# Draft Environmental Impact Report
# Solano360 Specific Plan

## State Clearinghouse No: 2011092067

Solano360

Michael Brandman Associates
2000 "O" Street, Suite 200
Sacramento, CA 95811

**County of Solano • November 9, 2012**

# DRAFT
# Environmental Impact Report
# Solano360 Specific Plan
# County of Solano, California

## State Clearinghouse No. 2011092067

Prepared for:

**County of Solano**
Solano County Government Center
675 Texas Street, Fairfield, CA 94533
707.784.3002

Contact: Michelle Heppner, Legislative, Intergovernmental and Public Affairs Officer

Prepared by:

**Michael Brandman Associates**
2000 "O" Street, Suite 200
Sacramento, CA 95811
916.447.1100

Contact: Jason Brandman, Project Director
Jason Hade, Project Manager

Michael Brandman Associates

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## ACRONYMS AND ABBREVIATIONS

| | |
|---|---|
| ABAG | Association of Bay Area Governments |
| af | acre-feet |
| ADA | Americans with Disabilities Act |
| APN | Assessor's Parcel Number |
| AST | aboveground storage tank |
| ASTM | American Society for Testing and Materials |
| ATCM | Airborne Toxic Control Measures |
| BAAQMD | Bay Area Air Quality Management District |
| BMP | Best Management Practices |
| BVOC | biogenic volatile organic compound |
| C | Celsius |
| CAAQS | California Ambient Air Quality Standards |
| Cal OSHA | California Occupational Health and Safety Administration |
| CalEPA | California Environmental Protection Agency |
| CalRecycle | California Department of Resources Recycling and Recovery |
| Caltrans | California Department of Transportation |
| CARB | California Air Quality Board |
| CBC | California Building Code |
| CCR | California Code of Regulations |
| CDFG | California Department of Fish and Game |
| CEQA | California Environmental Quality Act |
| CESA | California Endangered Species Act |
| CFC | chlorofluorocarbon |
| CFS | cubic feet per second |

| | |
|---|---|
| $CH_4$ | methane |
| CHL | California Historical Landmarks |
| CMP | Congestion Management Plan |
| CNDDB | California Natural Diversity Database |
| CNEL | Community Noise Equivalent Level |
| CNPS | California Native Plant Society |
| CO | carbon monoxide |
| $CO_2e$ | carbon dioxide equivalent |
| CPHI | California Points of Historical Interest |
| CPUC | California Public Utilities Code |
| CPUC | California Public Utilities Commission |
| CUP | Conditional Use Permit |
| dB | decibel |
| DPM | diesel particulate matter |
| DTSC | Department of Toxic Substances Control |
| EC | Entertainment-Commercial |
| EIR | Environmental Impact Report |
| EMF | electromagnetic field |
| EMU | Entertainment-Mixed Use |
| EPA | United States Environmental Protection Agency |
| ESA | Endangered Species Act |
| ESA | Environmental Site Assessment |
| F | Fahrenheit |
| FAR | floor area ratio |
| FEMA | Federal Emergency Management Agency |

| | |
|---|---|
| FHWA | Federal Highway Administration |
| FIRM | Flood Insurance Rate Map |
| GIS | Geographic Information Systems |
| GPA | General Plan Amendment |
| GVRD | Greater Vallejo Recreation District |
| GWh/y | gigawatt-hours per year |
| GWP | global warming potential |
| HCM | Highway Capacity Manual |
| HFC | hydrofluorocarbon |
| HRA | Health Risk Assessment |
| HRI | California Historic Resources Inventory |
| HVAC | heating, ventilation, and air conditioning |
| IS | Initial Study |
| ISO | Insurance Services Office |
| ITS | Intelligent Transportation Systems |
| $L_{dn}$ | day/night average sound level |
| LED | light emitting diode |
| $L_{eq}$ | equivalent sound level |
| LOS | Level of Service |
| MBA | Michael Brandman Associates |
| MBTA | Migratory Bird Treaty Act |
| mgd | million gallons per day |
| MMI | Modified Mercalli Intensity |
| MND | Mitigated Negative Declaration |
| mph | miles per hour |

| | |
|---|---|
| MTC | Metropolitan Transportation Commission |
| $N_2O$ | nitrous oxide |
| NAAQS | National Ambient Air Quality Standards |
| NAHC | Native American Heritage Commission |
| NEHRP | National Earthquake Hazards Reduction Program |
| NESHAP | National Emissions Standards for Hazardous Air Pollutants |
| NHPA | National Historic Preservation Act |
| $NO_2$ | nitrogen dioxide |
| NOC | Notice of Completion |
| NOP | Notice of Preparation |
| $NO_x$ | nitrogen oxides |
| NPDES | National Pollutant Discharge Elimination System |
| NRHP | National Register of Historic Places |
| NWIC | Northwest Information Center |
| $O_3$ | ozone |
| OEHHA | California Office of Environmental Health Hazard Assessment |
| PCB | polychlorinated biphenyl |
| pCi/L | picoCuries per liter |
| PDA | Priority Development Area |
| PFC | perfluorocarbon |
| PG&E | Pacific Gas & Electric Company |
| $PM_x$ | particulate matter |
| ppb | parts per billion |
| ppm | parts per million |
| PPV | peak particle velocity |

| | |
|---|---|
| PVC | polyvinyl chloride |
| RCRA | Federal Resource Conservation and Recovery Act |
| REC | Recognized Environmental Condition |
| RMP | Risk Management Plan |
| ROG | reactive organic gases |
| RWQCB | Regional Water Quality Control Board |
| $SF_6$ | sulfur hexafluoride |
| $SO_2$ | sulfur dioxide |
| SolTrans | Solano County Transit |
| SPCCP | Spill Prevention Control and Countermeasure Plan |
| STA | Solano Transportation Authority |
| SWPPP | Stormwater Pollution Prevention Plan |
| SWRCB | State Water Resources Control Board |
| TAC | toxic air contaminants |
| TCM | transportation control measures |
| TDS | total dissolved solids |
| Tg | teragram |
| therms/y | therms per year |
| TMap | Commercial Parcel Map |
| TRU | transportation refrigeration unit |
| TWCS | two-way controlled stop |
| USACE | United States Army Corps of Engineers |
| USFWS | United States Fish and Wildlife Service |
| USGS | United States Geological Survey |
| UST | underground storage tank |

| | |
|---|---|
| UWMP | Urban Water Management Plan |
| VFD | Vallejo Fire Department |
| VPD | Vallejo Police Department |
| VSFCD | Vallejo Sanitation and Flood Control District |
| WDR | Waste Discharge Requirements |
| WGCEP | Working Group on California Earthquake Probabilities |
| WSA | Water Supply Assessment |
| WWTP | Waste Water Treatment Plant |

# EXECUTIVE SUMMARY

## Purpose

This Draft Environmental Impact Report (Draft EIR) is prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts associated with the implementation of the Solano360 Draft Specific Plan (Plan) (State Clearinghouse No. 2011092067).

The purpose of this Draft EIR is to inform decision makers, representatives of affected and responsible agencies, the public, and other interested parties of the potential environmental effects that may result from implementation of the proposed project. This Draft EIR describes potential impacts relating to a variety of topical environmental issues.

## Project Summary

### Project Location

The 149.11-acre Solano County Fairgrounds site is located immediately southwest of the Interstate 80 (I-80) and State Route 37 (SR-37) interchange in the City of Vallejo, California, adjacent to the Six Flags Discovery Kingdom theme park and Lake Chabot (Exhibit 2-1).

With excellent freeway visibility and easy access to both the San Francisco Bay Area and Sacramento Valley region, the Solano County Fairgrounds enjoys a central, accessible location within the region. The presence of Six Flags Discovery Kingdom, the Solano County Fair, and hotel uses has already established this site as a venue for entertainment and special events.

As illustrated in Exhibit 2-5, the proposed entertainment area is bounded on the north side by the existing fairgrounds, on the east by the existing fairgrounds, on the south by the existing fairgrounds, and on the west by Fairgrounds Drive and a Courtyard by Marriott hotel. The fairgrounds portion of the site is bounded on the north side by SR-37, on the east by I-80, on the south by a mobile home park, and on the west by the Fairgrounds Drive.

### Project Description

This Draft EIR is a project-level environmental document that analyzes all phases of the proposed entertainment area and all phases of the proposed fairgrounds improvements at a project level. The County of Solano has commissioned the preparation of this Draft EIR to disclose the potential environmental effects that may result from the construction and operation of the project in accordance with the requirements of CEQA.

For the purposes of environmental review in this Draft EIR, the areas designated for public development, specifically the Fairgrounds parcels, are referred to as Fairgrounds throughout this

document. The areas designated for private development, specifically the Entertainment Mixed Use (EMU) and Entertainment Commercial (EC) parcels, are referred to as the Entertainment Area throughout this document.

### General Plan Amendments and Zone Change

The following is a summary of the General Plan Amendments required for Solano360 Specific Plan approval by the City of Vallejo. The complete version of the text amendments can be found in Appendix D of the Plan.

- Amendment to the General Plan Land Use Element and Land Use Map establishing a new Commercial Recreation land use designation for the site to replace the Community Park designation.
- Amendments to the summary section of the General Plan text pertinent to the Solano360 Specific Plan/Master Plan.
- Amendments to various elements of the General Plan text establishing new goals and policies specific to the Solano360 Specific Plan/Master Plan Area for Urban Design, Commercial Development, Transit, Non-Motorized Transportation, and Economic Development.

This Specific Plan would change the existing City of Vallejo zoning designation for the Solano County Fairgrounds property from Public Facilities (PF) to Mixed-Use Planned Development (MUPD).

### Entertainment Area

The land use concept in the Plan is intended to facilitate upgrading and expansion of the Fairgrounds, development of "Entertainment- Mixed Use" venues and facilities that may be feasible in the near term, and creation of a larger parcel for a future "Entertainment-Commercial" use as a new, major anchor or entertainment "gate." The entertainment project area would authorize up to 327,571 square feet of retail, commercial, entertainment, and office space (as a substitute for other EMU uses) on 48.8 acres at the time of full buildout. Within that 48.8 acres, the EC area would include 30 acres of theme park-type uses. According to the Plan, three parking structures would also be constructed at the site. Section 2, Project Description provides a complete description of the project.

### Fairgrounds

The fairgrounds portion of the site would include up to 149,500 square feet of new building space at the time of full buildout, including a new exposition hall and new concert arena/grandstand cover. All existing fair facilities would be demolished with the exception of Gibson Hall, McCormack Hall, the trash shed, the maintenance shed, the livestock building, sheep barn, and associated landscape, circulation, and loading areas. As stated above, a complete project description is provided in Section 2.

### Project Objectives

The following overall objectives provide consistency with the Solano360 Guiding Principles and establish a basis for the plans, programs, and policies of the Plan.

- Generate revenues for Solano County and the City of Vallejo, create jobs, and ensure long-term economic sustainability.
- Establish a unique place with an unmistakable identity that serves as a destination for visitors as well as a pedestrian-friendly, community gathering place.
- Explore a mix of complementary land uses, including retail, commercial, hospitality, recreational, residential, family and youth oriented, educational, and civic uses that seamlessly integrate with the "Fair of the Future."
- Explore increased physical connectivity and synergy with Six Flags Discovery Kingdom, downtown Vallejo, the waterfront and other existing commercial operations.
- Provide pedestrian, bicycle, vehicular, and transit facilities that foster access to, from, and within the site.
- Incorporate sustainable and green principles in all aspects of the development.

## Significant Unavoidable Impacts

The proposed project would result in the following significant unavoidable impacts:

- **Air Quality Plan Consistency:** The project would exceed the Bay Area Air Quality Management District's significance thresholds during operation. As such, this impact would remain significant and unavoidable after mitigation.
- **Freeway Traffic and Cumulative Freeway Traffic.** The project will contribute funding toward the I-80 Express Lanes project for the segment south of Redwood Parkway in Vallejo, if and when the project is programmed for funding by the MTC and the STA, through traffic impact fees administered by Solano County or the City of Vallejo. Because the funding and construction of the express lanes cannot be assured, this impact remains significant and unavoidable after mitigation.
- **Intersection Operations and Cumulative Intersection Operations.** The project would mitigate the Phase 1, 2 and 3 impacts identified above as follows:
  - **Phase 1 (Option a):** Contribute a proportional share toward the widening of the westbound leg of Redwood Street at Fairgrounds Drive to provide space for a dedicated right-turn lane onto Fairgrounds Drive, and re-time signal accordingly. Widening would take place west of the I-80 bridge structure. The project's proportional share of the need for this improvement is 11 percent.

- **Phase 1 (Option b):** Allocate mitigation funds equivalent to that described in Option (a) toward the ultimate improvements at the Fairgrounds Drive/Redwood Parkway interchange, to be held in a dedicated fund until those improvements are constructed.
- **Event Management Plan** to ensure that the summer weekend late morning peak hour trips do not exceed the current trip generation.
- For summer weekends, May - October (when Six Flags Discovery Kingdom is open), the following Exposition Hall and general Fairgrounds event management plan should be followed:
  1. When Banquet Seating, Assembly Seating, or Trade Show events with estimated attendance at 75 percent or higher occupancy are scheduled on weekend days starting by 1 p.m., all other events on-site should have start times staggered by a minimum of two (2) hours (later than the Exposition Hall event start time). End times for those events should also be staggered by at least two (2) hours.
  2. When Banquet, Assembly or Trade Show events with estimated attendance from 50 percent to 75 percent occupancy are scheduled on weekend days starting by 1 p.m., all other events on-site should have start times staggered by at least one (1) hour (later than the Exposition Hall event start time). End times should also be staggered by at least one (1) hour.
  3. Non-seated concert events with estimated attendance at 50 percent or higher occupancy should not be scheduled to start before 1 p.m. on weekend days.
  4. When non-seated concert events with estimated attendance below 50 percent are scheduled for weekend days starting by 1 p.m., all other events should have start times staggered by at least two (2) hours (later than the concert). End times should also be staggered by two 2 hours.
  5. In addition to the above guidelines, when multiple venues including the Exposition Hall are scheduled on summer Saturdays and Sundays, all events should be staggered by a minimum of one (1) hour.

- **Phase 2:** Contribute funds toward the construction of the Redwood Parkway/Fairgrounds Drive improvement project at the two interchanges, at a level proportional to the full project's share of total future traffic at 2035, and considering other sources of potential traffic growth not modeled in this analysis, in particular that of Six Flags Discovery Kingdom. The project's share of total 2035 traffic, as modeled in this analysis – without any Six Flags Discovery Kingdom traffic growth—is as follows:
  - At Fairgrounds Drive/SR-37 Ramps: 23 percent
  - At Redwood Street/I-80 Ramps: 10 percent

The above proportions may be subject to reduction if growth plans for Six Flags Discovery Kingdom are proposed and approved.

The mitigation is tied to the Project's proportional share of total future traffic because the Redwood Parkway/Fairgrounds Drive Improvement Project's purpose, as defined by Caltrans and the STA, is to:

- Relieve existing congestion and improve traffic flow on the local roadway network for approved redevelopment and planned land uses in the area;
- Improve the existing interchanges and intersection operations;
- Improve the safety of the local roadway network by reducing congestion.

Thus, the project is not designed solely to serve traffic growth, but also to address existing deficiencies.

In addition to the above Phase 2 mitigation, the retiming of intersection #8, Columbus Parkway/Admiral Callaghan Lane, is required.

- **Phase 3:** Adjust signal timing of intersection #1, Fairgrounds Drive/Whitney Lane.

Because the full funding and construction of the Fairgrounds Drive/Redwood Parkway Interchange improvements cannot be assured, the impacts at intersections #2, #3, and #15 remain significant and unavoidable.

## Summary of Project Alternatives

Below is a summary of the alternatives to the proposed project considered in Section 5, Alternatives to the proposed project.

### Alternative 1 - No Project Alternative

The existing fairground facilities and other existing uses would continue to operate in a status quo condition.

### Alternative 2 – Fair of the Future + Entertainment Commercial (EC) Only Alternative

The Fair of the Future would be developed as proposed in the Plan and all areas in the Plan designated for Entertainment Mixed Use (EMU) would be changed to Entertainment Commercial (EC).

### Alternative 3 – Fair of the Future Only Alternative

The Fair of the Future would be developed as shown in the Plan and no EMU or EC uses would be developed. The remainder of the site would be utilized for parking.

## Areas of Known Controversy

Pursuant to CEQA Guidelines Section 15123(b), a summary section must address areas of controversy known to the lead agency, including issues raised by agencies and the public, and it must

also address issues to be resolved, including the choice among alternatives and whether or how to mitigate the significant effects.

A Notice of Preparation (NOP) for the proposed project was issued on September 9, 2011 (Appendix A). The NOP describing the original concept for the project and issues to be addressed in the EIR was distributed to the State Clearinghouse, responsible agencies, and other interested parties for a 30-day public review period extending from September 26 through October 26, 2011. A public scoping meeting was held on Thursday, September 22, 2011, at Vallejo City Hall Council Chambers. The NOP identified the potential for significant impacts on the environment related to the following topical areas:

- Aesthetics, Light, and Glare
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Noise
- Public Services
- Transportation/Traffic
- Utilities and Service Systems.

## Disagreement Among Experts

This Draft EIR contains substantial evidence to support all the conclusions presented herein. It is possible that there will be disagreement among various parties regarding these conclusions, although the County of Solano is not aware of any disputed conclusions at the time of this writing. Both the CEQA Guidelines and case law clearly provide the standards for treating disagreement among experts. Where evidence and opinions conflict on an issue concerning the environment, and the lead agency knows of these controversies in advance, the EIR must acknowledge the controversies, summarize the conflicting opinions of the experts, and include sufficient information to allow the public and decision makers to make an informed judgment about the environmental consequences of the proposed project.

## Potentially Controversial Issues

Below is a list of potentially controversial issues that may be raised during the public review and hearing process of this Draft EIR:

- Criteria Pollutant Air Emissions
- Cultural Resources
- Greenhouse Gas Emissions
- Hydrology and Water Quality
- Flooding
- Construction and Operational Noise
- Light and Glare
- Traffic Congestion

It is also possible that evidence will be presented during the 45-day, statutory Draft EIR public review period that may create disagreement. Decision makers would consider this evidence during the public hearing process.

In rendering a decision on a project where there is disagreement among experts, the decision makers are not obligated to select the most environmentally preferable viewpoint. Decision makers are vested with the ability to choose whatever viewpoint is preferable and need not resolve a dispute among experts. In their proceedings, decision makers must consider comments received concerning the adequacy of the Draft EIR and address any objections raised in these comments. However, decision makers are not obligated to follow any directives, recommendations, or suggestions presented in comments on the Draft EIR, and can certify the Final EIR without needing to resolve disagreements among experts.

## Public Review of the Draft EIR

Upon completion of the Draft EIR, the County of Solano filed a Notice of Completion (NOC) with the State Office of Planning and Research to begin the public review period (Public Resources Code, Section 21161). Concurrent with the NOC, this Draft EIR has been distributed to responsible and trustee agencies, other affected agencies, surrounding cities, and interested parties, as well as all parties requesting a copy of the Draft EIR in accordance with Public Resources Code 21092(b)(3). During the public review period, the Draft EIR, including the technical appendices, is available for review at the County of Solano offices, the City of Vallejo offices, and Vallejo Library. The address for each location is provided below:

County of Solano
Resource Management Department
Planning Services Division
675 Texas Street, Suite 5500
Fairfield, CA 94533
Hours:
Monday–Friday: 8:00 a.m. to 5 p.m.

City of Vallejo
Economic Development Department
Planning Division
City Hall – Second Floor
555 Santa Clara Street
Vallejo, CA 94590
Hours:
Monday–Thursday: 8:30 a.m. to 12 p.m.
and 1 p.m. to 4:30 p.m.
Friday: 8:30 a.m. to 12 p.m.

Solano County Library
John F. Kennedy Branch
505 Santa Clara Street
Vallejo, CA 94590
Hours:
Monday, Wednesday: 10 a.m. to 9 p.m.
Tuesday, Thursday: 10 a.m. to 6 p.m.
Friday, Saturday: 10 a.m. to 5 p.m.
Sunday: 1 p.m. to 5 p.m.

Agencies, organizations, and interested parties have the opportunity to comment on the Draft EIR during the 45-day public review period. Written comments on this Draft EIR should be addressed to:

Michelle Heppner, Legislative, Intergovernmental and Public Affairs Officer
County of Solano
Solano County Government Center
675 Texas Street, Suite 6500
Fairfield, CA 94533
Phone: 707.784.6100
Email: Solano360@SolanoCounty.com

Submittal of electronic comments in Microsoft Word or Adobe PDF format is encouraged. Upon completion of the public review period, written responses to all significant environmental issues raised will be prepared and made available for review by the commenting agencies at least 10 days prior to the public hearing before the Solano County Board of Supervisors on the project, at which the certification of the Final EIR will be considered. Comments received and the responses to comments will be included as part of the record for consideration by decision makers for the project.

## Executive Summary Matrix

Table ES-1 below summarizes the impacts, mitigation measures, and resulting level of significance after mitigation for the relevant environmental issue areas evaluated for the proposed project. The table is intended to provide an overview; narrative discussions for the issue areas are included in the corresponding section of this EIR. Table ES-1 is included in the EIR as required by CEQA Guidelines Section 15123(b)(1).

## Table ES-1: Executive Summary of Impacts and Mitigation Measures

| Environmental Impact | Mitigation Measures | Level of Significance After Mitigation |
|---|---|---|
| **Section 3.1: Aesthetics, Light, and Glare** | | |
| **Impact AES-1:** The project would not substantially degrade the existing visual character or quality of the site and its surroundings. | No mitigation is necessary. | Less than significant impact. |
| **Impact AES-2:** The project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. | No mitigation is necessary. | Less than significant impact. |
| **Section 3.2: Air Quality** | | |
| **Impact AIR-1:** The project may conflict with or obstruct implementation of the applicable air quality plan. | **MM AIR-1:** The project shall exceed Title 24 energy efficiency standards by at least 15 percent. | Significant and unavoidable impact. |
| **Impact AIR-2:** The project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation. | Implement TRANS-1 and TRANS-9 and the following:<br><br>Entertainment Area and Fairgrounds<br>**MM AIR-2:** All construction activity: During construction activities, the following air pollution control measures shall be implemented:<br>• Exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day, or more as needed.<br>• All haul trucks transporting soil, sand, or other loose material offsite shall be covered<br>• All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.<br>• All vehicle speeds on unpaved roads and surfaces shall be limited to 15 mph.<br>• All roadways, driveways, and sidewalks shall be paved as soon as possible. | Less than significant impact. |

**Table ES-1 (cont.): Executive Summary of Impacts and Mitigation Measures**

| Environmental Impact | Mitigation Measures | Level of Significance After Mitigation |
|---|---|---|
| | • A publicly visible sign shall be posted with the telephone number and person to contact at the City of Vallejo regarding dust complaints. This person shall respond and take corrective action within 48 hours of a complaint or issue notification. The Bay Area Air Quality Management District's phone number shall also be visible to ensure compliance with applicable regulations. | |
| **Impact AIR-3:** The project would result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors) | **MM AIR-3a:** During construction, the following measures shall be implemented:<br>a) Use paints with a volatile organic compound (VOC) content of 100 grams per liter or lower for both interior and exterior surfaces, if painted.<br>b) Recycle leftover paint. Take any leftover paint to a household hazardous waste center; do not mix leftover water-based and oil-based paints.<br>c) Keep lids closed on all paint containers when not in use to prevent VOC emissions and excessive odors.<br>d) For water-based paints, clean up with water only. Whenever possible, do not rinse the clean-up water down the drain or pour it directly into the ground or the storm drain. Set aside the can of cleanup water and take it to the hazardous waste center (refer to www.cleanup.org).<br>e) Use compliant, low-VOC cleaning solvents to clean paint application equipment.<br>f) Keep all paint and solvent laden rags in sealed containers to prevent VOC emissions.<br><br>**MM AIR-3b:** When more than five pieces of off-road diesel equipment with a horsepower greater than 70 per piece of equipment are operating on one day, equipment greater than 70 horsepower shall meet or exceed United States Environmental Protection Agency Tier 3 off-road emissions standards.<br><br>**MM AIR-3c:** Paving of the onsite roads shall occur prior to building construction. | Less than significant impact. |

**Table ES-1 (cont.): Executive Summary of Impacts and Mitigation Measures**

| Environmental Impact | Mitigation Measures | Level of Significance After Mitigation |
|---|---|---|
| | **MM AIR-3d:** Any residential units on the project site shall not include wood-burning appliances. Natural gas fireplaces are allowed. | |
| **Impact AIR-4:** The project would not expose sensitive receptors to substantial pollutant concentrations. | Implement Mitigation Measures AIR-3b and AIR-3c and the following:<br>Entertainment Area<br>**MM AIR-4a:** Any proposed residences shall be located at least 700 feet from the freeways. The residential units shall install high-efficiency Minimum Efficiency Reporting Value (MERV) filters of MERV 13 or better in the intake of residential ventilation systems. Heating, air conditioning and ventilation systems shall be installed with a fan unit power designed to force air through the filter. The owner/property manager shall maintain and replace filters in accordance with the manufacture's recommendations.<br>Fairgrounds<br>**MM AIR-4b:** There shall no idling allowed on the site. Emergency generators are allowed on the site. Electrical hookups shall be available for vendors to avoid the use of onsite diesel-powered generators. | Less than significant impact. |
| **Impact AIR-5:** The project would not create objectionable odors affecting a substantial number of people. | No mitigation is necessary. | Less than significant impact. |
| **Section 3.3: Biological Resources** | | |
| **Impact BIO-1:** The project could 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. | Entertainment Area and Fairgrounds<br>**MM BIO-1a:** Species-specific surveys, following established protocol, shall be conducted during the appropriate season(s) to identify whether California red-legged frogs (CRLF) or Pacific pond turtles (PPT) are present within the reaches of the creeks associated with the site. Typically, the appropriate season for California red-legged frog surveys is from May 1 to November 1, which allow surveys to be conducted with minimal disturbance of breeding frogs, eggs, or tadpoles during a period when frogs can be reliably detected. The appropriate season for Pacific pond turtle surveys is from May | Less than significant impact. |

**Table ES-1 (cont.): Executive Summary of Impacts and Mitigation Measures**

| Environmental Impact | Mitigation Measures | Level of Significance After Mitigation |
|---|---|---|
| | to August. Surveys shall include CRLF surveys conducted between January and September; and surveys for PPT adults can be performed concurrently with CRLF surveys, and shall include nesting surveys for PPT starting in June. These surveys can must be completed the year prior to work occurring within the bed or banks of the creeks.<br><br>Avoidance. To avoid impacts to CRLF and PPT, any construction conducted in or adjacent to the waterways shall be conducted after the breeding season for the species, ; generally creek flows are lowest between August and October (or construction may occur during the time when the creek contains its lowest flows (generally creek flows are lowest between August and October). To ensure no animals are present in the impact area, within 48-hours of construction beginning (e.g., trenching, water diversion, etc.), a qualified biologist shall conduct a pre-construction survey, and a biological monitor shall be present during construction within a water feature or within 50 feet of its banks if either species is determined to be present onsite.<br><br>Conduct Dewatering Surveys. The biological monitor will walk the creeks after dewatering looking for CRLF and PPT. If species are encountered, they will be moved upstream to a safe location. If CRLF are encountered, the USFWS will be notified within 3 working days.<br><br>Minimization. Fine mesh fencing shall be placed between construction areas and the creek to direct CRLF, and PPT (should any be present onsite) away from the construction zone.<br><br>All construction crews shall be trained (e.g., during a tailgate session) to ensure they are aware of any protective measures they must employ and to understand the purpose of such measures.<br><br>Prior to disturbing any habitat occupied by CRLF, the applicant shall enter into consultation with the USFWS and obtain an incidental take permit. | |

**Table ES-1 (cont.): Executive Summary of Impacts and Mitigation Measures**

| Environmental Impact | Mitigation Measures | Level of Significance After Mitigation |
|---|---|---|
| | **MM BIO-1b:** Migratory Birds and Raptors: A qualified biologist shall conduct a pre-construction survey for nesting migratory birds and tree-nesting raptors in all trees occurring within 500 feet of construction areas. Pre-disturbance surveys shall also be conducted prior to tree trimming or tree removal. These surveys should be conducted within 30 days of first groundinitial ground disturbance activities within the project sitein the area, if such disturbance occurs during the breeding season (February 1 to August 31).<br><br>Avoidance. Conduct construction, tree trimmingtrimming, and/or tree removal within areas supporting avian nesting habitat during the non-breeding season (September 1 to January 31).<br><br>Minimization. If protected birds (including raptors) are detected, a construction-free buffer (appropriately sized based on species) shall be established around each active nest and monitored by a qualified biologist for the duration of the breeding season or until it is determined the young are have fledged and independent of their parents.. Pre-construction avian surveys are not required during the non-breeding season, as birds are expected to abandon their roosts if disturbed by construction, tree trimmingtrimming, or tree removal.<br><br>**MM BIO-1c:** Bat Species: Presence of bat species is not always easy to determine, as absence of evidence does not necessarily equate to evidence of absence. Nonetheless, to be prudent, the following conditions shall be implemented:<br>• Do not remove snags or live trees without first having a qualified bat biologist (holder of Scientific Collection Permit and Memorandum of Understanding for bats with the CDFG) conduct nighttime emergence surveys for roosting bats and develop suitable strategies for tree removal.<br>• If any trees must be removed, they shall only be removed during seasons when bats are active and young are volant (March 1 to April 15; and August 1 to October 15).<br>• Daytime surveys shall be conducted for all buildings prior to being removed. It is best to conduct surveys at least 6 to 8 months prior to demolition to best understand what measures will be | |

**Table ES-1 (cont.): Executive Summary of Impacts and Mitigation Measures**

| Environmental Impact | Mitigation Measures | Level of Significance After Mitigation |
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| | necessary to ensure demolition occurs when bats are active and young are volant (March 1 to April 15; and August 1 to October 15). Surveyor must have access to all parts of the structures.<br>• If bats are present, demolition of night roosts shall occur only during daylight hours. Demolition could occur between June 1 and mid-late October 15. If demolition is scheduled to occur between late-October 15– andearly- November and March 1ay, 4-foot by 8-foot sections (number of sections to be determined at time of surveys) of the roof must be removed by mid-October 15 (prior to start of hibernacula use).<br>• If bats are present, demolition of maternity roosts shall only occur after young are volant (usually by August 15) and before start of hibernacula use (by mid-October). Demolition of known maternity roost habitat shall be conducted as follows: passive eviction of bats by a qualified biologist if possible, and if not possible, removal of windows and doors or other appropriate portions of the structure, as determined by a qualified biologist, 7 to 10 days prior to demolition. Demolition must occur during daylight hours. | |
| **Impact BIO-2:** The project could have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. | **MM BIO-2:** Minimization. To minimize impacts to the riparian system associated with the Solano360 project, the following minimization measures shall be followed:<br>1. Conduct all in-channel construction activities during the regional "dry" period as approved by the RWQCB, typically from April to NovemberOctober. All efforts will be made to perform all channel work, potentially impacting surface waters, during periods when surface water flows are at their lowest point in the channel.<br>2. No diversion of surface water will occur during the season when California red-legged frog (CRLF) or Pacific pond turtle (PPT) are most active (i.e., January March through SeptemberNovember), if present.<br>3. In most years, portions of Rindler Creek may be perennial, and therefore it may not be possible to conduct work when no water is running in the creek. In this case, the following mitigation measures will be implemented during dewatering activities. | Less than significant impact. |

**Table ES-1 (cont.): Executive Summary of Impacts and Mitigation Measures**

| Environmental Impact | Mitigation Measures | Level of Significance After Mitigation |
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| | A. All water diversion-related pumps will be screened with an appropriate sized mesh (no larger than 0.25 inches). Pump capacity must be sufficient for design flow.<br>B. The removal of all temporary in-channel barriers will proceed in an upstream direction from a downstream location. Removal of temporary barriers should not cause flows to exceed more than two times the current flow in the construction area. Normal flows shall be restored to the affected stream immediately upon completion of work.<br>C. Safely stockpile sediments outside the riparian zone to dry before disposal. Saturated sediments set aside for drying shall be inspected for sensitive species by the onsite biologist before offsite transport.<br>D. Wet sediments shall be stockpiled away from the creek channel to the extent feasible. No runoff from wet sediments shall flow back into the channel.<br>E. Properly size bypass pipes, if used, to prevent increases in temperature and decreases in dissolved oxygen. Bypass pipes may be avoided by creating a low-flow channel (such as sandbags or visqueen) or using other methods to isolate the work area. All bypass channels or flumes shall be sized to handle flows expected during the course of in-channel construction.<br>F. When bypass flows are reintroduced to dewatered construction areas, they will be reintroduced in a non-erosive manner.<br>G. Diversion and reintroduction of water shall be done at appropriate distances upstream and downstream of the work site to minimize habitat disruption.<br>H. A qualified biologist shall be present to mark sensitive areas, to monitor the impact of the construction activity, and to provide guidance on problem solving. | |

**Table ES-1 (cont.): Executive Summary of Impacts and Mitigation Measures**

| Environmental Impact | Mitigation Measures | Level of Significance After Mitigation |
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| | I. All stranded fish and native aquatic vertebrates will be relocated under the direction of a qualified biologist.<br><br>J. Implement surface water monitoring and reporting protocols identified in permits the USACE 404 permit and CDFG streambed alteration agreement will be required to confirm compliance with State and Federal water quality standards.<br><br>4. Bank stabilization after channel work is complete shall be completed. Such methods may include:<br>A. Erosion Control Blankets and Mats - Erosion control blankets (ECBs) and soil stabilization mats (turf reinforcement mats TRMs) can shall be applied to problem areas to supplement revegetation during its initial establishment. Blankets and matting surfaces temporarily stabilize and protect disturbed soil and enhance water infiltration, decrease compaction and soil crusting, and conserve soil moisture. These temporary surfaces also protect seeds from predators, and reduce desiccation and evaporation by insulating the soil and seed environment. ECBs and TRMs shall be used on drainage channels where water velocities between 3 and 6 feet per second (ft/sec) are likely to wash out new vegetation.<br>Some types of ECBs and TRMs are specifically designed to stabilize channelized flow areas. These blankets and mats can shall aid in the establishment of vegetation in waterways and increase the maximum permissible velocity of the given channel by reinforcing the soil and vegetation to resist the forces of erosion during runoff events. Stems, roots, and rhizomes of the associated vegetation become intertwined with the mat, thereby reinforcing the vegetation and anchoring the mat. Conditions where ECBs and TRMs are appropriate may include:<br>• Slopes and disturbed soils where mulch must be anchored.<br>• Critical slopes adjacent to sensitive areas such as streams and wetlands.<br>• Disturbed soil areas where planting is likely to be slow in providing adequate protective cover. | |

**Table ES-1 (cont.): Executive Summary of Impacts and Mitigation Measures**

| Environmental Impact | Mitigation Measures | Level of Significance After Mitigation |
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| | • Channels with flow exceeding 2 to 4 ft/sec.<br>• In channels intended to be vegetated and where the design flow exceeds the permissible velocity. Allowable velocity, with turf reinforcement mats after vegetative establishment, is up to 10 ft/sec (3 m/sec).<br><br>B. Hydraulic planting techniques – A method of applying erosion control materials to bare soil and establishing erosion-resistant vegetation on disturbed areas and critical slopes. By using hydraulic equipment (hydroseeders and hydromulchers) seed, soil amendments, wood fiber mulch and tackifying agents, bonded fiber matrix and liquid co-polymers canshall be uniformly broadcast, as a hydraulic slurry, onto the soil. These erosion and dust control materials can shall often be applied in one operation.<br><br>Hydraulic planting techniques are expensive, but provide the most dependable results on steep critical slopes, with limited accessibility and on which mulch must be anchored and on shallow soils which restrict the use of erosion control blankets. Hydraulic machines today are used to spray seed, tack down straw, bind the soil, seal the soil, or apply blanket-like coats of bonded fiber matrix (BFM).<br><br>C. Mulching – The most common use of mulch or plant debris is to provide temporary stabilization of soil, usually until permanent-stabilizing vegetation is established. Where mulches are used to complement vegetation establishment, they should be designed and installed to maximize contact with the ground and last as long as it takes to establish vegetation. On steep slopes, greater than 2.5:1, or where the mulch is susceptible to movement by wind or water, the material should be appropriately anchored. On small sites, where plant material is distributed by hand, it can shall be anchored by hand punching it into the soil every 1 to 2 feet (0.3 to 0.6 meters) with a dull, round nosed shovel. Mulching effectively complements surface roughening applications. | |

**Table ES-1 (cont.): Executive Summary of Impacts and Mitigation Measures**

| Environmental Impact | Mitigation Measures | Level of Significance After Mitigation |
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| | D. Fiber Rolls – Fiber rolls consist of straw that is wrapped in tubular black plastic netting. These rolls are used extensively in the construction industry due to their cost-effectiveness. If installed correctly, straw rolls will capture and keep sediment and minimize sheet and rill erosion until permanent vegetation can established. Installed, straw rolls shorten the slope length, thereby interrupting the erosion processes. Organic matter and native seeds are trapped behind the rolls, which provide a stable medium for germination.<br><br>It is imperative, especially on steeper slopes, that a sufficient trench is constructed to place the roll in. Without it, the roll will not function properly, runoff will scour underneath it, and trees or shrubs planted behind the roll will not have a stable environment in which to become established. Straw rolls will last an average of one to two years and are a relatively low-cost solution to sheet and rill erosion problems. This is an important factor when planning the optimum length of time the slope or construction site will need mechanical stabilization. Fiber rolls canshall be staked with willow stakes if site conditions warrant, and the moisture retained by the fiber roll will encourage willow establishment. Plastic netting will eventually photo-degrade, eliminating the need for retrieval of materials after the straw has broken down.<br><br>E. Compost Blankets and Berms – Compost blankets are usually used on slopes of 2:1 or less, and canshall be used on slopes up to 1:1, with consideration given to the length of slope and depth of application. Compost blankets should not be applied in areas of concentrated flow, and canshall be used in conjunction with compost berms. Adding components such as a tackifier, or using compost blankets in conjunction with other techniques can increase the allowable steepness of the slope to be treated. Compost blankets should be extended 3 to 6 feet over the top shoulder of the slope to prevent water from getting underneath. Compost blankets can be more effective than ECBs, because they come in better contact with the underlying soil, reducing the chance of rill formation. | |

**Table ES-1 (cont.): Executive Summary of Impacts and Mitigation Measures**

| Environmental Impact | Mitigation Measures | Level of Significance After Mitigation |
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| | 5. Controlling Sedimentation. If treatment of the diverted flow or dewatered groundwater is determined necessary based on the flow present or other contributing factors, the installation and removal of temporary sediment control measures will be employed. The following is a range of measures that would be suitable for use to control sediments. These include temporary sediment basins, compost or continuous berms, and bioretention basins. The specific sediment control device shall be determined during the permit acquisition process with the appropriate regulatory agency (USACE, RWQCB, and/or CDFG). Also, sediment control devices may also be listed in the Storm Water Pollution Prevention Plan (SWPPP), which may also be required for this project prior to obtaining a grading permit from the County. Each of these sediment control measures are described more thoroughly below.<br><br>A. Temporary Sediment Basins – A temporary sediment basin is a pond created by excavation in construction of an embankment and designed to retain or detain runoff sufficiently to allow excess sediment to settle. The temporary sediment basin is intended to collect and store sediment from sites that are cleared and/or graded during construction or for extended periods of time before permanent vegetation is re-established or before permanent drainage structures are completed. It is intended to trap sediment before it leaves the construction site. The basin is temporary, with a design life of 12 to 18 months, and is to be maintained until the site area is permanently stabilized.<br><br>Basins should be located at the stormwater outlet from the site, not in any natural or undisturbed stream. Use of temporary dikes, pipes, and/or channels may be necessary to divert runoff from disturbed areas into the basin and to divert runoff originating from undisturbed areas around the basin. Sediment basins can trap 70 to 80 percent of the sediment, which flows into them if designed and constructed appropriately. This design requires a runoff detention time of 24 to 40 hours and is | |

**Table ES-1 (cont.): Executive Summary of Impacts and Mitigation Measures**

| Environmental Impact | Mitigation Measures | Level of Significance After Mitigation |
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| | only practically effective in removing sediment down to the medium silt size fraction. Sediment-laden runoff with smaller size fractions, fine silts and clay, will likely pass untreated through the basin. For this reason, basins modified with a "skimmer" device can increase efficiency and reduce turbidity by skimming relatively clear water from the top.<br><br>There are inherent problems associated with constructing basins large enough to pond all the sediment-laden runoff long enough to allow all of the fine soil particles to settle out. Therefore, sediment basins must be used in conjunction with other erosion control practices in order to increase effectiveness and trap efficiently. These other concurrent practices include:<br>• Temporary seeding and/or mulching<br>• Minimizing disturbance<br>• Scheduling construction operations<br>• Diversions to reduce runoff into the basin<br>• Frequent use of other, smaller erosion control structures that will capture sediment upslope<br>• Frequent inspection and maintenance of all practices<br><br>B. Compost/Continuous Berms – A compost filter berm is a trapezoidal berm that intercepts sheet flow and ponds runoff, allowing sediment to fall out of suspension, and often filtering sediment as well. Compost binds heavy metals and can break hydrocarbons down into carbon, salts, and other benign compounds. Compost is organic, biodegradable, renewable, and can be left onsite. This is particularly important near streams. Compost does not generally leach nutrients. Standard specifications for compost berms have been developed by the American Association of State Highway and Transportation Officials (AASHTO).<br><br>Compost berms are more cost-effective than many other erosion/sediment control methods. The invention of the blower truck makes compost an easy to install and reliable method of sediment and erosion control. Most municipal programs are | |

**Table ES-1 (cont.): Executive Summary of Impacts and Mitigation Measures**

| Environmental Impact | Mitigation Measures | Level of Significance After Mitigation |
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| | now generating compost as municipal greenwaste programs, thus making it readily available in most areas.<br><br>C. Bioretention Basins – Bioretention basins direct sheet flow across a grass buffer strip to a ponding area for infiltration. They utilize soils and both woody and herbaceous plants to remove pollutants from stormwater runoff (EPA, 1999). The ponding area generally consists of a surface layer containing organics such as mulch, trees, grasses and shrubs, a subsurface layer of planting soil, and a sand bed.<br><br>Bioretention areas are used to treat stormwater runoff from impervious surfaces in commercial, residential, and industrial developments, but can be just as effective in treating runoff from intensively managed open spaces, such as parks, golf courses, or gardens. Bioretention ponds shall be used to filter stormwater prior to discharge to a storm drain or sewer system or as an infiltration device with no outflow. By virtue of the intended purpose (e.g. pollutant removal), the vegetative growth should be routinely maintained via mechanical treatments (e.g. mowed) to remove the various pollutants that have been assimilated by the plant mass. The plant debris should be properly disposed of at a local landfill. | |
| **Impact BIO-3:** The project could 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. | Entertainment Area<br>**MM BIO-3a:** Prior to the commencement of construction, the applicant shall obtain a Section 404 permit from the USACE for any areas under their jurisdiction. Loss of wetland habitat within the project boundaries shall be mitigated by the applicant's purchase of credits at an agency-approved mitigation bank within the region, or similar available mitigation purchase or habitat creation. The requirements of the 404 permit will be incorporated into the project design. A typical mitigation requirement for impacts to wetland features is a no-net loss of wetlands, which is associated with a minimum of a 1:1 mitigation ratio. This again is similar to the discussion of riparian habitat mitigation mentioned above, is directly related to the habitat function and value of the wetlands that will be | Less than significant impact. |

**Table ES-1 (cont.): Executive Summary of Impacts and Mitigation Measures**

| Environmental Impact | Mitigation Measures | Level of Significance After Mitigation |
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| | impacted. For higher quality habitat, a 2:1 or 3:1 mitigation ratio may be required. Ultimately, it is the regulatory agencies that make the final decision during the permitting process. The proposed project will likely restore the existing drainage features on site to accommodate more flows, allowing for an increase in wetland creation following project construction. Therefore, it is anticipated that project related wetlands will increase based on restoration efforts associated with the realignment and restoration of Rindler Creek.<br><br>**MM BIO-3b:** Proposed project activities that affect jurisdictional features will require a Section 401 Water Quality Certification from the RWQCB. Requirements of the permit will be incorporated into the project design. Potential mitigation measures associated with the 401 Water Quality Certification often includes Best Management Practices that specifically target water quality issues both before and after project construction. Many of these measures are previously described in MM BIO-2. In addition to erosion control measures, the 401 Water Quality Certification also requires BMPs such as silt fence, slope breakers, straw bales, and other energy dissipating devices to reduce erosion and sediment transport to downstream areas. Also included in the 401 permit will be construction specific requirements for refueling, spill prevention, and other precautionary measures to reduce off-site pollution. | |
| **Impact BIO-4:** The project could interfere 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 wildlife nursery sites. | No mitigation measures are required. | Less than significant impact. |
| **Impact BIO-5:** The project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. | No mitigation measures are required. | Less than significant impact. |

**Table ES-1 (cont.): Executive Summary of Impacts and Mitigation Measures**

| Environmental Impact | Mitigation Measures | Level of Significance After Mitigation |
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| **Impact BIO-6:** The project would not 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 mitigation measures are required. | Less than significant impact. |
| **Section 3.4: Cultural Resources** | | |
| **Impact CUL-1:** The project would cause a substantial adverse change in the significance of a historical resource as defined in §15064.5. | **MM CUL-1a:** Entertainment Area. Because the buildings and structures appear to be historically significant, Pprior to demolition of any of the existing buildings or structures, they shall be evaluated for historic significance and eligibility for listing (under criteria A, B, C, and D) on the California Register of Historical Resources (CR) or local registers. Each of the buildings that are determined to be historically significant shall be recorded on appropriate Department of Parks and Recreation (DPR) 523 forms. As detailed in MM CUL-1b, inadvertent discovery measures for cultural resources shall be included in all construction contracts.<br><br>**MM CUL-1b:** Fairgrounds. Because the structures appear to be historically significant, prior Prior to demolition of any of the existing structures, they structures shall be evaluated for historic significance by a qualified archaeologist or an architectural historian to determine if they are eligible for listing on the CR (under criteria A, B, C, and D) or local registers. Each of the structures that are determined to be historically significant shall be recorded on appropriate Department of Parks and Recreation (DPR) 523 forms. A determination of eligibility may result in the need for additional archival research and/or further documentation.<br><br>If potentially significant cultural resources are encountered during grading activities for the project, all construction activities within a 50-foot radius of the find shall cease until a qualified archaeologist determines whether the resource requires further study. A standard inadvertent discovery clause shall be included in every construction contract to inform contractors of this requirement. Any previously undiscovered resources found during construction shall be evaluated | Less than significant impact. |

**Table ES-1 (cont.): Executive Summary of Impacts and Mitigation Measures**

| Environmental Impact | Mitigation Measures | Level of Significance After Mitigation |
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| | for significance by a qualified archaeologist and recorded on appropriate DPR forms. Potentially significant cultural resources consist of, but are not limited to stone, bone, glass, ceramics, fossils, wood, or shell artifacts, or features including hearths, structural remains, or historic dumpsites. If the resource is determined significant under CEQA, the qualified archaeologist shall prepare and implement a research design and archaeological data recovery plan that will capture those categories of data for which the resource is significant.<br><br>The types of procedures that are typically included in a research design and data recovery plan include but are not limited to:<br>• A pre-construction sensitivity meeting with construction and management personnel.<br>• Data recovery excavation units, as required, with the goal of addressing research issues from resources discovered during the fieldwork including local manifestations of regional chronology, subsistence, settlement, and exchange. Specific research questions to be addressed include temporal placement of the archaeological materials, site formation processes, subsistence, flaked stone technology, settlement patterns, and exchange and interaction systems.<br>• Field and laboratory analysis methodology would include as appropriate:<br>• Initial processing, photography, faunal and lithic artifact analysis, and cataloging of artifacts.<br>• Construction monitoring, if required.<br>• Inadvertent discovery procedures for features/artifacts and human remains.<br>• Archaeological data recovery report would be prepared detailing the findings of the procedures listed above.<br><br>The archaeologist shall also conduct appropriate technical analyses, prepare a comprehensive report, file it with the appropriate Information Center, and provide for the permanent curation of the recovered materials. | |

**Table ES-1 (cont.): Executive Summary of Impacts and Mitigation Measures**

| Environmental Impact | Mitigation Measures | Level of Significance After Mitigation |
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| | **MM CUL-1b:** Fairgrounds. Prior to demolition of any of the existing structures, the structures shall be evaluated for historic significance by a qualified archaeologist or an architectural historian to determine if they are eligible for listing on the CR. Each of the structures that are determined to be historically significant shall be recorded on appropriate Department of Parks and Recreation (DPR) 523 forms. A determination of eligibility may result in the need for additional archival research and/or further documentation.<br><br>If potentially significant cultural resources are encountered during grading activities for the project, all construction activities within a 50-foot radius of the find shall cease until a qualified archaeologist determines whether the resource requires further study. A standard inadvertent discovery clause shall be included in every construction contract to inform contractors of this requirement. Any previously undiscovered resources found during construction shall be evaluated for significance by a qualified archaeologist and recorded on appropriate DPR forms. Potentially significant cultural resources consist of, but are not limited to stone, bone, glass, ceramics, fossils, wood, or shell artifacts, or features including hearths, structural remains, or historic dumpsites. If the resource is determined significant under CEQA, the qualified archaeologist shall prepare and implement a research design and archaeological data recovery plan that will capture those categories of data for which the resource is significant. The archaeologist shall also conduct appropriate technical analyses, prepare a comprehensive report, file it with the appropriate Information Center, and provide for the permanent curation of the recovered materials. | |
| **Impact CUL-2:** The project would not cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5. | Entertainment Area<br>**MM CUL-2a:** If potentially significant cultural resources are encountered during grading activities for the project, all construction activities within a 50-foot radius of the find shall cease until a qualified archaeologist determines whether the resource requires further study. A standard inadvertent discovery clause shall be included in every construction contract to inform contractors of this requirement. Any previously undiscovered resources found during | Less than significant impact. |

**Table ES-1 (cont.): Executive Summary of Impacts and Mitigation Measures**

| Environmental Impact | Mitigation Measures | Level of Significance After Mitigation |
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| | construction shall be evaluated for significance by a qualified archaeologist and recorded on appropriate DPR forms. If the resource is determined significant under CEQA, the qualified archaeologist shall prepare and implement a research design and archaeological data recovery plan that will capture those categories of data for which the resource is significant. The archaeologist shall also conduct appropriate technical analyses, prepare a comprehensive report, file it with the appropriate Information Center, and provide for the permanent curation of the recovered materials.<br><br>The types of procedures that are typically included in a research design and data recovery plan include but are not limited to:<br>• A pre-construction sensitivity meeting with construction and management personnel.<br>• Data recovery excavation units, as required, with the goal of addressing research issues from resources discovered during the fieldwork including local manifestations of regional chronology, subsistence, settlement, and exchange. Specific research questions to be addressed include temporal placement of the archaeological materials, site formation processes, subsistence, flaked stone technology, settlement patterns, and exchange and interaction systems.<br>• Field and laboratory analysis methodology would include as appropriate:<br>- Initial processing, photography, faunal and lithic artifact analysis, and cataloging of artifacts.<br>- Construction monitoring, if required.<br>- Inadvertent discovery procedures for features/artifacts and human remains.<br>• Archaeological data recovery report would be prepared detailing the findings of the procedures listed above.<br><br>Fairgrounds<br>**MM CUL-2b:** If potentially significant cultural resources are encountered during grading activities for the project, all construction activities within a 50-foot radius of the find shall cease until a | |

**Table ES-1 (cont.): Executive Summary of Impacts and Mitigation Measures**

| Environmental Impact | Mitigation Measures | Level of Significance After Mitigation |
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| | qualified archaeologist determines whether the resource requires further study. A standard inadvertent discovery clause shall be included in every construction contract to inform contractors of this requirement. Any previously undiscovered cultural resources found during construction shall be evaluated for significance by a qualified archaeologist and recorded on appropriate DPR forms. Potentially significant cultural resources consist of, but are not limited to stone, bone, glass, ceramics, fossils, wood, or shell artifacts, or features including hearths, structural remains, or historic dumpsites. If the resource is determined significant under CEQA, the qualified archaeologist shall prepare and implement a research design and archaeological data recovery plan that will capture those categories of data for which the resource is significant. The archaeologist shall also conduct appropriate technical analyses, prepare a comprehensive report, file it with the appropriate Information Center, and provide for the permanent curation of the recovered materials. | |
| **Impact CUL-3:** The project could directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. | **MM CUL-3:** In the event a fossil is discovered during construction for the proposed project, excavations within 50-feet of the find shall be stopped until the discovery is examined by a qualified paleontologist, in accordance with Society of Vertebrate Paleontology standards. A standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. The paleontologist shall make recommendations of the procedures to be followed before construction is allowed to resume at the location of the find. If the find is determined to be significant and it is determined that avoidance is not feasible, the paleontologist shall develop a Paleontological Mitigation Plan and carry out a data recovery plan consistent with the Society of Vertebrate Paleontology standards.<br><br>A paleontologic mitigation monitoring program would be developed by a qualified paleontologist that may include but is not limited to:<br>• Full-time monitoring of excavation activities below 10 feet. Paleontologic monitors would be equipped to salvage fossils, as they are unearthed, to avoid construction delays, and to remove samples of sediments likely to contain the remains of small fossil | Less than significant impact. |

**Table ES-1 (cont.): Executive Summary of Impacts and Mitigation Measures**

| Environmental Impact | Mitigation Measures | Level of Significance After Mitigation |
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| | invertebrates and vertebrates. Monitors would be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens.<br>• Preparation of recovered specimens to a point of identification and permanent preservation, including washing of sediments to recover small invertebrates and vertebrates. Preparation and stabilization of all recovered fossils are essential to fully mitigate adverse impacts to the resources.<br>• Identification and curation of specimens into an established, accredited museum repository with permanent retrievable paleontologic storage. These procedures are also essential steps in effective paleontologic mitigation and CEQA compliance. The paleontologist must have a written repository agreement in hand prior to the initiation of mitigation activities. Mitigation of adverse impacts to significant paleontologic resources is not complete until such curation into an established museum repository has been fully completed and documented.<br>• Preparation of a report of findings with an appended itemized inventory of specimens. The report and inventory, when submitted to the appropriate lead agency along with confirmation of the curation of recovered specimens into an established, accredited museum repository, will signify completion of the program to mitigate impacts to paleontologic resources. | |
| **Impact CUL-4:** The project could disturb any human remains, including those interred outside of formal cemeteries. | **MM CUL-4a:** Entertainment Area and Fairgrounds. In the event of the accidental discovery or recognition of any human remains, CEQA Guidelines §Section 15064.5; Health and Safety Code §Section 7050.5; Public Resources Code §Section 5097.94 and §Section 5097.98 must be followed. In this instance, once project-related earthmoving begins and if there is accidental discovery or recognition of any human remains, the following steps shall be taken:<br>1. There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the County Coroner is contacted to determine if the remains are Native American and if an | Less than significant impact. |

**Table ES-1 (cont.): Executive Summary of Impacts and Mitigation Measures**

| Environmental Impact | Mitigation Measures | Level of Significance After Mitigation |
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| | investigation of the cause of death is required. If the coroner determines the remains to be Native American, the coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours, and the NAHC shall identify the person or persons it believes to be the "most likely descendant" (MLD) of the deceased Native American. The MLD may make recommendations to the landowner or the person responsible for the excavation work within 48 hours, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in PRC Section 5097.98.<br>2. Where the following conditions occur, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the most likely descendant or on the project site in a location not subject to further subsurface disturbance:<br>• The NAHC is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 48 hours after being notified by the commission.<br>• The descendant identified fails to make a recommendation.<br>• The landowner or his authorized representative rejects the recommendation of the descendant, and mediation by the NAHC fails to provide measures acceptable to the landowner. | |
| **Section 3.5: Geology and Soils** | | |
| **Impact GEO-1:** The project would expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:<br>i) Rupture of a known earthquake fault, as delineated 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 | **MM GEO-1a:** Entertainment Area. Prior to issuance of building permits, the project applicant shall submit a design-level geotechnical study and building plans to the City of Vallejo for review and approval. The building plans shall demonstrate that they incorporate all applicable recommendations of the design-level geotechnical study and comply with all applicable requirements of the most recent version of the California Building Standards Code. | Less than significant impact. |

**Table ES-1 (cont.): Executive Summary of Impacts and Mitigation Measures**

| Environmental Impact | Mitigation Measures | Level of Significance After Mitigation |
|---|---|---|
| known fault. Refer to Division of Mines and Geology Special Publication 42.<br>ii) Strong seismic ground shaking<br>iii) Seismic-related ground failure, including liquefaction.<br>iv) Landslides. | Recommendations from the design-level geotechnical study may include standard grading techniques such as removal and replacement and/or ground improvement methods to densify these soils in place to reduce the risk for future development. Alternatively, foundation design practices can reduce the impacts of potentially liquefiable soils. A licensed professional engineer shall prepare the plans, including those that pertain to soil engineering, structural foundations, pipeline excavation, and installation. The approved plans shall be incorporated into the proposed project. All onsite soil engineering activities shall be conducted under the supervision of a licensed Geotechnical Engineer or Certified Engineering Geologist.<br><br>**MM GEO-1b:** Fairgrounds. Prior to commencement of site grading, the project applicant shall complete a design-level geotechnical study and building plans. The building plans shall demonstrate that they incorporate all applicable recommendations of the design-level geotechnical study and comply with all applicable requirements of the most recent version of the California Building Standards Code. Recommendations from the design-level geotechnical study may include standard grading techniques such as removal and replacement and/or ground improvement methods to densify these soils in place to reduce the risk for future development. Alternatively, foundation design practices can reduce the impacts of potentially liquefiable soils. A licensed professional engineer shall prepare the plans, including those that pertain to soil engineering, structural foundations, pipeline excavation, and installation. The approved plans shall be incorporated into the proposed project. All onsite soil engineering activities shall be conducted under the supervision of a licensed Geotechnical Engineer or Certified Engineering Geologist. | |
| **Impact GEO-2:** The project would result in substantial soil erosion or the loss of topsoil. | Entertainment Area<br>**MM GEO-2a:** Implement Mitigation Measure HYD-1a.<br><br>Fairgrounds<br>**MM GEO-2b:** Implement Mitigation Measure HYD-1b. | Less than significant impact. |

**Table ES-1 (cont.): Executive Summary of Impacts and Mitigation Measures**

| Environmental Impact | Mitigation Measures | Level of Significance After Mitigation |
|---|---|---|
| **Impact GEO-3:** The project would 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, liquefaction or collapse. | Entertainment Area<br>**MM GEO-3a:** Implement Mitigation Measure GEO-1a.<br><br>Fairgrounds<br>**MM GEO-3b:** Implement Mitigation Measure GEO-1b. | Less than significant impact. |
| **Impact GEO-4:** The project would 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. | Entertainment Area<br>**MM GEO-4a:** Implement Mitigation Measure GEO-1a.<br><br>Fairgrounds<br>**MM GEO-4b:** Implement Mitigation Measure GEO-1b. | Less than significant impact. |
| **Section 3.6: Greenhouse Gas Emissions** | | |
| **Impact GHG-1:** The project would generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. | Implement Mitigation Measures AIR-1a (exceed Title 24), AIR-3d (prohibits wood burning appliances), AIR-4b (during operation, no idling and provide electrical hookups), GHG-2a (City of Vallejo CAP measures), and GHG-2b (County of Solano CAP measures). | Less than significant impact. |
| **Impact GHG-2:** The project would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. | Implement Mitigation Measure AIR-1a and the following:<br><br>**MM GHG-2a:** To be consistent with the City of Vallejo Climate Action Plan, the project shall incorporate the following measures:<br>• Install indoor real-time energy monitors in each unit or tenant space.<br>• Provide information to prospective buyers or tenants on available rebates for appliances with smart grid technology. (See PG&E's SmartMeter Program)<br>• Comply with minimum Title 24 requirements for cool roofs to have a minimum solar reflectance index (SRI) of 10 for steep slope and 64 for low slope roofs.<br>• Reduce exterior heat gain by planting vegetation, installing solar panel shade structures, or utilizing paving materials with a minimum SRI of 29 for at least 50 percent of non-roof impervious site surfaces.<br>• Install and maintain street trees in compliance with current development standards.<br>• Utilize high albedo paving material when required to install or renovate sidewalks, roads, crosswalks, parking lots, and driveways. | Less than significant impact. |

**Table ES-1 (cont.): Executive Summary of Impacts and Mitigation Measures**

| Environmental Impact | Mitigation Measures | Level of Significance After Mitigation |
|---|---|---|
| | • Pre-wire and pre-plumb new residential and commercial buildings for solar and solar thermal installations.<br>• Provide bicycle support facilities at a rate of 1 changing room and shower per 200 occupants within non-residential developments.<br>• Provide bike racks for 5 percent of the projected building occupants within 200 feet of the building entrance and one long-term bicycle storage space per two-multi-family units.<br>• Design parking lots to include clearly marked and shaded pedestrian pathways between existing and planned transit facilities and building entrances.<br>• Encourage employers and employees to utilize the Solano Transit Authority's rideshare matching system and support services.<br>• Include designated stalls for low-emitting, fuel efficient vehicles and carpool/vanpool vehicles for a minimum of 8 percent of total non-residential parking capacity and pre-wire stalls for future electric vehicle charging stations for 2 percent of total parking capacity. The stalls shall be in preferred parking locations and shall be marked with signs.<br>• Install individual water meters for each residential unit and high water use commercial uses such as restaurants or laundromats.<br>• Provide an additional water meter or sub-meter for landscaping uses for all new non-residential facilities with 1,000 to 5,000 square feet of irrigated landscaped space.<br>• Comply with the City of Vallejo's Construction/ Demolition Waste Reuse and Recycling Ordinance.<br>• Incorporate recycled content materials for a minimum of 10 percent of total materials.<br>• Install outdoor electrical outlets on the exterior of each building in an accessible location.<br>• Require construction contractors to shut construction equipment off when not in use or reduce the maximum idling time to 5 minutes or less.<br>• Construction contractors shall maintain construction equipment per manufacturer's specifications.<br>• Substitute electrified equipment for diesel- and gasoline-powered equipment where practical. | |

**Table ES-1 (cont.): Executive Summary of Impacts and Mitigation Measures**

| Environmental Impact | Mitigation Measures | Level of Significance After Mitigation |
|---|---|---|
| | **MM GHG-2b:** To be consistent with the County of Solano Climate Action Plan, the project shall incorporate the following measures:<br>• The residential units shall be LEED certified units or meet equivalent performance standards. For new affordable housing projects, performance standards shall be established pursuant to the requirements of the funding source(s).<br>• Buildings over 10,000 square feet in size shall incorporate renewable energy generation to provide the maximum feasible amount of the project's energy needs. Commercial buildings shall incorporate renewable energy generation to provide at least 20 percent of the project's needs.<br>• Energy Star rated appliances and the most energy-efficient Energy Star rated water heaters and air conditioning systems that are feasible shall be installed in the new residential units.<br>• New buildings over 10,000 square feet in size shall achieve LEED certification, or meet equivalent performance standards.<br>• Require the design and orientation of all buildings to maximize passive solar heating during cool seasons, avoid solar heat gain during hot periods, enhance natural ventilation, and promote effective use of daylight.<br>• Any new shuttles that are used in the project or to shuttle people to the adjacent theme park shall use electricity, natural gas, or hybrid-electric technology.<br>• All buildings shall have space in the design for adequate recycling, composting, and yard waste collection.<br>• During demolition of the existing structures prior to construction of the project, at the time of permit application, the project shall submit a plan to the County that outlines methods to maximize reuse of building materials.<br>• The project shall recycle or reuse a minimum of 50 percent of unused or leftover building materials. | |

## Table ES-1 (cont.): Executive Summary of Impacts and Mitigation Measures

| Environmental Impact | Mitigation Measures | Level of Significance After Mitigation |
|---|---|---|
| **Section 3.7: Hazards and Hazardous Materials** | | |
| **Impact HAZ-1:** The project would create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials or through reasonably foreseeable upset and accident conditions involving the hazardous materials into the environment. | Entertainment Area<br>**MM HAZ-1a:** Prior to issuance of a grading permit, a soil investigation shall be completed and submitted to the City of Vallejo to determine if the aboveground and underground gasoline storage tanks have leaked and if there are remnant soil impacts. The soil investigation shall also assess whether heavy metal or hydrocarbon-impacted soils were placed as fills within the property. In the event significant soil impacts are noted, exceeding applicable Cal-EPA and/or USEPA risk criteria, a soil mitigation plan shall be developed and implemented for the property.<br><br>**MM HAZ-1b:** Prior to renovation or demolition of the existing fair buildings, a lead and asbestos survey shall be completed and submitted to the City of Vallejo. Based on the findings of the survey, a mitigation plan shall be developed for the removal of asbestos containing material or lead-based paint, as necessary in accordance with BAAQMD and CAL-OSHA requirements.<br><br>**MM HAZ-1c:** Prior to the commencement of project construction, all transformers that are no longer in use shall be collected for appropriate disposal to the satisfaction of the City of Vallejo Fairgrounds.<br><br>**MM HAZ-1d:** Prior to commencement of site grading, a soil investigation shall be completed to determine if the aboveground and underground gasoline storage tanks have leaked and if there are residual soil impacts. The soil investigation shall also assess whether heavy metal or hydrocarbon-impacted soils were placed as fills within the property. In the event significant soil impacts are noted, exceeding applicable Cal-EPA and/or USEPA risk criteria, a soil mitigation plan shall be developed and implemented for the property.<br><br>**MM HAZ-1e:** Prior to renovation or demolition of the existing fair buildings, a lead and asbestos survey shall be completed. Based on the findings of the survey, a mitigation plan shall be developed for | Less than significant impact. |

**Table ES-1 (cont.): Executive Summary of Impacts and Mitigation Measures**

| Environmental Impact | Mitigation Measures | Level of Significance After Mitigation |
|---|---|---|
| | the removal of asbestos containing material or lead-based paint, as necessary in accordance with BAAQMD and CAL-OSHA requirements.<br><br>**MM HAZ-1f:** Prior to the commencement of project construction, all transformers that are no longer in use shall be collected for appropriate disposal.<br><br>**MM HAZ-1g:** Prior to commencement of site grading, a groundwater investigation shall be completed to assess potential impacts to shallow groundwater from animal waste washing into the eight crushed rock-filled pits along the western side of the eastern row of horse stables as well as potential petroleum hydrocarbons impacts. In the event significant groundwater impacts are noted, exceeding applicable Cal-EPA and/or USEPA risk criteria, a groundwater management plan shall be developed and implemented for the property.<br><br>**MM HAZ-1h:** Prior to commencement of site grading, limited soil sampling and laboratory testing shall be completed to determine if PCB-containing cooling oil was discharged to surface soils from the pole mounted transformer within the southwestern area of the property. In the event significant soil impacts are noted, exceeding applicable Cal-EPA and/or USEPA risk criteria, a soil mitigation plan shall be developed and implemented to address PCB-impacted soil.<br><br>**MM HAZ-1i:** Prior to renovation or demolition of the existing shop building located within the corporation yard in the northeastern area of the property, all chemicals that are no longer in use shall be collected for appropriate disposal. Additionally, the area of surface staining shall be scarified for appropriate disposal, and confirmation soil sampling and laboratory analysis shall be conducted to determine that an appropriate amount of impacted soil has been excavated. Prior to grading, testing for persistent pesticides shall also be conducted. In the event significant pesticide impacts are noted, exceeding applicable Cal-EPA and/or USEPA risk criteria, a | |

**Table ES-1 (cont.): Executive Summary of Impacts and Mitigation Measures**

| Environmental Impact | Mitigation Measures | Level of Significance After Mitigation |
|---|---|---|
| | soil mitigation plan shall be developed and implemented for the shop building area. | |
| **Impact HAZ-2:** The project would emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. | Entertainment Area<br>**MM HAZ-2a:** Implement Mitigation Measures HAZ-1a through HAZ-1c.<br><br>Fairgrounds<br>**MM HAZ-2b:** Implement Mitigation Measures HAZ-1d through HAZ-1i. | Less than significant impact. |
| **Impact HAZ-3:** The project would not 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 create a significant hazard to the public or the environment. | No mitigation is necessary. | Less than significant impact. |
| **Impact HAZ-4:** The project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. | No mitigation is necessary. | Less than significant impact. |
| **Impact HAZ-5:** The project would not 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. | No mitigation is necessary. | Less than significant impact. |
| **Section 3.8: Hydrology and Water Quality** | | |
| **Impact HYD-1:** Construction activities associated with the proposed project have the potential to degrade water quality in downstream water bodies. | **MM HYD-1a:** Prior to the issuance of grading permits or building permits (whichever occurs first), the project applicant shall prepare and submit a Stormwater Pollution Prevention Plan (SWPPP) to the City of Vallejo that identifies specific actions and Best Management Practices (BMPs) to prevent stormwater pollution during construction activities in accordance with the revised NPDES General Permit for Stormwater Discharges Associated with Construction Activity (Order 2009-0009 DWQ). The City of Vallejo shall confirm that the RWQCB has approved the SWPPP prior to | Less than significant impact. |

**Table ES-1 (cont.): Executive Summary of Impacts and Mitigation Measures**

| Environmental Impact | Mitigation Measures | Level of Significance After Mitigation |
|---|---|---|
| | issuance of grading or building permits. The SWPPP shall identify a practical sequence for BMP implementation and maintenance, site restoration, contingency measures, responsible parties, and agency contacts. The SWPPP shall include but not be limited to the following elements:<br>• Temporary erosion control measures shall be employed for disturbed areas.<br>• No disturbed surfaces shall be left without erosion control measures in place during the winter and spring months.<br>• Sediment shall be retained onsite by a system of sediment basins, traps, or other appropriate measures.<br>• The construction contractor shall prepare Standard Operating Procedures for the handling of hazardous materials on the construction site to eliminate or reduce discharge of materials to storm drains.<br>• BMP performance and effectiveness shall be determined either by visual means where applicable (e.g., observation of above-normal sediment release), or by actual water sampling in cases where verification of contaminant reduction or elimination (such as inadvertent petroleum release) is required by the RWQCB to determine adequacy of the measure.<br>• In the event of significant construction delays or delays in final landscape installation, native grasses or other appropriate vegetative cover shall be established on the construction site as soon as possible after disturbance, as an interim erosion control measure throughout the wet season.<br><br>Fairgrounds<br>**MM HYD-1b:** Prior to the commencement of project grading or construction (whichever occurs first), the project applicant shall prepare and submit a Stormwater Pollution Prevention Plan (SWPPP) to the City of Vallejo that identifies specific actions and Best Management Practices (BMPs) to prevent stormwater pollution during construction activities in accordance with the revised NPDES General Permit for Stormwater Discharges Associated with Construction Activity (Order 2009-0009 DWQ). The SWPPP shall | |

**Table ES-1 (cont.): Executive Summary of Impacts and Mitigation Measures**

| Environmental Impact | Mitigation Measures | Level of Significance After Mitigation |
|---|---|---|
| | identify a practical sequence for BMP implementation and maintenance, site restoration, contingency measures, responsible parties, and agency contacts. The SWPPP shall include but not be limited to the following elements:<br>• Temporary erosion control measures shall be employed for disturbed areas.<br>• No disturbed surfaces shall be left without erosion control measures in place during the winter and spring months.<br>• Sediment shall be retained onsite by a system of sediment basins, traps, or other appropriate measures.<br>• The construction contractor shall prepare Standard Operating Procedures for the handling of hazardous materials on the construction site to eliminate or reduce discharge of materials to storm drains.<br>• BMP performance and effectiveness shall be determined either by visual means where applicable (e.g., observation of above-normal sediment release), or by actual water sampling in cases where verification of contaminant reduction or elimination (such as inadvertent petroleum release) is required by the RWQCB to determine adequacy of the measure.<br>• In the event of significant construction delays or delays in final landscape installation, native grasses or other appropriate vegetative cover shall be established on the construction site as soon as possible after disturbance, as an interim erosion control measure throughout the wet season. | |
| **Impact HYD-2:** Operational activities associated with the proposed project have the potential to degrade water quality in downstream water bodies. | Entertainment Area<br>**MM HYD-2a:** Prior to the issuance of grading permits for the proposed project, the project applicant shall submit a stormwater quality management plan to the authority having jurisdiction for review and approval.<br><br>Fairgrounds<br>**MM HYD-2b:** Prior to the commencement of grading for the proposed project, the project applicant shall submit a stormwater quality management plan to the authority having jurisdiction for review and approval. | Less than significant impact. |

**Table ES-1 (cont.): Executive Summary of Impacts and Mitigation Measures**

| Environmental Impact | Mitigation Measures | Level of Significance After Mitigation |
|---|---|---|
| **Impact HYD-3:** The project would not 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. | No mitigation is necessary. | Less than significant impact. |
| **Impact HYD-4:** The proposed drainage facilities would prevent potential downstream flooding. | No mitigation is necessary. | Less than significant impact. |
| **Impact HYD-5:** The project would not place within a 100-year flood hazard area structures, including homes, which would impede or redirect flood flows or 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. | No mitigation is necessary. | Less than significant impact. |
| **Section 3.9: Noise** | | |
| **Impact NOI-1:** The project would result in 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. | **MM NOI-1a:** Stationary noise-generating construction equipment shall be placed a minimum of 275 feet from the property line of the Marriot Hotel property and a minimum of 1,550 feet from the property line of the closest existing residential property line (south of the project boundary), when and where feasible.<br><br>**MM NOI-1b:** Once precise grading and architectural plans are made available, and prior to building permit issuance, a final acoustical impact analysis shall be performed for all residential planning areas in order to confirm that exterior noise standards of 60 dBA are achieved and interior noise levels are reduced to 45 dBA or less. If the final acoustical analysis determines that noise levels are in excess of these standards, then mitigation in the form of noise barriers to reduce exteriors noise levels and/or higher STC-rated windows and doors to reduce interior noise levels may be required. | Less than significant impact. |

**Table ES-1 (cont.): Executive Summary of Impacts and Mitigation Measures**

| Environmental Impact | Mitigation Measures | Level of Significance After Mitigation |
|---|---|---|
| **Impact NOI-2:** The project would not result in expose persons to or generation of excessive groundborne vibration or groundborne noise levels. | No mitigation is necessary. | Less than significant impact. |
| **Impact NOI-3:** The project would not result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. | No mitigation is necessary. | Less than significant impact. |
| **Impact NOI-4:** The project would not result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. | **MM NOI-4:** The project applicant shall require construction contractors to adhere to the following noise attenuation requirements:<br>• Construction activities shall be limited to between the hours of 7:00 a.m. and 9:00 p.m.<br>• All construction equipment shall use noise-reduction features (e.g., mufflers and engine shrouds) that are no less effective than those originally installed by the manufacturer. | Less than significant impact. |
| **Impact NOI-5:** The project is located within an airport land use plan or, where such a plan has not been adopted, the project is not located within two miles of a public airport or public use airport. The project would not expose people residing or working in the project area to excessive noise levels. | No mitigation is necessary. | Less than significant impact. |
| **Impact NOI-6:** The project is not within the vicinity of a private airstrip; therefore, the project would not expose people residing or working in the project area to excessive noise levels. | No mitigation is necessary. | Less than significant impact. |
| **Section 3.10: Public Services** | | |
| **Impact PS-1:** The project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or 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 fire protection. | No mitigation is necessary. | Less than significant impact. |

**Table ES-1 (cont.): Executive Summary of Impacts and Mitigation Measures**

| Environmental Impact | Mitigation Measures | Level of Significance After Mitigation |
|---|---|---|
| **Impact PS-2:** The project would result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or 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 police protection. | Entertainment Area<br>**MM PS-2a:** Prior to issuance of the certificate of occupancy for each building, the project applicant shall prepare a security a plan after consultation with the Vallejo Police Department.<br><br>Fairgrounds<br>**MM PS-2b:** Prior to completion of construction of Phase 1 fair facilities, the project applicant shall prepare a security a plan in consultation with the Vallejo Police Department and/or the Solano County Sheriff's Office. | Less than significant impact.` |
| **Impact PS-3:** The project would result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or 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 schools. | **MM PS-3:** Prior to building permit issuance, the applicant shall pay the applicable City development impact fee consistent with the Vallejo City Unified School District planning requirements and defray the cost of increased demand for schools attributable to project implementation. | Less than significant impact. |
| **Impact PS-4:** The project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or 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 parks. | No mitigation is necessary. | Less than significant impact. |
| **Impact PS-5:** The project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or 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 other public facilities. | No mitigation is necessary. | Less than significant impact. |

**Table ES-1 (cont.): Executive Summary of Impacts and Mitigation Measures**

| Environmental Impact | Mitigation Measures | Level of Significance After Mitigation |
|---|---|---|
| **Section 3.11: Transportation/Traffic** | | |
| **Impact TRANS-1:** The project would cause the LOS of a freeway segment or ramp junction to deteriorate from the current LOS on a state route segment for which there are no planned and funded projects or programs designed to decrease congestion either on the route or within the larger travel corridor. (Significance criteria "a".) | **MM TRANS-1:** The project will contribute funding toward the I-80 Express Lanes project for the segment south of Redwood Parkway in Vallejo, if and when the project is programmed for funding by the MTC and the STA, through traffic impact fees administered by Solano County or the City of Vallejo. Because the funding and construction of the express lanes cannot be assured, this impact remains significant and unavoidable after mitigation. | Significant and unavoidable impact. |
| **Impact TRANS-2:** The project would have significant impacts on intersections under Phases 1, 2 and 3, based on Significance Criteria (b) through (e). | **MM TRANS-2:** Implement Mitigation Measure TRANS-9. | Significant and unavoidable impact (refer to MM TRANS-9 for discussion). |
| **Impact TRANS-3:** The project would not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. | No mitigation is necessary. | Less than significant impact. |
| **Impact TRANS-4**: The project would not 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. | No mitigation is necessary. | Less than significant impact. |
| **Impact TRANS-5:** The project would not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). | No mitigation is necessary. | Less than significant impact. |
| **Impact TRANS-6:** The project would not result in inadequate emergency access. | No mitigation is necessary | Less than significant impact. |
| **Impact TRANS-7:** The project would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. | No mitigation is necessary. | Less than significant impact. |

**Table ES-1 (cont.): Executive Summary of Impacts and Mitigation Measures**

| Environmental Impact | Mitigation Measures | Level of Significance After Mitigation |
|---|---|---|
| **Impact TRANS-8:** The project would cause the LOS of a freeway segment or ramp junction to deteriorate from the current LOS on a state route segment for which there are no planned and funded projects or programs designed to decrease congestion either on the route or within the larger travel corridor. (Significance criteria 'a'). | **MM TRANS-8:** Refer to Mitigation Measure TRANS-1. | Significant and unavoidable impact. |
| **Impact TRANS-9:** The project would have significant impacts on intersections under Phases 1, 2 and 3, based on Significance Criteria (b) through (e). | **MM TRANS-9:** The project will mitigate the Phase 1, 2 and 3 impacts identified above as follows:<br><br>The project will mitigate the Phase 1, 2, and 3 impacts identified above as follows:<br><br>Phase 1 (Option a): Contribute a proportional share toward the widening of the westbound leg of Redwood Street at Fairgrounds Drive to provide space for a dedicated right-turn lane onto Fairgrounds Drive, and re-time signal accordingly. Widening would take place west of the I-80 bridge structure. The project's proportional share of the need for this improvement is 11 percent.<br><br>Phase 1 (Option b): Allocate mitigation funds equivalent to that described in Option (a) toward the ultimate improvements at the Fairgrounds Drive/Redwood Parkway interchange, to be held in a dedicated fund until those improvements are constructed.<br><br>Event Management Plan to ensure that the summer weekend late morning peak hour trips do not exceed the current trip generation:<br>• For summer weekends, May - October (when Six Flags Discovery Kingdom is open), the following Exposition Hall and general Fairgrounds event management plan should be followed:<br>1. When Banquet Seating, Assembly Seating, or Trade Show events with estimated attendance at 75 percent or higher occupancy are scheduled on weekend days starting by 1 p.m., all other events on-site should have start times staggered by a minimum of two (2) hours (later than the Exposition Hall event start time). End times for those events should also be staggered by at least two (2) hours. | Significant and unavoidable impact. |

**Table ES-1 (cont.): Executive Summary of Impacts and Mitigation Measures**

| Environmental Impact | Mitigation Measures | Level of Significance After Mitigation |
|---|---|---|
| | 2. When Banquet, Assembly or Trade Show events with estimated attendance from 50 percent to 75 percent occupancy are scheduled on weekend days starting by 1 p.m., all other events on-site should have start times staggered by at least one (1) hour (later than the Exposition Hall event start time). End times should also be staggered by at least one (1) hour.<br>3. Non-seated concert events with estimated attendance at 50 percent or higher occupancy should not be scheduled to start before 1 p.m. on weekend days.<br>4. When non-seated concert events with estimated attendance below 50 percent are scheduled for weekend days starting by 1 p.m., all other events should have start times staggered by at least two (2) hours (later than the concert). End times should also be staggered by two (2) hours.<br>5. In addition to the above guidelines, when multiple venues including the Exposition Hall are scheduled on summer Saturdays and Sundays, all events should be staggered by a minimum of one (1) hour.<br><br>Phase 2: Contribute funds toward the construction of the Redwood Parkway/ Fairgrounds Drive improvement project at the two interchanges, at a level proportional to the full project's share of total future traffic at 2035, and considering other sources of potential traffic growth not modeled in this analysis, in particular that of Six Flags Discovery Kingdom. The project's share of total 2035 traffic, as modeled in this analysis – without any Six Flags Discovery Kingdom traffic growth—is as follows:<br>• At Fairgrounds Drive/SR-37 Ramps: 23 percent<br>• At Redwood Street/I-80 Ramps: 10 percent<br><br>The above proportions may be subject to reduction if growth plans for Six Flags Discovery Kingdom are proposed and approved.<br><br>The mitigation is tied to the Project's proportional share of total future traffic because the Redwood Parkway/Fairgrounds Drive Improvement Project's purpose, as defined by Caltrans and the STA, is to: | |

## Table ES-1 (cont.): Executive Summary of Impacts and Mitigation Measures

| Environmental Impact | Mitigation Measures | Level of Significance After Mitigation |
|---|---|---|
| | • Relieve existing congestion and improve traffic flow on the local roadway network for approved redevelopment and planned land uses in the area;<br>• Improve the existing interchanges and intersection operations;<br>• Improve the safety of the local roadway network by reducing congestion.<br><br>Thus, the project is not designed solely to serve traffic growth, but also to address existing deficiencies.<br><br>In addition to the above Phase 2 mitigation, the retiming of intersection #8, Columbus Parkway/Admiral Callaghan Lane, is required.<br><br>Phase 3: Adjust signal timing of intersection #1, Fairgrounds Drive/Whitney Lane.<br><br>Because the full funding and construction of the Fairgrounds Drive/Redwood Parkway Interchange improvements cannot be assured, the impacts at intersections #2, #3, and #15 remain significant and unavoidable. | |
| **Section 3.12: Utilities and Service Systems** | | |
| **Impact USS-1:** The proposed project would increase water demand but would not require additional entitlements and supplies. | No mitigation is necessary. | Less than significant impact. |
| **Impact USS-2:** The proposed project would be served by adequate wastewater treatment capacity. | No mitigation is necessary. | Less than significant impact. |
| **Impact USS-3:** The project would not require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. | No mitigation is necessary. | Less than significant impact. |

**Table ES-1 (cont.): Executive Summary of Impacts and Mitigation Measures**

| Environmental Impact | Mitigation Measures | Level of Significance After Mitigation |
|---|---|---|
| **Impact USS-4:** The proposed project may generate substantial amounts of solid waste during both construction and operations. | Entertainment Area<br>**MM USS-4a:** Prior to issuance of building permits for the proposed project, the project applicant shall retain a qualified contractor to perform construction debris recycling. The applicant shall establish an objective of diverting a minimum of 50 percent of construction debris from the waste stream, as required by the 2010 California Green Building Standards Code. The project applicant shall provide documentation to the satisfaction of the City of Vallejo demonstrating that construction and demolition debris was recycled.<br><br>**MM USS-4b:** Prior to issuance of the final certificates of occupancy for the proposed project, the project applicant shall install onsite facilities necessary to collect and store recyclable materials. Recyclable collection facilities shall be located in public spaces and clearly identify accepted materials.<br><br>Fairgrounds<br>**MM USS-4c:** Prior to the commencement of construction for the proposed project, the project applicant shall retain a qualified contractor to perform construction debris recycling. The applicant shall establish an objective of diverting a minimum of 50 percent of construction debris from the waste stream, as required by the 2010 California Green Building Standards Code.<br><br>**MM USS-4d:** Prior to final occupancy for the proposed project, the project applicant shall install onsite facilities necessary to collect and store recyclable materials. Recyclable collection facilities shall be located in public spaces and clearly identify accepted materials. | Less than significant impact. |
| **Impact USS-5:** The proposed project would not result in the inefficient, unnecessary, or wasteful consumption of energy. | No mitigation is necessary. | Less than significant impact. |