

DEPARTMENT OF RESOURCE MANAGEMENT

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Planning Services Division

MEMORANDUM

DATE: January 6, 2025
TO: Solano County Zoning Administrator
FROM: Eric Wilberg, Senior Planner
SUBJECT: Use Permit U-22-03 (Solano Landing) Extension to Exercise

On January 23, 2024 the Board of Supervisors granted Use Permit U-22-03 to Solano Landing LLC to authorize development of a Resort Hotel comprised of a market, six tasting rooms, restaurant, multi-purpose/dining hall, and 10-cottage hotel, located at 2316 Rockville Road, one-quarter mile north of the City of Fairfield, within the Agricultural Tourist Center "ATC" zoning district; APN: 0027-200-150.

Language within the permit states: *"Failure, neglect, or refusal to exercise this Permit within a period of one (1) year from the date of granting thereof, shall automatically cause the same to become and remain null and void without further action by Planning Commission; except that, upon written request by the owner, the Zoning Administrator may authorize an extension of time to exercise the permit, not to exceed one year. Only one such extension may be granted."*

For various reasons detailed in the attached written request dated December 11, 2024, the permittee is requesting that the Zoning Administrator authorize a one (1) year extension of time to exercise the permit. This request is being made pursuant to Section 28.106(K)(1) of the Zoning Regulations.

RECOMMENDATION

Staff recommends that Zoning Administrator authorize a one-year extension of time to exercise the permit, with an expiration of January 23, 2026.

Attachments

- A** – Land Use Permit U-22-03
- B** – Permittee’s written request for extension

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Building Official
Building & Safety

ALLAN CALDER
Program Manager
Planning Services

EDMOND STRICKLAND
Manager
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USE PERMIT NO. U-22-03

SOLANO LANDING LLC

(permittee)

To establish and operate a Resort Hotel comprised of a market, six tasting rooms, restaurant, multi-purpose/dining hall, and 10-cottage hotel located at 2316 Rockville Road at the southeast corner of Rockville Road and Suisun Valley Road, one-quarter mile north of the City of Fairfield; APN: 0027-200-150.

In addition to the zoning regulations, the building laws and other ordinances, the conditions of granting this permit are attached (Resolution No. 2024-10).

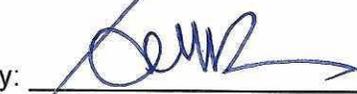
Granting or conditional granting of this permit does not release the permittee from complying with all other county, state or federal laws. Failure to comply with all the aforementioned provisions and conditions will be cause for the revocation of this Permit by the County Planning Commission.

Failure, neglect or refusal to exercise this Permit within a period of one (1) year from the date of granting thereof, shall automatically cause the same to become and remain null and void.

Date Granted: January 23, 2024

SOLANO COUNTY BOARD OF SUPERVISORS

Issued by: _____


James Bezek, Director
Department of Resource Management

RESOLUTION NO. 2024-10

RESOLUTION OF THE SOLANO COUNTY BOARD OF SUPERVISORS APPROVING USE PERMIT NO. U-22-03 FOR THE SOLANO LANDING PROJECT

Whereas, Solano Landing LLC filed Rezoning Petition No. Z-22-04 and Use Permit Application No. U-22-03 with the Solano County Department of Resource Management to allow for a Resort Hotel comprised of a market, six tasting rooms, restaurant, multi-purpose/dining hall, and 10-cottage hotel, located at the intersection of Rockville Road and Suisun Valley Road (Solano Landing Project); and

Whereas, the Solano County Planning Commission considered Rezoning Petition No. Z-22-04 and Use Permit Application No. U-22-03, reviewed the report of the Department of Resource Management, and heard testimony relative to the Solano Landing Project at a duly noticed public hearing held on December 7, 2023, and adopted a resolution recommending that the Solano County Board of Supervisors approve Rezoning Petition No. Z-22-04 and Use Permit Application No. U-22-03; and

Whereas, the Solano County Board of Supervisors (Board) has adopted a Mitigated Negative Declaration and Mitigation Monitoring Program for the Solano Landing Project in accordance with the California Environmental Quality Act (CEQA) and adopted an ordinance approving Rezoning Petition No. Z-22-04; and

Whereas, the Board has reviewed and considered Use Permit Application No. U-22-03, the report of the Department of Resource Management, the resolution of the Planning Commission, and all testimony and comments regarding the subject application at a duly noticed public hearing held on January 23, 2024.

Resolved, the Solano County Board of Supervisors has made the following findings with regard to Use Permit U-22-03:

- 1. The establishment, maintenance, or operation of the proposed use is in conformity with the Solano County General Plan with regard to traffic circulation, population density and distribution and other aspects of the General Plan and Suisun Valley Strategic Plan.**

The use is consistent with the General Plan and the Suisun Valley Strategic Plan. The project is consistent with the Suisun Valley vision as an agricultural tourist destination for those seeking world class wine, by supporting agricultural tourism and economic development. Resort uses including hotel, restaurant and wine tasting are compatible with agricultural tourism. According to the traffic study, the proposed use would not result in a significant impact. Further, the project would institute a shuttle bus that would facilitate travel not only to the site but would support other nearby winery uses.

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

The conditions of approval ensure that adequate roads, utility and drainage facilities will be constructed to meet the demands of the proposed resort complex. Vehicular access to the site is conveniently located from two driveways off of Rockville Road frontage. The building plans will be reviewed and approved by the Solano County Building and Safety Division before a permit is issued. Grading and drainage plans will be reviewed and approved by the Public Works Engineering Division. The Solano Irrigation District supplies irrigation water to the site for agricultural purposes. Potable water shall be provided by a Public Water System permitted by the California State Division of Drinking Water. The Fairfield Suisun Sewer District would supply sewer service.

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

As conditioned, the Solano Landing Project will not constitute a nuisance to surrounding properties, or be detrimental to the health, safety, or welfare of County residents. Adequate conditions of approval and mitigation measures have been incorporated into the project.

Resolved, that the Solano County Board of Supervisors does hereby approve Use Permit No. U-22-03, subject to the following conditions of approval:

ADMINISTRATIVE

1. Land Use. The proposed land use shall be established and operated in accord with the application materials and development plans for Use Permit U-22-03 and as approved by the Solano County Board of Supervisors.

This permit authorizes construction of agriculture and agriculture supporting uses including a Resort Hotel comprised of a central boutique market, six small tasting rooms, a restaurant, multi-purpose building and a 10-cottage hotel including special events with up to no more than 24 events per year and will host a maximum of 300 guests at one time. An event venue or facility offered for use by third-party individuals or nonprofit entities is defined for the conduct of noncommercial events, such as weddings, parties, or other similar private social gatherings, or for charitable or political fundraisers.

Marketing or promotional events conducted by the business operator to promote the goods or services offered by the business, such as wine club events at a winery, are not special events for purposes of this definition but are subject to regulations applicable to the business operation.

Three of the six (6) stand-alone tasting facilities will feature wines from wineries and/or breweries that are locally grown or brewed within Solano County. Grapes will be locally sourced from onsite, Solano County and bordering Counties. The remaining three tasting rooms will feature wines from outside the area. Food and wine pairings are proposed in the tasting rooms.

The Project includes 10.5 acres of vineyards and/or agricultural production that will remain with the operation of the Hotel Resort.

2. **Revisions or Modifications in Land Use.** No additional land uses, activities for new or expanded buildings shall be established beyond those identified on the approved development plan dated August 22, 2022, submitted to Solano County in April 2023, and detailed within the project description without prior approval of a revision, amendment, or a new use permit and subsequent environmental review.
3. **Indemnification.** By acceptance of this permit, the permittee and its successors in interest agree that the County of Solano, its officers and employees shall not be responsible for injuries to the property or persons arising from the issuance or exercise of this permit. The permittee shall defend, indemnify and hold harmless the County of Solano, its officers and employees from all claims, liabilities, losses or legal actions arising from any such injuries. The permittee shall reimburse the County for all legal costs and attorney's fees related to litigation based on the issuance and/or interpretation of this permit. This agreement is a covenant that runs with the land and shall be binding on all successors in interest of the permittee.
4. The Project shall comply with all applicable Solano County Zoning regulations and Building Code provisions and secure all required local, state, regional and federal permits required to operate.
5. The Project shall be designed to minimize fill of jurisdictional waters. If impacts to any streams, such as potentially, the ephemeral roadside drainage or irrigation ditch, cannot be avoided then prior to ground disturbance the Project applicant shall submit an LSA notification to CDFW and comply with the LSA Agreement, if issued, and shall obtain a permit from the RWQCB pursuant to the Clean Water Act Section 401 water quality certification. Impacts to waters, wetlands, and riparian areas subject to the permitting authority of CDFW and RWQCB shall be mitigated by providing compensatory mitigation at a minimum 3:1 ratio in area for permanent impacts and 1:1 ratio for temporary impacts, unless otherwise approved in writing by CDFW or otherwise required by RWQCB. An LSA Agreement for the Project, if issued, would likely require the above recommended measures, as applicable, and may require additional avoidance and minimization measures for wildlife and habitat.
6. **Failure to Comply.** Failure to comply with any of the conditions of approval or limitations set forth in this permit shall be cause for the revocation of the Use Permit and cessation of the permitted uses at the Permittee's expense.

AGRITOURISM LAND USES

7. **Access** The Special Events Facility shall be operated in compliance with the general requirements for public assembly uses.
8. **Food Vendors.** The Permittee shall be responsible for ensuring the special event organizer and any food vendors utilized by the organizer secure food permits with the Environmental Health Division.
9. **Kitchen Facilities.** Any facilities used for the preparation, storage, handling, or service of food, beverages, or related equipment at events shall be permitted as a food facility by the Environmental Health Division.

10. **Hours of Operation-Special Events.** All special events shall start no sooner than 10:00 a.m. and end by 10:00 p.m. each day. Facility set-up and clean-up shall be allowed between the hours of 8:00 a.m. and 11:00 p.m. All guests of an event shall be off the property by 10:30 p.m. unless staying on site as part of the hotel.
11. **Hours of Operation-Tasting Rooms.** The hours of operation of the tasting rooms will be Monday through Sunday 10:00 a.m. to 5:00 p.m.
12. **Hours of Operation-Restaurant.** The hours of operation of the Restaurant shall be 10:00 a.m. to 3:00 p.m. for lunch and 5:30 to 10:00 pm for dinner.
13. **Event Calendar:** The facility shall maintain a calendar of events on the facility website identifying the date, start and end time of each special event, or marketing events with over 100 people expected to occur on the premises. Upcoming special events shall be posted at least seven (7) days in advance of the event. The Facility Manager's Telephone Number shall be provided in case there are questions or concerns.
14. **Sign Permit.** The Permittee shall secure and abide by the conditions of an issued sign permit for all commercial signage onsite.

Action Required	When	Date Completed	Verified by
Submit Sign Permit application to Planning	Prior to sign installation		

15. **Business License.** The Permittee shall secure and abide by the terms and conditions of the Business License issued by Solano County. This approved Use Permit shall constitute as the "Zoning Clearance" necessary to file for the license.

Action Required	When	Date Completed	Verified by
Submit Business License application	Prior to operation		

16. **ABC License.** The Permittee shall secure and abide by the terms and conditions of an ABC License for the scope of the proposed Uses.

OPERATIONAL CONTROLS

17. The Permittee shall take such measures as may be necessary or as may be required by the County to prevent offensive noise, lighting, dust or other impacts which constitute a hazard or nuisance to motorist, persons on the property and in the surrounding areas.
18. The Permittee shall utilize best management practices to reduce exposure to pesticides or herbicides in conjunction with the vineyard use. This includes but is not limited to:
 - Treat only the specific areas needing treatment and use pesticides only when necessary.
 - Use technology and equipment that reduces pesticide drift when feasible and do not apply when conditions favor drift (e.g., when wind speeds are greater than or equal to 10 mph).
 - Where possible, leave a border of untreated vegetation between treated areas and areas where wildlife may be present.

- Review the various pesticide labels for hazards to wildlife; users should select a product that is efficacious and follow all precautions specified on labels.
- Do not spray if heavy rain is expected within 48 hours as the pesticide may wash away from the area of application and into water bodies.
- Read the label carefully and use the lowest effective rate and lowest number of effective applications.
- Where feasible, refrain from tank mixing or co-applying pesticides with the same mode of action.

19. The premises shall be maintained in a neat and orderly manner and kept free of accumulated debris and junk.

20. **Fugitive Dust.** Any access from unpaved dirt roads and with unpaved onsite access roads and parking areas shall control fugitive dust with water trucks, sprinkler system or other practices acceptable to the applicable air quality management district in sufficient quantities to prevent airborne dust.

21. **Noise**

- **Outdoor amplified sound** shall not exceed 65 dB when measured at the property lines.
- During any special event with amplified outdoor music, the sound levels shall be monitored and measured by the Permittee at the nearest property line to the event. Amplification levels shall be adjusted to ensure noise levels at such property line do not exceed 65 dB.
- The permittee or its representative shall take noise measurements using an approved, calibrated sound meter device and keep a record of the readings, including the time and location on the property such readings were taken. The permittee shall submit such records upon request to the County.

Action Required	When	Date Completed	Verified by
Monitor Noise Readings	Ongoing / As needed		

22. **Light and Glare.** Any outdoor lighting used during events shall be downcast and shield so that neither the lamp nor the reflector interior surface is visible from any offsite location.

23. **Odor.** The facility shall not cause objectional odors on adjacent properties.

24. **Parking.** The Project shall provide 251 parking spaces.

25. **Parking.** The Special Events Facility shall provide parking on-site to accommodate all guests. No parking shall be allowed within any road right-of-way for 1,000 feet in either direction of any access point or access located on the site. The permittee shall place signs along the interior access ways and at 300-foot intervals on the applicant's property along the road right-of-way indicating this parking restriction. These signs shall be posted no earlier than the day before the event and shall be removed no later than the day following the event.

Parking shall be provided as follows.

- a. Onsite parking shall be located in an open area with a slope of ten percent or less, at a minimum ratio of one space per 2.5 attendees, on a lot free of combustible material.
 - b. For Special Events over 150 guests the permittee shall ensure a traffic coordinator is hired to direct traffic and ensure no parking in the right-of-way and no traffic queues on Rockville Road or Suisun Valley Road.
- 26.** Parking for the entire project shall be provided as follows.
- Boutique Market 5,496 square feet = 28 spaces
 - Wine Tasting Rooms 9,000 sq. ft. = 45
 - Restaurant 7,462 sq. ft. = 38
 - Hotel 10 room = 11
 - Concierge 1,728 sf = 9
 - Special Events = 120
- Total = 251 spaces
- 27. Truck Loading.** Shall provide an adequate truck loading area together with ingress and egress designed to avoid traffic hazard and congestion.
- 28. Sanitation.** The Permittee shall provide sanitation facilities approved by the Environmental Health Division of adequate capacity that are accessible to special event attendees and event staff including restrooms, refuse disposal receptacle, potable water and wastewater facilities.
- 29. Insurance.** The operator of the Special Event Facility shall have commercial property insurance for the use.
- 30. Encroachment Permit Required.** All connections to County roads shall meet the encroachment permit requirements of the Public Works – Engineering Division, which generally include, but shall not be limited to, paving of the connection within the County road right-of-way.
- 31. Extension to exercise.** In any case where a use permit has not been exercised within one year after the date of approval thereof, or any other period for exercise as stated in a condition of the permit, the use permit shall expire and thereafter be null and void without further action by Planning Commission; except that, upon written request by the owner, the Zoning Administrator may authorize an extension of time to exercise the permit, not to exceed one year. Only one such extension may be granted.

ENVIRONMENTAL HEALTH

- 32. Water – service from Public Water System (PWS) required.** The facility shall obtain potable water service from an active and valid Public Water System that is permitted by the California State Division of Drinking Water. Verification that potable water is being supplied from a Public Water System shall be required prior to the submittal of any Building or Grading Permits for any structure onsite. The project shall not proceed until such verification is provided. Permitting documentation, including any water quality sampling

results, shall be provided to the Department upon request. In compliance with the Solano County Zoning Code, the Applicant shall make reasonable effort to complete the State's required Preliminary Technical Report (PTR) and permit within one year of the approval of the Use Permit.

33. **Existing Water Wells.** The facility shall destroy, under Environmental Health permit, any existing water wells that it does not intend to use and/or that have not been used for a period of one year. Any well not actively being used shall be secured to prevent the potential introduction of pollutants to the aquifer.
34. **Sewage.** Septic permits will be required to destroy any septic tanks on the property that are no longer being used and to construct the new sewer lateral connecting to the Fairfield Suisun Sewer District (FSSD) sewer main. The project shall connect to and utilize the Fairfield Suisun Sewer District for all structures onsite.
35. **Portable Toilets.** Portable toilets shall only be used onsite for temporary events to supplement the site's existing restroom facilities. Only companies with a current Environmental Health portable/chemical toilet permit shall supply portable toilets to the facility.
36. **Hotel Use.** Solano County Environmental Health permits all hotels, motels, and transient lodging facilities. The facility shall obtain permits for the onsite hotels and maintain them as active and valid for the life of the hotels.
37. **Food Service.** The California Retail Food Code requires all food facilities to obtain a permit to operate from Environmental Health. Food Service – Wine. A wine tasting and beer manufacturer, as defined in the Business and Professions Code regardless of if there is a charge for the tasting, are exempt from a food facility permit with less than 25 square feet of pre-packaged non-potentially hazardous foods. Anything not explicitly meeting this exemption requires a permit to operate from the Solano County Division of Environmental Health.
All wine tasting rooms with food pairings, catering areas, restaurants, and any other food facility areas shall obtain permits to operate from Environmental Health.

The facility shall ensure that only mobile food facilities (“food trucks”) permitted by Environmental Health shall be allowed to operate onsite.
38. **Food Service – Special Events.** All Community/Special Events which provide food to the public require temporary event permits to be issued to the organizer and each vendor a minimum of two weeks prior to the event. Contact the Consumer Protection program of Environmental Health for the applications and guidelines for any event a minimum of 30 days before the event. Community Events shall not exceed 25 consecutive or non-consecutive days.
39. **Hazardous Materials.** The facility shall comply with all hazardous materials management, storage, handling, and reporting requirements. All hazardous material in reportable quantities equal to or greater than 55 gallons of liquids, 200 cubic feet of gas, and/or 500 pounds of solid material shall be reported on the facility's Hazardous Materials Business Plan (HMBP) on the online California Environmental Reporting System (CERS) within 30 days of exceeding the hazardous materials reportable quantities thresholds.

- 40. **Agricultural Chemicals.** The facility shall adhere to all requirements relating to the storage, handling, and use of pesticides, fertilizers, and other agricultural chemicals as described by the Solano County Agricultural Department.
- 41. **Solid Waste.** The facility shall maintain adequate commercial garbage service onsite to prevent the spread of pathogens, disease vector attraction, odors, and other nuisance factors. The minimum collection frequency shall be at least once every seven days.

Action Needed - Environmental Health Division				
COA #	Required to exercise Y/N	Action	When	Verified
28	Y	Obtain PWS water service	Prior to submittal of Building Permits	
30	N	Obtain septic permit(s)	Per condition	
32	N	Obtain hotel permit(s)	Per condition	
33	N	Obtain food facility permits	Per condition	
35	N	Create HMBP	Per condition	
37	N	Start commercial garbage service	Per condition	

BUILDING AND SAFETY DIVISION

Action Required	When	Date Completed	Verified by
File building permit application(s)	Prior to construction		

PUBLIC WORKS – ENGINEERING

- 42. The Applicant shall apply for, secure, and abide by the conditions of an encroachment permit for any work within the public right-of-way.
- 43. Driveways for ingress/egress should be established a safe distance from the Rockville Road/Suisun Valley Road intersection to ensure safe turning movements and provide sufficient site distances.
- 44. Driveways must be maintained in such a manner as to prevent soil, rocks, and debris from tracking onto public roads.
- 45. The Applicant shall apply for, secure, and abide by the conditions of a grading permit for the construction of the private access improvements, parking areas and walkways, as well as any onsite grading.
- 46. The applicant shall furnish a hydraulic and hydrologic report and grading plan signed and sealed by a registered California Civil Engineer.

- 47. The applicant shall furnish a Stormwater Pollution Prevention (SWPPP) signed and sealed by a Qualified SWPPP Developer (QSD) since the site area is over 1 acre.

Action Required	When	Date Completed	Verified by
Obtain grading permit from PW	Prior to construction		

Action Required	When	Date Completed	Verified by
Obtain encroachment permit from PW	Prior to construction		

CORDELIA FIRE AND/OR FAIRFIELD FIRE DEPARTMENT

- 48. Submit building plans, fire sprinkler plans and improvement plans to the Cordelia Fire District and/or Fairfield Fire District for review and approval in accordance with the California Fire Code and local requirements.
- 49. The required fire flow is 2,500 gpm at 20 psi residual pressure.
- 50. Fire hydrant locations will be determined prior to the final development plan.
- 51. All buildings are required to be equipped with fire sprinklers and conform to NFPA #13 or #13R.
- 52. The developer shall submit building plans and specifications to the Fire District for review prior to issuance of a building permit for review and approval. Further comments may be necessary as the project is finalized.

FAIRFIELD SUISUN SEWER DISTRICT

- 53. All FSSD charges and fees applicable to the proposed project are required to be paid upon issuance of a building permit, including but not limited to capacity fees, plan check fees, encroachment, and inspection. All charges and fees shall be remitted directly to FSSD. An estimate of FSSD fees and charges based on the above area/use information is attached.
- 54. Onsite and offsite sewer utility plans, and building plans, conforming to FSSD, City of Fairfield and/or County Standards, shall be submitted for review and approval. Building plans shall include square footages and proposed uses.
- 55. FSSD shall not own, operate, or maintain any sewer mains associated with the proposed development.
- 56. The sewer main in Suisun Valley Road that the development proposes to connect to is owned and maintained by the City of Fairfield. The City of Fairfield should be contacted to

evaluate sewer capacity in its system, procedures to connect, and approval to connect to its system.

MITIGATION MEASURES

Air Quality

57. Mitigation Measure AIR-1 Consistent with the Bay Area Air Quality Management District (BAAQMD) Basic Construction Mitigation Measures, the following controls are required to be included as specifications for the proposed project and implemented at the construction site:

- All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- All haul trucks transporting soil, sand, or other loose material off site shall be covered.
- All visible mud or dirt tracked-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.
- All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.
- All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible.
- Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- A publicly visible sign shall be posted with the telephone number and person to contact at Solano County regarding dust complaints. This person shall respond and take corrective action within 48 hours. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.

58. Mitigation Measure AIR-2 During construction of the proposed project, the project contractor shall ensure all off-road diesel-powered construction equipment of 50 horsepower or more used for the project construction at a minimum meets the California Air Resources Board Tier 4 emissions standards or equivalent.

Biological Resources

59. Mitigation Measure BIO-1 Worker Environmental Awareness Program (WEAP). During construction of the project, before any work occurs on the project site, including grading, vegetation removal and equipment staging, all construction personnel shall participate in an environmental awareness training regarding special-status species and sensitive habitats present on the Project site. Any additional construction personnel that are employed following the initial start of construction shall receive mandatory training before starting

work. As part of the training, an environmental awareness handout shall be provided to all personnel that describes and illustrates sensitive resources (i.e., special-status species and habitat, nesting birds/raptors) to be avoided during proposed Project construction and lists measures to be followed by personnel for the protection of biological resources. Such measures shall include, but are not limited to:

Procedures to follow if a special status species is found within the work area:

- Checking under equipment and staging areas for wildlife species each morning prior to work.
- Staying within designated work areas and maintaining exclusion/silt fencing.
- Reduced Project speed limits.
- No pets or firearms on-site.
- Contain trash/food waste and remove daily to avoid encouraging predators onto the Project site.
- Follow Project Best Management Practices (BMPs)

60. Mitigation Measure BIO-2 Avoid and Minimize Impacts to Rare Plants. Before the initiation of any vegetation removal or ground-disturbing activities, in areas that provide suitable habitat for special-status plants, the following measures shall be implemented:

- A qualified botanist shall conduct appropriately timed surveys for special-status plant species, in all suitable habitat that would be potentially disturbed by the Project.
 - Surveys shall be conducted following CDFW- or other approved protocol.
 - If no special-status plants are found during focused surveys, the botanist shall document the findings in a letter to the lead agency, and other appropriate agencies as needed, and no further mitigation will be required.
 - If special-status plants are found during focused surveys, the following measures shall be implemented:
 - i. If special-status plants are found during focused surveys, the following measures shall be implemented:
 - ii. Information regarding the special-status plant population shall be reported to the CNDDDB.
 - iii. If the populations can be avoided during Project implementation, they shall be clearly marked in the field by a qualified botanist and avoided during construction activities. Before ground clearing or ground disturbance, all on-site construction personnel shall be instructed as to the species' presence and the importance of avoiding impacts to this species and its habitat.
 - iv. If special-status plant populations cannot be avoided, consultations with CDFW and/or USFWS would be required. If allowed under the appropriate regulations, the plants shall be mapped, photographed, and then transplanted to a suitable location by a qualified botanist. If required by the relevant agency, a plan to compensate for the loss of special-status plant species, detailing appropriate replacement ratios, methods for implementation, success criteria, monitoring and reporting protocols, and contingency measures that would be implemented if the initial mitigation fails; the plan would be developed in consultation with the appropriate agencies prior to the start of local construction activities.

- 61. Mitigation Measure BIO-3 Monarch Butterfly Avoidance.** Preconstruction surveys shall be conducted during the monarch breeding season (March 16 through November 30) to determine if milkweed is present on the site and, if present, is being used for monarch breeding. Surveys shall be conducted by a qualified biologist no more than 14 days prior to ground or vegetation disturbance activities. The biologist shall search for evidence of monarch eggs, caterpillars, chrysalises, and adults. If active monarch breeding is identified, the milkweed stand shall be avoided until the applicant develops and implements a salvage and relocation plan that has been reviewed and approved by the applicable Resource Agencies.
- 62. Mitigation Measure BIO-4 Avoid Project impacts to Western and Crotch's bumble bee.** Surveys should be performed by a qualified biologist familiar with the species behavior and life history to determine the presence/absence of special status bumble bees within 6 weeks prior to vegetation removal and/or grading. Surveys should be conducted during the flying season when the species is most likely to be detected above ground, between March 1 to September 1. Survey results, including negative findings, should be submitted to CDFW prior to implementing Project-related ground-disturbing activities. At minimum, a survey report should provide the following:
- A description and map of the survey area, focusing on areas that could provide suitable habitat for special status bumble bees.
 - Field survey conditions that should include name(s) of qualified biologist(s) and brief qualifications; date and time of survey; survey duration; general weather conditions; survey goals, and species searched.
 - Map(s) showing the location of nests/colonies.
 - A description of physical (e.g., soil, moisture, slope) and biological (e.g., plant composition) conditions where each nest/colony is found. A sufficient description of biological conditions, primarily impacted habitat, should include native plant composition (e.g., density, cover, and abundance) within impacted habitat (e.g., species list separated by vegetation class; density, cover, and abundance of each species).
 - If adverse impacts to Crotch's bumble bee cannot be avoided either during Project activities or over the life of the Project, the County should consult with CDFW to determine appropriate avoidance and/or minimization measures for the species.
- 63. Mitigation Measure BIO-5 Avoid impacts to tricolored blackbird.** If construction activities begin between February 1 and August 31, a preconstruction survey for nesting tricolored blackbirds shall be performed by a qualified biologist to ensure that no individuals of this species are harmed during construction activities. This survey may be conducted concurrently with other bird surveys (e.g., Swainson's hawk, burrowing owl). If an active tricolored blackbird colony is discovered within the project site or within a 100-foot radius, a qualified biologist shall evaluate the potential for construction to disturb nesting activities. CDFW shall be contacted to review the evaluation and determine if the project can proceed without adversely affecting nesting activities. CDFW shall also be consulted to establish protection measures such as buffers. Disturbance of active nests shall be avoided until it is determined by a qualified biologist that nesting is complete, and the young have fledged, or that the nest has failed. If work is allowed to proceed, at a minimum, a qualified biologist shall be on-site during the start of construction activities during the nesting season to monitor nesting activity. The monitor shall have the authority to stop work if it is determined the project is adversely affecting nesting activities.

- 64. **Mitigation Measure BIO-6 Avoid impacts to burrowing owl.** Preconstruction surveys for western burrowing owl shall be conducted by a qualified biologist in accordance with CDFW’s 2012 Staff Report on Burrowing Owl Mitigation and measures outlined in the Solano HCP. If burrowing owls are identified during the preconstruction survey, passive exclusion shall be implemented per CDFW’s 2012 Staff Report on Burrowing Owl Mitigation (including avoidance of occupied burrows during the breeding season).
- 65. **Mitigation Measure BIO-7 Swainson’s Hawk Avoidance.** For any construction activities initiated between March 15 and September 1, surveys for nesting Swainson’s hawk shall be conducted within 0.5-mile of areas of disturbance for this species as described in the Recommended Timing and Methodology for Swainson’s Hawk Nesting Surveys in the California’s Central Valley (Swainson’s Hawk Technical Advisory Committee, 2000). The recommended minimum survey protocol is completion of surveys for at least the two survey periods immediately prior to a project’s initiation. Survey periods correspond to typical migration, courtship, and nesting behavior and defined as follows:

Survey Period	Survey Dates	Survey Time	Number of Surveys
1	January 1 to March 20	All day	1
2	March 20 to April 5	Sunrise to 1000 or 1600 to sunset	
3	April 5 to April 20	Sunrise to 1200 or 1630 to sunset	
4	April 21 to June 10	All day; Monitoring known nests only	
5	June 10 to July 30	Sunrise to 1200 or 1630 to sunset	

If surveys determine that the species is present and nesting within this area, a buffer zone of 0.5-mile shall be established and coordination with CDFW shall be required prior to any work in this buffer zone during the nesting season. Work within 0.5 mile may be permitted with CDFW approval if a qualified biologist monitors the nest when Project disturbance activities occur within 0.5 mile of the nest. If the monitor determines that construction may result in abandonment of the nest, all construction activities within 0.5 mile shall be halted until the nest is abandoned or all young have fledged. The monitor shall continue monitoring the nest until construction within 0.5 mile of the nest is completed, or until all chicks have completely fledged and are no longer dependent on the nest. The monitor shall have the authority to stop work if it is determined the project is adversely affecting nesting activities.

- 66. **Mitigation Measure BIO-8 Nesting Birds.** A pre-construction survey by a qualified biologist for nesting birds shall be required if construction activities are scheduled to occur during the breeding season (February 1 to August 31) for raptors and other migratory birds, including special-status bird species. The survey shall be conducted 15 days prior to ground disturbing activities and shall cover a 500-foot radius surrounding the construction zone. If active nests are found, actions typically include, but are not limited to, monitoring by agency-approved biologists, establishment or refinement of species-specific buffers, reduction or elimination of the use of loud equipment, reducing foot traffic and remaining in the vehicles, and the maintenance of visual screens. Migratory birds shall be protected from Project Area staging and operations through the use of a buffer established based on the birds’ sensitivity and response to the potential activity. Baseline behavior of the bird should be established to inform the buffer size. The qualified biologist may start with a 100-foot

nest buffer or a 250-foot nest buffer for raptors but may adjust the buffer size based on the reaction of the bird to the activity. If there is a potential for nest abandonment due to intrusion into the buffer zone, as established by the qualified biologist, then CDFW and the USFWS shall be consulted. The biologist should have the authority to stop work if it is determined that the project is adversely affecting nesting activities. If a lapse in Project-related work of 15 days or longer occurs, another focused survey, and if required, consultation with CDFW and the USFWS shall be performed before Project work can resume. Tree removal activities should be conducted outside the nesting bird season (February 1 – August 31).

67. **Mitigation Measure BIO-9 Avoid and Minimize Impacts to Special-Status Bats.** Potential bat roost trees shall be identified by a qualified bat biologist during a tree habitat assessment conducted several months prior to tree removal. Any potential bat roost trees in the project site shall be removed only between approximately March 1 and April 15, or when evening temperatures are above 45°F and rainfall less than 0.5 inch in 24 hours occurs, prior to parturition of pups. The next acceptable period is after pups become self-sufficiently volant – September 1 through about October 15, or prior to evening temperatures dropping below 45°F and onset of rainfall greater than 0.5 in in 24 hours. In areas where suitable habitat occurs and there is potential for special-status bat species to be present, specific mitigation measure(s) will be developed in consultation with CDFW.
68. **Mitigation Measure BIO-10 Roost tree removal.** If non-bat roost trees or other vegetation must be removed outside the dates listed above, a 100 ft buffer around each bat roost tree shall be established to reduce potential of disturbance of non-volant young during maternity season, or torpid bats during winter months. Work activities shall be limited to daylight hours to minimize potential effects to foraging bats. Bat roost trees shall be removed only during seasonal periods of bat activity as described above, and only after:
- Negative results from a night emergence survey conducted no more than 1-2 nights prior to tree removal by a qualified bat biologist, using night vision and/or IR-sensitive camera equipment and bioacoustics recording equipment, or;
 - All other vegetation other than potential roost trees within the impact area has been removed at least 4 days prior to removal of the bat roost trees.
 - Potential bat roost trees shall be removed using a two-step tree process spanning two consecutive days:
 - Day 1. Small branches and small limbs containing no cavity, crevice, or exfoliating bark habitat, as determined by a qualified bat biologist, are removed using chainsaws only. Trees containing suitable potential habitat shall be trimmed with chainsaws on Day 1 under initial field supervision by a qualified bat expert to ensure that the tree cutters fully understand the process and avoid incorrectly cutting potential habitat features or trees. After tree cutters have received sufficient instruction, the qualified bat expert does not need to remain on the site.
 - Day 2. The remainder of the tree is to be removed. The disturbance caused by chainsaw noise and vibration, coupled with the physical alteration of the tree, has the effect of causing colonial bat species to abandon the roost tree after nightly emergence for foraging. Removing the tree the next day prevents re-habituation and re-occupation of the tree.
69. **Mitigation Measure BIO-11 Wetland Mitigation.** The proposed project shall be designed to minimize fill of jurisdictional waters. If direct impacts to the ephemeral roadside drainage cannot be avoided, prior to ground disturbance, the project applicant shall obtain a permit

from the Regional Water Quality Control Board (RWQCB, CWA Section 401 water quality certification). Impacts to waters of the State shall be mitigated by providing compensatory mitigation at a minimum 1:1 ratio in area. A Habitat Mitigation and Monitoring Plan shall be prepared and implemented for the proposed mitigation approach. This plan shall be subject to approval by the RWQCB prior to any disturbance of waters of the State.

70. Mitigation Measure BIO-12 Minimize Impacts to Wildlife Movement. To minimize the impact of development on wildlife movement, all perimeter fencing shall meet the following standards:

- Fence heights shall be limited to a maximum of 5 feet above ground level (limited height variations based on topographic changes are allowable).
- Welded wire or other mesh fences shall have a minimum 4-inch by 4-inch opening. No-climb horse fencing is prohibited as perimeter fencing.
- Solid perimeter fences are prohibited.
- Wood or metal picket fences shall have a minimum spacing of 4 inches between pickets and shall not have sharp or pointed spikes or decorations along the top.

71. Mitigation Measure BIO-13 Heritage Tree Mitigation. All native oak trees meeting the heritage definition of the Solano County General Plan shall be protected from damage to the maximum extent possible. This protection measure includes designating no work zones by exclusion fencing along the canopy dripline. All native oak trees meeting the heritage definition of the Solano County General Plan shall be protected from damage to the maximum extent possible. This protection measure includes designating no work zones by exclusion fencing along the canopy dripline. If a heritage tree cannot be protected from damage or removal, the loss of each mature tree shall be mitigated by planting saplings of the same species sufficient to replace the tree canopy of each tree removed. Applicant shall make every effort to incorporate preservation of the existing oak trees on the property as part of the overall project:

- Mitigation Planting: Oak saplings shall be sourced from a certified Phytophthora ramorum-free nursery. Saplings must be at least 3 years old and shall be spaced at least 15 feet from each other. Each sapling shall be staked with two wooden stakes and caged to a sufficient height. Saplings shall be planted in moist soil, after the first substantial rain. In the following summer, watering may be necessary to enhance survival.
- Performance and Success Criteria: Performance criteria for the revegetation area shall be assessed for at least 3 years following the conclusion of grading activities. The oak planting site(s) shall have at least 65 percent cover by native or naturalized plants (primarily grasses), and no more than 20 percent of the area shall be covered by nonnative weeds. The survival of planted oak saplings shall exceed 65% (i.e., 10 living oak saplings per mature tree removed).
- Verification: The Solano County Department of Resource Management shall verify that the impacts to native trees are mitigated consistent with the above requirements, including ongoing monitoring to ensure revegetation success.

Cultural Resources

72. Mitigation Measure CUL-1 Archaeological Alert Sheet and Crew Training. The project applicant, or designee, shall implement an Archaeological Alert Sheet and Crew Training Program to mitigate the impacts to archaeological resources. The Archaeological Alert

Sheet and Crew Training should be prepared and performed prior to any ground- disturbing work at all locations within the project site. This Alert Sheet shall be distributed to all project personnel, including construction – crew and their supervisory personnel, the Project Design Team and the future contractor(s). The Alert Sheet shall contain information regarding potential archaeological resources and the actions to take in the case of inadvertent discovery of cultural resources, including contact protocol and avoidance and minimization measures.

73. **Mitigation Measure CUL-2 Initial Archaeological Monitoring.** Initial archaeological monitoring shall be completed by a qualified archaeologist meeting the Secretary of the Interior’s Professional Qualifications Standards for Archaeology. This includes demolition-related excavation such as foundation removal, topsoil removal, mass excavation, utility trenching, and any other observable soil-disturbing impacts. Monitoring may be reduced to “spot checking” at the discretion of the Principal Investigator. Thereafter, mitigation would be limited to accidental discovery measures as outlined by the Alert Sheet and Training. Archaeological monitoring is not recommended for areas of the project site that lie outside of the farmstead footprint.
74. **Mitigation Measure CUL-3 Archaeological Discovery Protocol.** Should an archaeological deposit be encountered during project subsurface construction activities, all ground-disturbing activities within 50 feet shall be redirected and a qualified archaeologist meeting the Secretary of the Interior’s Professional Qualifications Standards for Archeology contacted to assess the situation, determine if the deposit qualifies as a historical resource, consult with agencies as appropriate, and make recommendations for the treatment of the discovery. If the deposit is found to be significant (i.e., eligible for listing in the California Register of Historical Resources), the project applicant shall be responsible for funding and implementing appropriate mitigation measures. Mitigation measures may include recordation of the archaeological deposit, data recovery and analysis, and public outreach regarding the scientific and cultural importance of the discovery. Upon completion of the selected mitigations, a report documenting methods and findings shall be prepared and submitted to the Counties’ Community Development Director for review and approval, and the final report shall be submitted to the Northwest Information Center at Sonoma State University. Significant archaeological materials shall be submitted to an appropriate curation facility and used for public interpretive displays, as appropriate and in coordination with a local Native American tribal representative.
75. **Mitigation Measure CUL-4 Treatment of Native American Human Remains and Cultural Items.** In the event that Native American human remains are found during development of the proposed project and the Yocha Dehe Wintun Nation (Tribe) or a member of the Tribe is determined to be the Most Likely Descendent (MLD), the following provisions shall apply:
- The Medical Examiner shall immediately be notified, ground disturbing activities in that location shall cease and the Tribe shall be allowed, pursuant to California Public Resources Code (PRC) Section 5097.98(a) to (1) inspect the site of the discovery and make determinations as to how the human remains and grave goods should be treated and disposed of with appropriate dignity.
 - The Tribe shall complete its inspection and make its MLD recommendation within forty-eight (48) hours of getting access to the site. The Tribe shall have the final determination as to the disposition and treatment of human remains and grave

goods. Said determination may include avoidance of the human remains, reburial on-site or reburial on tribal or other lands that will not be disturbed in the future.

- The Tribe may wish to rebury said remains and grave goods or ceremonial and cultural items on or near the site of their discovery, in an area which will not be subject to future disturbances over a prolonged period of time. Reburial of human remains shall be accomplished in compliance with California PRC Sections 5097.98(a) and (b). The term “human remains” encompasses more than human bones because the Tribe’s traditions call for the burial of associated cultural items with the deceased (funerary objects), and/or the ceremonial burning of Native American human remains, funerary objects, grave goods, and animals. Ashes, soils, and other remnants of these burning ceremonies, as well as associated funerary objects and unassociated funerary objects buried with or found near the Native American remains are to be treated in the same manner as bones or bone fragments that remain intact.
- Unless otherwise required by law, the site of any reburial of Native American human remains shall not be disclosed and will not be governed by public disclosure requirements of the California Public Records Act (California Government Code Section 6250 et. seq). The Medical Examiner shall withhold public disclosure of information related to such reburial pursuant to the specific exemption set forth in California Government Code Section 6254(r). The Tribe will require that the location for reburial is recorded with the California Historic Resources Inventory System (CHRIS) on a form that is acceptable to the CHRIS center. The Tribe may also suggest that the landowner enter into an agreement regarding the confidentiality of site information that will run with title on the property.
- Treatment of all cultural items, including ceremonial items and archaeological items will reflect the religious beliefs, customs, and practices of the Tribe. All cultural items, including ceremonial items and archaeological items, which may be found at a Project site should be turned over to the Tribe for appropriate treatment, unless otherwise ordered by a court of agency of competent jurisdiction. The project applicant should waive any and all claims to ownership of Tribal ceremonial and cultural items, including archaeological items, which may be found on a project site in favor of the Tribe. If any intermediary (e.g., an archaeological retained by the project applicant) is necessary, said entity or individual shall not possess those items for longer than is reasonably necessary, as determined solely by the Tribe.
- If additional significant sites or sites not identified as significant in the environmental review process, but later determined to be significant are located within a project impact area, such sites will be subjected to further archaeological and cultural significance evaluation by the project applicant, Solano County and the Tribe to determine if additional mitigation measures are necessary to treat sites in a culturally appropriate manner consistent with CEQA requirements for mitigation of impacts to cultural resources. If there are human remains present that have been identified as Native American, all work will cease for a period of up to 30 days in accordance with Federal Law.

- 76. Mitigation Measure CUL-5 Treatment Protocol for Native American Resources.** The preferred protocol upon the discovery of Native American human remains is to secure the area, cover any exposed human remains or other cultural items and avoid further disturbances in the area. All parties are advised to treat the remains with appropriate dignity, as provided in PRC Section 5097.98. All parties shall treat tribal representatives and the event itself with appropriate respect.

If, after the Yocha Dehe Tribal representative has been granted access to the site and it is determined that avoidance is not feasible, an examination of the human remains will be conducted to confirm they are human and to determine the position, posture, and orientation of the remains. The following procedures shall be followed:

- All excavation in the vicinity of the human remains will be conducted using fine hand tools and fine brushes to sweep loose dirt free from the exposure.
- In order to determine the nature and extent of the grade and its contents, controlled excavation should extend to a full buffer zone around the perimeter of the remains.
- To initiate the exposure, a perimeter balk (especially, a shallow trench) should be excavated, representing a reasonable buffer a minimum of 10 centimeters around the maximum extent of the known skeletal remains, with attention to counterintuitive discoveries or unanticipated finds relating to this or other remains. The dirt from the perimeter balk should be bucketed, distinctly labeled, and screened for cultural materials.
- Excavation should then proceed inward from the walls of the balk as well as downward from the surface of the exposure. Loose dirt should be scooped out and brushed off into a dustpan or other collective device. Considerable care should be given to ensure that human remains are not further impacted by the process of excavation.
- Buckets, collection bags, notes, and tags should be fully labeled per provenience, and a distinction should be made between samples collected from: (1) Perimeter Balk (described above), (2) Exposure (dirt removed in exposing the exterior/burial plan and associations, and (3) Matrix (dirt from the interstices between bones or associations). Thus, each burial may have three bags, "Burial 1 Perimeter Balk," "Burial 1 Exposure Balk," "Burial 1 Matrix."
- The following records should be compiled in the field: (1) a detailed scale drawing of the burial, including the provenience of and full for all human remains, associated artifacts, and the configuration of all associated phenomena such as burial pits, evidence for pre-interment grave pit burning, soil variability, and intrusive disturbance, (2) complete a formal burial record using the consultants proprietary form or other standard form providing information on site #, unit or other proveniences, level depth, depth and location of the burial from a fixed datum, workers, date(s), artifact list, skeletal inventory, and other pertinent observations, (3) crew chief and worker field notes that may supplement or supersede information contained in the burial recording form, and (4) photographs, including either standard photography or high-quality (400-500 DPI or 10 MP recommended) digital imaging.
- Photographs and images may be used only for showing location or configuration of questionable formation or for the position of the skeleton. They are not to be duplicated for publication unless a written release is obtained from the Tribe.
- Association between the remains and other cultural materials should be determined in the field in consultation with an authorized Tribal representative and may be amended per laboratory findings. Records of provenience and sample labels should be adequate to determine association or degree of likelihood of association of human remains and other cultural materials.
- For each burial, all Perimeter Balk soil is to be 1/8"-screened. All Exposure soil is to be 1/8"-screened, and a minimum of one 5-gallon bucket of excavated but unscreened Exposure soil is to be collected, placed in a plastic garbage bag in the bucket. All Matrix soil is to be carefully excavated, screened as appropriate, and then collected in plastic bags placed in 5-gallon buckets.

- Human remains are not to be cleaned in the field.
- Prior to any physical action related to human remains, a designated tribal representative will conduct prayers and blessings over the remains. The archaeological consultant will be responsible for ensuring that individuals and tools involved in the action are available for traditional blessings and prayers, as necessary.

No laboratory studies are permitted without consultation with the tribe. Lab methods are determined on a project-specific basis in consultation with Yocha Dehe Wintun Nation representatives. The following procedures shall be implemented:

- The primary archaeological consultant will be responsible for insuring that all lab procedures follow stipulations made by the Tribe.
- Prior to any laboratory activities related to the remains, a designated tribal representative will conduct prayers and blessings over the remains. The archaeological consultant will be responsible for ensuring that individuals and tools involved in the action are available for traditional blessings and prayers, as necessary.
- To the extent possible, all remains, associations, samples, and original records are to be kept together throughout the laboratory process. In particular, Matrix dirt is to be kept in buckets and will accompany the remains to the lab. The primary archaeological consultant will be responsible for copying all field records and images and ensuring that the original notes and records accompany the remains throughout the process.
- Laboratory study should be done making every effort to identify unanticipated finds or materials missed in the field, such as objects encased in dirt or human remains misidentified as faunal remains in the field. In the event of discovery of additional remains, materials, and other associations the tribal representatives are to be contacted immediately.
- No laboratory studies are permitted on human remains and funerary objects. The preferred treatment preference for exhumed Native American human remains is reburial in an area not subject to further disturbance. Any objects associated with remains will be reinterred with the remains. Laboratory study should be done making every effort to identify unanticipated finds or materials missed in the field, such as objects encased in dirt or human remains misidentified as faunal remains in the field. In the event of discovery of additional remains, materials, and other associations the tribal representatives are to be contacted immediately.
- Should all, or a sample, of any archaeological materials collected during the data recovery activities – with the exception of Human Remains – need to be curated, an inventory and location information of the curation facility shall be given to tribe for our records.

Noise

77. **Mitigation Measure NOI-1 Construction Vibration Damage.** Due to the close proximity to surrounding structures, the County of Solano (County) Resource Management Director, or designee, shall verify prior to issuance of demolition or grading permits, that the approved plans require that the construction contractor shall implement the following mitigation measures during project construction activities to ensure that damage does not occur at surrounding structures:

- A 15-foot buffer between existing structures and the Project site area shall be clearly delineated with stakes, fencing or other conspicuous boundary markings, to outline the area in which the use of heavy equipment shall be avoided.
- The use of heavy construction shall be avoided within 15 feet of existing surrounding structures.
- However, if the use of heavy equipment is required within 15 feet of surrounding structures, the following measures should be employed:
- Identify structures that are located within 15 feet (ft) of heavy construction activities and that have the potential to be affected by ground-borne vibration. This task shall be conducted by a qualified structural engineer as approved by the County's Director of Community Development, or designee.
- Develop a vibration monitoring and construction contingency plan for approval by the Director of Community Development, or designee, to identify structures where monitoring would be conducted; set up a vibration monitoring schedule; define structure-specific vibration limits; and address the need to conduct photo, elevation, and crack surveys to document before and after construction conditions. Construction contingencies would be identified for when vibration levels approached the limits.
- At a minimum, monitor vibration during initial demolition activities. Monitoring results may indicate the need for more or less intensive measurements.
- When vibration levels approach limits, suspend construction and implement contingencies as identified in the approved vibration monitoring and construction contingency plan to either lower vibration levels or secure the affected structures.

Transportation

78. Mitigation Measure TRA-1 Measures to Reduce VMT. The project applicant shall implement the following recommended measures from the California Air Pollution Control Officers Association (CAPCOA) *Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity*:

- T-5 Implement Commute Trip Reduction Program – Voluntary. This strategy would implement a voluntary Commute Trip Reduction (CTR) program with employers to discourage single-occupancy vehicle trips and encourage alternative modes of transportation such as carpooling, taking transit, walking and biking.
- T-7 Implement Commute Trip Reduction (CTR) Marketing. This measure would implement a marketing strategy to promote the project site employer's CTR program. Information sharing and marketing promote and educate employees about their travel choices to the employment location beyond driving such as carpooling, taking transit, walking and biking, thereby reducing VMT and GHG emissions.
- T-9 Implement Subsidized or Discounted Transit Program. This measure would provide subsidized or discounted, or free transit passes for employees and/or residents. Reducing the out-of-pocket cost for choosing transit improves the competitiveness of transit against driving, increasing the total number of transit trips and decreasing vehicle trips. This decrease in vehicle trips results in reduced VMT and thus a reduction in GHG emissions. The closest route to the project is the City of Fairfield FAST Route #7 which operates between the Fairfield Transportation Center and the Cordelia Library with a stop at Solano Community College. This stop is less than ½ mile from the project site.
- T-10 Provide End of Trip Facilities. This measure will install and maintain end-of-trip facilities for employee use. End-of-trip facilities include bike parking, bike lockers,

showers, and personal lockers. The provision and maintenance of secure bike parking and related facilities encourages commuting by bicycle, thereby reducing VMT and GHG emissions.

- T-14 Provide Electric Vehicle Charging Infrastructure. Install onsite electric vehicle chargers in an amount beyond what is required by the 2019 California Green Building Standards (CALGreen) at buildings with designated parking areas (e.g., commercial, educational, retail, multifamily). This will enable drivers of Plug-In Hybrid Electric Vehicles (PHEVs) to drive a larger share of miles in electric mode (eVMT), as opposed to gasoline-powered mode, thereby displacing GHG emissions from gasoline consumption with a lesser amount of indirect emissions from electricity. Most PHEVs owners charge their vehicles at home overnight. When making trips during the day, the vehicle will switch to gasoline mode if/when it reaches its maximum all-electric range.
- T-18 Provide Pedestrian Network Improvement This measure will increase the sidewalk coverage to improve pedestrian access. Providing sidewalks and an enhanced pedestrian network encourages people to walk instead of drive.
- T-22 Implement Pedal Bikeshare Program (Non-Electric and/or Electric) This measure will establish a bikeshare program. Bikeshare programs provide users with on-demand access to bikes for short-term use. This encourages a mode shift from vehicles to bicycles, displacing VMT and thus reducing GHG emissions. This program could be useful for visitors to the site exploring the Solano Wine Region along Suisun Valley Road.
- T-25 Extend Transit Network Coverage or Hours. This measure will expand the local transit network by either adding or modifying existing transit service or extending the operation hours to enhance the service near the project site. Starting services earlier in the morning and/or extending services to late-night hours can accommodate the commuting times of alternative shift workers. This will encourage the use of transit and therefore reduce VMT and associated GHG emissions. This measure could extend Route 7 of the FAST network to the Suisun Valley Road / Rockville Road intersection to further encourage transit ridership.

PERMIT TERM

79. The Use Permit shall be in effect for a five (5) year period with the provision that a renewal may be granted if said request is received prior to the expiration date of January 23, 2029, and the uses remain the same and in compliance with the Conditions of Approval.

Passed and adopted by the Solano County Board of Supervisors at its regular meeting on January 23, 2024 by the following vote:

AYES: SUPERVISORS Hannigan, Brown, Williams, Vasquez, and Chair Mashburn

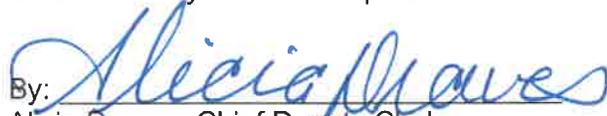
NOES: SUPERVISORS None

EXCUSED: SUPERVISORS None



MITCH H. MASHBURN, Chair
Solano County Board of Supervisors

ATTEST:
BILL EMLLEN, Clerk
Solano County Board of Supervisors

By: 
Alicia Draves, Chief Deputy Clerk

SOLANO

LANDING

December 11, 2024

County of Solano
Department of Human Resources
Attn: Allan Calder
675 Texas Street
Fairfield, CA 94533

via email and fist class mail

RE: Solano Landing Use Permit, 2316 Rockville Rd

Allan:

I am hereby submitting this request for an extension of the Use Permit for the Solano Landing project at 2316 Rockville Rd., Fairfield. This Use Permit was approved on January 23, 2024, by the Solano County Board of Supervisors for the stated project. In section 31 of the stated resolution it states, "In any case where a use permit has not been exercised within one year after the date of approval thereof, or any other period for exercise as stated in a condition of the permit, the use permit shall expire and thereafter be null and void without further action by Planning Commission; except that, upon written request by the owner, the Zoning Administrator may authorize an extension of time to exercise the permit, not to exceed one year."

As you know we have not yet filed for the building permits as we have been interviewing different contractors and have been working with engineers on finalizing the construction documents ready for submittal. We have recently settled on a contractor, have a pre-application meeting on December 17th and are planning on filing for the building permits in the next 60-90 days. As a result, and pursuant to the language detailed above, we are hereby requesting an extension of the use permit for the Solano Landing project at 2316 Rockville Rd.

Please let me know if there is anything further you need from us regarding this request. Thank you for your cooperation.

Very Truly Yours,



Jimmy Pierson
Managing Member