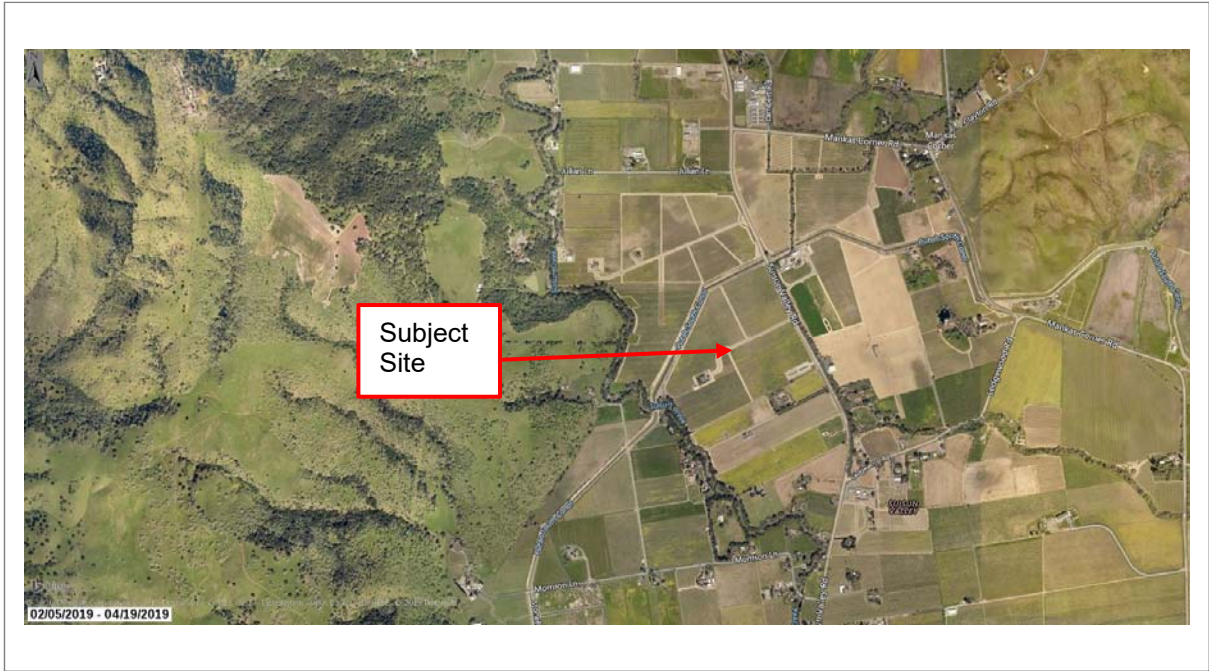


Lanza Vineyard Minor Subdivision MS-19-01

Draft Initial Study and Negative Declaration



February 2020

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

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

Introduction

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

Project Title:	Lanza Vineyard Minor Subdivision
Application Number:	MS-19-01
Project Location:	4777 Suisun Valley Road
Assessor Parcel No.(s):	0153-110-070 and 080
Project Sponsor's Name and Address:	Lanza Vineyards, Inc Ron Lanza 4756 Suisun Valley Road Fairfield, CA 94534

General Information

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

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

Planning Services Division
Resource Management Department
Attn: Nedzlene Ferrario, Senior Planner
675 Texas Street, Suite 5500
Fairfield, CA 94533

- Submit comments via email to: nferrario@solanocounty.com
 - Submit comments by the deadline of: March 3, 2020**
-

Next Steps

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

ENVIRONMENTAL DETERMINATION

On the basis of this initial study:

- I find the proposed project could not have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the project proponent has agreed to revise the project to avoid any significant effect. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find the proposed project could have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT (EIR)** is required.
- I find the proposed project could have a significant effect on the environment, but at least one effect has been (1) adequately analyzed in a previous document pursuant to applicable legal standards, and (2) addressed by mitigation measures based on the previous analysis as described in the attached initial study.
An EIR is required that analyzes only the effects that were not adequately addressed in a previous document.
- I find that although the proposed project could have a significant effect on the environment, no further environmental analysis is required because all potentially significant effects have been (1) adequately analyzed in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (2) avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are included in the project, and further analysis is not required.

2/7/2020

Date

Nedlene Ferrario

Nedlene Ferrario
Senior Planner

1.0 ENVIRONMENTAL SETTING and PROJECT DESCRIPTION

1.1 ENVIRONMENTAL SETTING:

The 90.31-acre property is located at the west side of Suisun Valley Road, approximately 0.25 miles southwest of Mankas Corner, in the unincorporated portion of Fairfield. Approximately, 89 acres is currently devoted to an active vineyard. The property is developed with a residence and several outbuildings, currently accessed through the vineyard by 22-foot wide private road. Solano Irrigation District Canal (Putah South Canal) borders the northern property and Suisun Creek borders the western property. The property is predominantly flat, planted with a vineyard and riparian vegetation along Suisun Creek. A gravel parking lot is located on the southwest portion of the property.

Project Location



1.2 PROJECT DESCRIPTION:

The applicant is proposing to subdivide the 90.31-acre property, zoned Agricultural Suisun Valley 20 acre minimum (A-SV-20) in four parcels, Parcel A - 21.09 acres, Parcel B - 20.85 acres, Parcel C - 21.23 acres and Parcel D - 27.15 acres. The proposed tentative parcel map is attached.

A 60-foot wide private access and utility easement off Suisun Valley Road, is proposed over a portion of the existing driveway to service the proposed parcels. Residential access to the future homesites are proposed via 22-foot wide gravel driveway. On-site septic systems and potable water wells are proposed to serve the parcels.

1.2.1 ADDITIONAL DATA:

NRCS Soil Classification:	Yolo silty clay loam, Brentwood clay loam, 0-2 percent slopes
Agricultural Preserve Status/Contract No.:	438
Non-renewal Filed (date):	Not applicable
Airport Land Use Referral Area:	Not applicable
Alquist Priolo Special Study Zone:	Not applicable
Primary or Secondary Management Area of the Suisun Marsh:	Not applicable
Primary or Secondary Zone identified in the Delta Protection Act of 1992:	Not applicable

1.2.2 Surrounding General Plan, Zoning and Land Uses

	General Plan	Zoning	Land Use
Property	Agriculture	A-SV-20	Vineyard
North	Agriculture	A-SV-20	Vineyard
South	Agriculture	A-SV-20	SID Canal
East	Agriculture	A-SV-20	Vineyard
West	Agriculture	A-SV-20	Suisun Creek

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

1.3.1 General Plan

The property has an Agricultural General Plan land use designation and is located within the Suisun Valley special study area and the Suisun Valley Agricultural Region. The Suisun Valley special study area and the Suisun Valley Agricultural Region provide for 20 acre minimum parcel sizes to maintain farmable units and to encourage viable agricultural and ranching uses.

1.3.2 Zoning

Agricultural Suisun Valley 20 acre minimum (A-SV-20)

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

Solano Irrigation District
 Suisun Fire Protection District

1.4 Agencies that May Have Jurisdiction over the Project

Unknown

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

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

Findings of SIGNIFICANT IMPACT

Based on 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 project does not have the potential for impacts that require mitigation measures that reduces impacts to less than significant level to any environmental 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 in the Sections below:

- | | |
|---|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hydrology & Water |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Noise | |
| <input type="checkbox"/> Transportation & Traffic | |

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 in the Sections below:

- | | |
|--|--|
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Agricultural Resources |
| <input type="checkbox"/> Geology & Soils | <input type="checkbox"/> Cultural Resources |
| <input type="checkbox"/> Land Use Planning | <input type="checkbox"/> Greenhouse Gases |
| <input type="checkbox"/> Population & Housing | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| | <input type="checkbox"/> Utilities and Service Systems |

2.1 Aesthetics

Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock out-croppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>
a-c, e: The site is located along the Suisun Valley Road Scenic Roadway, according to the General Plan; however, the additional residential development will not degrade the visual character of the area. No impacts are anticipated.				
d: The additional residences could introduce additional exterior lighting and cause light or glare in to the neighborhood. However, County Zoning Code requires the exterior lighting to be oriented from away from adjacent residences. Compliance with the Zoning Code standards will result in less than significant impacts.				

2.2 Agricultural Resources

Checklist Items: Would the project

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

a-c: The property is designated Prime Farmland pursuant to the California Farmland Mapping and Monitoring Program and currently under active Williamson Act contract number 438. The commercial agriculture use is an 89-acre vineyard. The project proposes 3 additional home sites incidental to the agriculture use which would result in converting approximately 2.05 acres of Prime Farmland. The conversion to homesites is necessary to serve the agricultural use on the property.

In addition, the proposed homesites are permitted by zoning and incidental to the vineyard, consistent with Solano County's Agricultural Preserve Guidelines and do not conflict with the current Williamson Act Contract. **No impacts are anticipated.**

2.3 Air Quality

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

a-e: The possible addition of 3 primary dwellings would not cause a substantial increase in new emissions, additional pollutant concentrations, or objectionable odors and **less than significant impacts** to air quality are expected.

2.4 Biological Resources

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

a-f: A query on the California Natural Diversity Database did not reveal sensitive or candidate or special status on-site or wetlands on the project site. The lot split will not interfere with the movement of any native species or fish more than it would in its current use. The proposed homesites and leachfield sites are more than 100 feet from the upper bank of the creek, therefore, there is adequate buffer to minimize disturbance to Suisun Valley Creek.

Trees are not proposed to be removed and the project does not conflict with any conservation plans; the project should have **no impacts** on biological resources.

2.5 Cultural Resources

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of an historical resource as defined in CEQA Guidelines §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>

a-d: There are no unique archeological, paleontological resources or unique geologic features on-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). Therefore, **no impacts** are anticipated.

2.6 Geology and Soils

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a.				
1) Rupture of a known earthquake fault, as described on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>

a. 1) & 2): No portion of the project site is located within an Alquist-Priolo Special Studies Zone. The closest known fault is the Green Valley Fault, located 3 miles to the west. Rupture of this fault or any fault, could expose people or structures to potential substantial adverse effects and strong ground shaking. However, compliance with the Uniform Building Code requirements, should reduce any damage from ground shaking, and impacts are considered to be **less than significant**.

a. 3) The project site is flat and not located in area known to be prone to liquefaction and there would be **no impacts** are anticipated.

b. The addition of three new homes would not cause a substantial amount of soil erosion. Compliance with County's Grading standards will result in **less than significant impacts**.

- c-d: The project site is not located on soil that is unstable or that would become unstable as a result of the project or located on expansive soils. Therefore, **no impact** is anticipated.
- e. The Environmental Health Services Division reviewed the soils report prepared for the subject site by F & R Soiltesting and determined that the soils are determined to be inadequate for traditional septic systems but adequate to accommodate alternative sewage systems. Therefore, impacts are **less than significant**.

2.7 Greenhouse Gas Emissions

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

- a. Potential residential development on the subject site would not have a significant impact on greenhouse gas emissions (GhG) as the impact of GhG emissions is considered to be global in nature. **No impacts are anticipated.**
- b. As proposed, the project should not conflict with any goals or policies of the Solano County General Plan, which are intended to reduce or indirectly reduce GhG emissions. Nor would the project conflict with the County's recently adopted Climate Action Plan (June 2011). **No impacts are anticipated.**

2.8 Hazards and Hazardous Materials

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a – h: No hazardous materials should be released into the environment through transport or accidental upset of hazardous materials as a result of this proposal. The project site is not listed on a list of hazardous materials sites, nor located within an airport land use plan. There is no adopted emergency response plan or emergency evacuation plan on this subject property that would be disturbed. The project site is not located in an area of high fire risk and should not expose people or structures to a significant loss. Therefore, no impacts are anticipated.				

2.9 Hydrology and Water

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on-or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. Be subject to inundation by seiche, tsunamis, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a The project should not violate any water quality standards or waste discharge requirements and would have **no impacts**.

b The project will utilize well water for all four proposed parcels and agricultural practices will continue to irrigate with Solano Irrigation District water. According to the Environmental Health Services Division, each of these parcels will not 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. The project site is within a 'C' zone as indicated by a USGS water bearing rock map, which is an area with adequate water supply. Therefore, impacts are ***less than significant***.

c-f The project would not substantially alter the existing drainage pattern of the site in a manner which would result in substantial erosion or siltation or increase the rate or amount of surface runoff on- or off-site. The construction of three possible homes would increase runoff water that could provide additional sources of polluted runoff. However, three additional homes would not contribute a substantial amount of runoff. Therefore, impacts are ***less than significant***.

g-i Portions of the property are located within a 100-year floodplain zone. The flooding of portions the property during a 100-year storm event would not expose people or structures to a significant risk of loss since the property is currently vacant of residential structures. Upon submission of a building permit application for residential structures the applicant will be required to place the structure either outside the floodplain or at an elevation above the 100-year floodplain level. Therefore, impacts are considered ***less than significant***.

2.10 Land Use and Planning

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

a-c: The project will not physically divide any community. The project site is located within the Suisun Valley Strategic Plan and designated for 20 acre minimum lots. The proposed subdivision is consistent with the Suisun Valley Strategic Plan. There's no conservation plan in the project vicinity; therefore, **no impacts** are anticipated.

2.11 Mineral Resources

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

a – b. The site is not designated with mineral resource importance according to the General Plan or other land use plan. **No impacts** are anticipated.

2.12 Noise

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

a-d: The project could add ambient noise levels during construction and post construction. However, Construction activities are considered temporary and are limited to weekdays (Monday-Friday 7 am to 7 pm). The addition of additional residences could potentially raise the ambient noise levels in the neighborhood. However, residential activities are considered normal and would not typically exceed the 65 dB noise standard for residential neighborhood. Noise nuisances would be subject to the enforcement actions. Impacts are considered **less than significant**.

e, f. The project is not located within the vicinity of an airport or private airstrip. **No impacts** are anticipated.

2.13 Population and Housing

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. The proposed project would allow 3 additional agriculturally related single-family dwellings. Given that the average household size in the unincorporated County is 2.88 persons per household (2013-2017 Census Data), the average number of additional persons expected to reside at the project site is 9 persons. This increase alone would create a less than significant impact .				
b, c: This area is planned for this density of residential growth with the necessary infrastructure and public services to support the project available. The project does not involve the displacement of homes or people, and will have no impact .				

2.14 Public Services

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

a. 1 – 5): The Suisun Fire Protection District and Solano County Sheriff’s Department have adequate facilities and staff to service the project site. Prior to the issuance of a building permit for construction of new single family residence, the individual parcel owners will pay school fees which will help pay for new schools or additional school facilities. The addition of 3 residences will have minimal impacts to park facilities. Impacts are expected to be ***less than significant***.

2.15 Recreation

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

a-c: The additional households could utilize existing neighborhood or regional parks in the vicinity of the project. The potential small increase in park use would not cause substantial physical deterioration and, therefore, the project will have **no impact** on recreational facilities.

2.16 Transportation and Traffic

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

a-f: Suisun Valley Road is an arterial with a 70-foot wide right-of-way and built to County's Road Improvement Standards. The project is anticipated to generate additional 28.8 ADT based upon a 9.6 trip generation rate for a single-family residence according to the Institute of Transportation Engineers Trip Generation manual. The increase in traffic would not have significant impacts on the existing traffic load and capacity of the street system and impacts are considered **less than significant**.

The property currently has access easements for agricultural and residential purposes off Suisun Valley Road. Residential access to the future homesites are proposed via shared 60-foot wide private road easement over an existing driveway easement off Suisun Valley Road. Driveways serving each parcel is proposed off the shared private road. Adequate access is proposed and **less than significant impacts** are anticipated.

The proposed project will not conflict with any circulation plan, result in inadequate emergency access or impact any farm equipment. Traffic impacts are **less than significant**.

2.16 Utilities and Service Systems

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

a-b, f & g: No wastewater treatment plants will be used as all four parcels will utilize septic systems. The existing land fill has the capacity to handle all waste from the additional parcels. **No impacts** are anticipated.

c. Compliance with County Code Chapter 31, Grading, Drainage, Land Leveling and Erosion Control prior to issuance of building permits for the new residences will ensure **less than significant impacts**.

d. The property is in the "C" water zone when referencing to the US Geological Service 1972 map on water bearing rock layers in the San Francisco Bay Region, which has adequate water supply. The additional residences utilizing water wells would not significantly impact water supplies. Solano Irrigation District provides irrigation service for agricultural purposes. New service and improvements will be required according to the Solano Irrigation District. Impacts are **less than significant**.

e. The applicant submitted a Soils Report prepared by F & R Soiltesting, for the subject site. The Environmental Health Services Division reviewed the report and concluded that alternative septic

systems are permissible on the property. Compliance with County Code Section 6.4 shall ensure that impacts are **less than significant**.

2.17 Mandatory Findings of Significance

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Does the project have the potential to (1) degrade the quality of the environment, (2) substantially reduce the habitat of a fish or wildlife species, (3) cause a fish or wildlife population to drop below self-sustaining levels, (4) threaten to eliminate a plant or animal community, (5) reduce the number or restrict the range of a rare or endangered plant or animal, or (6) eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input 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"/>

a-c: The Suisun Valley Strategic Plan and the General Plan has designated this area for agricultural purposes and impacts associated agricultural activities and residences, is to be expected and anticipated. Any environmental effects from the project will not cause substantial adverse effects on human beings, wildlife or major periods of California history or prehistory. Therefore, there are **no impacts** anticipated to the quality of the environment, to cumulative impacts or effects to human beings.

3.0 Agency Coordination and Public Involvement

3.1 Consultation and Coordination with Public Agencies

The Initial Study is being circulated for public comment for 20-day period. Public Comment period deadline March 3, 5 pm. See below or page 4 for contact information.

3.2 Public Participation Methods

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

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

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

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4.0 List of Preparers

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

Solano County Department of Resource Management
Nedzlene Ferrario

5.0 Distribution List

Solano Irrigation District
Suisun Fire Protection District
City of Fairfield

6.0 Appendices

- 6.1 Application Forms MS – 19-01**
 - 6.2 Assessor's Parcel Map**
 - 6.3 Tentative Parcel Map**
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