attend. For this event temporary sanitation facilities must be provided to the satisfaction of the Environmental Health Division **No Impact.**

1) *Fire Protection?*

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

2) *Police Protection?*

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

3) *Schools?*

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

4) *Parks?*

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

5) *Other Public Facilities?*

The one exception is the annual fundraising event where approximately 600 persons are anticipated to attend. For this event temporary sanitation facilities must be provided to the satisfaction of the Environmental Health Division **Less Than Significant Impact.**

2.15 Recreation

Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

c. Physically degrade existing recreational resources?

Environmental Setting

The project involves locating a museum into the existing building and holding outdoor public events. There is no net increase in employment and corresponding demand for services. There is no residential component to the project. There are no recreational facilities in the immediate vicinity of the project and the project does not relate to recreational facilities.

Impacts Discussion

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

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

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

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

c. *Physically degrade existing recreational resources?*

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

2.16 Transportation and Traffic

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

Environmental Setting

The project involves locating a museum into the existing building and holding outdoor public events. There is no residential component to the project and no net increase in employment. However, the project does include up to six public events with up to 200 persons per event, and one fundraising event with up to 600 attendees that would involve live vehicle demonstrations on the property. The site plan indicates that 166 parking spaces will be provided which meets the County's parking standards. The majority of the events would be held on weekends which should reduce the impacts of the traffic associated with the Armory.

Impacts Discussion

- a. *Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio of roads, or congestion at intersections)?*

The low intensity nature of the proposed project will not change the Level of Service on Suisun Parkway. The one exception is the annual fundraising event for approximately 600 persons. The applicant will be required to submit a traffic control plan to accommodate the anticipated traffic load **No Impact.**

- b. *Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?*

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

- c. *Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?*

The nearest airport is Travis Air Force Base. Structures on-site are limited to less than 35 feet in height, and the project is not anticipated to produce any smoke, fumes, glint, or glare that would impact flight operations. The project is consistent with the provisions of the Travis Plan. **No Impact.**

- d. *Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible land uses (e.g., farm equipment)?*

The proposed facility does not include any features which create dangerous conditions. The property has a traffic signal at Suisun Parkway which will control project traffic. **No Impact.**

- e. *Result in inadequate emergency access?*

The project does not alter the access to the site and provides sufficient access for fire vehicles. The existing building has emergency access on all sides. **No Impact.**

- f. *Result in inadequate parking capacity?*

The project meets the county's requirements for off-street parking and loading (1 space per 4 persons per Zoning Regulations). The application is proposing 166 parking spaces for the project using asphalt milling for the parking surface. **No Impact.**

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

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

2.17 Utilities and Service Systems

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

Environmental Setting

The project is located within the district boundaries of the San Francisco Regional Water Quality Control Board. The project does not exceed any wastewater treatment requirements as identified by the San Francisco Regional Water Quality Control Board. The site would be developed with a retention basin(s) to retain storm water run-off on-site. Private septic systems and domestic drinking water wells will be utilized typical for habitable structures within the unincorporated County. The applicant has submitted a septic system feasibility report that determines the system can handle the expected usage.

Impacts Discussion

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

The project will operate with on-site septic systems permitted by the County of Solano consistent with the regulations from the San Francisco Water Quality Control Board. The applicant has submitted a septic system feasibility report that determines the system can handle the expected usage. **No Impact.**

- b. *Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

See discussion under (a) above. **No Impact.**

- c. *Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

The project will require a grading and drainage permit from the County to manage the storm water flows onsite. **No Impact.**

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

Upon development the project may require additional drinking water entitlements, including a public water system permit from the California Department of Public Health.

The Safe Drinking Water Act requires that no person operate a public water system without first having secured a domestic water supply permit from the Department of Public Health. Operating a public water system without a proper permit may constitute a danger to consumers and the operator may be liable in the event of consumer illness. A public water system permit issued by the Department of Public Health may be necessary for the existing and proposed uses at the American Armory Museum.

The applicant should consult with the California Department of Public Health on the requirements for operating a public water system and, if required, obtain and comply with a public water system permit. **Less Than Significant with Mitigation. See Mitigation Measures.**

- 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?*

Any required on-site disposal systems will be constructed and receive final construction inspection from the Environmental Health Services Division. **Less Than Significant Impact.**

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

Solano County is served by two landfills which maintain more than a fifteen year capacity for the county's solid waste disposal needs. The solid waste generated by the current facility will increase slightly with the implementation of the proposed project. **No Impact.**

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

The Environmental Health Division has determined that the project complies with federal, state, and local statutes and regulations related to solid waste. **No Impact.**

Avoidance, Minimization Measures and/or Mitigation Measures

Mitigation Measure 2.17(a): Public Water System Permit Requirements. Applicant shall consult with the Solano County Department of Resource Management Environmental Health Division prior to building permit issuances to determine if the project requires a public water system permit issued by the State Department of Public Health. If it is determined that the project requires a public water system permit, applicant shall obtain and comply with a public water system permit.

2.18 Mandatory Findings of Significance

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

Environmental Setting

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

Impacts Discussion

a. *Does the project have the potential to (1) degrade the quality of the environment, (2) substantially reduce the habitat of a fish or wildlife species, (3) cause a fish or wildlife population to drop below self-sustaining levels, (4) threaten to eliminate a plant or animal community, (5) reduce the number or restrict the range of a rare or endangered plant or animal, or (6) eliminate important examples of the major periods of California history or prehistory?*

See Sections 2.1 thru 2.16. **Less Than Significant Impact with Mitigation.**

- b. *Does the project have impacts that are individually limited, but cumulatively considerable? “Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.*

See Sections 2.1 thru 2.16. **Less Than Significant Impact with Mitigation.**

- c. *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

See Sections 2.1 thru 2.16. **Less Than Significant Impact with Mitigation.**

3.0 Agency Coordination and Public Involvement

3.1 Consultation and Coordination with Public Agencies

The Initial Study is being circulated for public comment.

3.2 Public Participation Methods

The Initial Study is being circulated for public comment and referred to the State Clearinghouse for coordinated review by state agencies. Additional agencies being solicited for review are referenced in Section 5.0 Distribution List.

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

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

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

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

Tel: (707) 784-6765
Fax: (707) 784-4805
E-mail: myankovich@solanocounty.com

4.0 Distribution List

State Agencies

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

Regional Agencies

Airport Land Use Commission - Solano County
Bay Area Air Quality Management District
San Francisco Regional Water Quality Control Board

Other

City of Fairfield Planning Department
Solano Irrigation District
Suisun Fire District
Solano County Building Division
Solano County Environmental Health Division

Solano County Public Works Engineering Division

Avoidance, Minimization Measures and/or Mitigation Measures

Agricultural Resources Mitigation Measure 2.2(c): The permittee shall file a Reclamation Plan as a part of building permit development approval with financial assurance that the lands will be reclaimed to its present condition.

Air Quality Mitigation Measures 2.3a.: Require Implementation of Measures to Reduce Construction-Related Exhaust Emissions. The applicant, as a condition of project approval, shall be required to implement the following measures to further reduce exhaust emissions from construction-related equipment:

- Commercial electric power shall be provided to the project site in adequate capacity to avoid or minimize the use of portable gas-powered electric generators and equipment.
- Where feasible, equipment requiring the use of fossil fuels (e.g., diesel) shall be replaced or substituted with electrically driven equivalents (provided that they are not run via a portable generator set).
- To the extent feasible, alternative fuels and emission controls shall be used to further reduce NO_x and PM₁₀ exhaust emissions.
- On-site equipment shall not be left idling when not in use.
- The hours of operation of heavy-duty equipment and/or the amount of equipment in use at any one time shall be limited.
- Construction shall be curtailed during periods of high ambient pollutant concentrations; this may involve ceasing construction activity during the peak hour of vehicular traffic on adjacent roadways or on Spare the Air Days.
- Staging areas for heavy-duty construction equipment shall be located as far as possible from sensitive receptors.
- Before construction contracts are issued, the project applicants shall perform a review of new technology, in consultation with BAAQMD, as it relates to heavy-duty equipment, to determine what (if any) advances in emissions reductions are available for use and are economically feasible. Construction contract and bid specifications shall require contractors to utilize the available and economically feasible technology on an established percentage of the equipment fleet. It is anticipated that in the near future, both NO_x and PM₁₀ control equipment will be available.

Air Quality Mitigation Measures 2.3.b. Require Implementation of Measures to Reduce Fugitive PM₁₀ Dust Emissions. The applicant, as a condition of project approval, to implement the following enhanced and additional control measures recommended by BAAQMD and YSAQMD to further reduce fugitive PM₁₀ dust emissions:

- Hydroseeding shall be used or nontoxic soil stabilizers shall be applied to inactive construction areas (previously graded areas inactive for 10 days or more).

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

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

Utilities and Service Systems Mitigation Measure 2.17(a): Public Water System Permit Requirements. Applicant shall consult with the Solano County Department of Resource Management Environmental Health Division prior to building permit issuances to determine if the project requires a public water system permit issued by the State Department of Public Health. If it is determined that the project requires a public water system permit, applicant shall obtain and comply with a public water system permit.



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MATTHEW RODRIGUEZ
SECRETARY FOR
ENVIRONMENTAL PROTECTION

State Water Resources Control Board
Division of Drinking Water

COUNTY OF SOLANO
RESOURCE MANAGEMENT

November 28, 2018

Mr. Michael Yankovich
Planning Program Mgr.
Solano County Dept. of Resource Mgmt.
675 Texas Street, Suite 5500
Fairfield, CA 94533

Dear Mr. Yankovich:

**Comments on the proposed Negative Declaration for
American Armory Museum, ZT-17-02**

The Negative Declaration (ND) and the Initial Study/Mitigated Negative Declaration (IS/MND) for the American Armory Museum (AAM) describes features that may require permits from the State Water Resources Control Board - Division of Drinking Water (Division, formerly of the California Dept. of Public Health). The IS/MND describes the following:

AAM operates five days per week, open to the general public from 10:00 AM until 4:00 PM Wednesday thru Sunday. AAM intends to limit occupancy of the museum building to no more than 40 visitors at any one time. AAM would like to hold up to six public events per year with up to 200 persons per event which may include live vehicle demonstrations. Examples would include lunches or dinners featuring a speaker on military history or agricultural history topics, a Halloween themed event in October, etc. AAM will also conduct one annual fundraising event with up to 600 attendees and which would include live vehicle and other demonstrations on the property. AAM staff would operate any vehicles utilized in such demonstrations. Finally, AAM anticipates up to six third party events per year, with an estimated attendance of 50 people at each and no live vehicle demonstrations.

California Health and Safety Code §116275 defines public water systems as follows.

(h) "Public water system" means a system for the provision of water for human consumption through pipes or other constructed conveyances that has 15 or more service connections or regularly serves at least 25 individuals daily at least 60 days out of the year. A public water system includes the following:

(1) Any collection, treatment, storage, and distribution facilities under control of the operator of the system that are used primarily in connection with the system.

(2) Any collection or pretreatment storage facilities not under the control of the operator that are used primarily in connection with the system.

FELICIA MARCUS, CHAIR | EILEEN SOBECK, EXECUTIVE DIRECTOR

(3) Any water system that treats water on behalf of one or more public water systems for the purpose of rendering it safe for human consumption.

(i) "Community water system" means a public water system that serves at least 15 service connections used by yearlong residents or regularly serves at least 25 yearlong residents of the area served by the system.

(k) "Nontransient noncommunity water system" means a public water system that is not a community water system and that regularly serves at least 25 of the same persons over six months per year.

(o) "Transient noncommunity water system" means a noncommunity water system that does not regularly serve at least 25 of the same persons over six months per year.

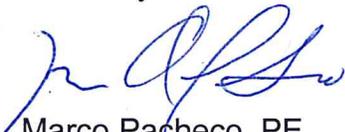
Based on the population figures presented in the IS/MND, the American Armory Museum could be a new public water system. New public water systems must obtain a permit from the Division (*Health and Safety Code* §116525). Applicants must submit a technical report (*Health and Safety Code* §116530) that includes the information described in 22 CCR §64552. Additionally, *Health and Safety Code* §116527 requires submitting a preliminary technical report to the state board at least six months before initiating construction of any water-related improvement.

The requirements of the Safe Drinking Water Act (SDWA) apply to anyone operating a public water system whether or not the Division has issued a permit. Additional information regarding public water system permitting can be found on our website at:

https://www.waterboards.ca.gov/drinking_water/certlic/drinkingwater/Permits.html

If you have any questions regarding this letter, please contact me at (510) 620-3454 or by email at Marco.Pacheco@waterboards.ca.gov.

Sincerely,



Marco Pacheco, PE
San Francisco District Engineer
Division of Drinking Water
State Water Resources Control Board

Figure 1: Aerial Vicinity Map

