

## **CITY OF VALLEJO**

### **MITIGATED NEGATIVE DECLARATION**

**LEAD AGENCY:** City of Vallejo

**NAME OF PROJECT:** Fairgrounds Self Storage

**FILE NUMBER:** ED19-0001

**PROJECT SPONSOR:** Ryan Nickelson, LRG Investors, LLC

**PROJECT LOCATION:** 384 Fairgrounds Drive (APNs: 0052-320-280 & 0052-320-310)

**PROJECT DESCRIPTION:** The project involves the development of a self-storage facility with an approximate building area of 106,360 square feet and 1,117 storage units. The building breakdown is as follows: Storage Building A (78,850 square feet and an approximate building height of 41 feet at 3 stories with a basement), Storage Building B (25,150 square feet and an approximate building height of 31 feet at 3 stories), and Manager's Building (2,360 square feet and approximate building height of 29 feet at 2 stories). The project site will be secured by a combination of wrought iron fencing, wood fencing, and a solid wall. 14 total parking spaces will be provided as part of the project along with landscape improvements and a bio-retention basin at the northeast corner of the project site.

**SURROUNDING LAND USES AND SETTING:** Two vacant parcels of land comprise the project site on the eastern side of Fairgrounds Drive located at 384 Fairgrounds Drive (APNs: 0052-320-280 and 0052-320-310) for a total of 1.43 acres. The project site is an infill site surrounded by the following existing developments and land uses: Red Roof Inn (formerly Motel 6) is located to the north; Interstate 80 is located to the east; Annie's Panda Garden (restaurant) is located to the south; and Fairgrounds Drive is located to the west with apartments and a medical office building on the other side of the street. The project site is bisected by a 24-inch water main that extends from Valle Vista Avenue and Fairgrounds Drive to Interstate 80. Asphalt, minimal vegetation, perimeter fencing, and a drainage basin from Fairgrounds Drive to Interstate 80 currently characterize the project site.

**ENVIRONMENTAL EFFECTS:** Based upon an initial study prepared for the project, it has been determined that the project may have the following significant environmental impacts, but with the mitigation measures, the potential impacts will be avoided or reduced to insignificant levels.

## **Air Quality AQ**

### **Impact AQ-1: Construction**

Construction activities would generate exhaust emissions from vehicles/equipment and fugitive particulate matter emissions that would affect local air quality. Construction dust could be generated at levels that would create an annoyance to nearby properties. Generation of dust during grading and construction activities is a potential significant impact of the project.

### **Mitigation Measure AQ-1: Construction**

To mitigate these potential impacts to less-than significant levels, the City will require mitigation measures be included in the grading plan of the project under the descriptive heading “Dust and Equipment Exhaust Control” and implemented during construction activities:

- All material excavated, stockpiled, or graded would be sufficiently watered, treated, or covered to prevent fugitive dust from leaving the property boundaries and causing a public nuisance or a violation of an ambient air standard. Watering should occur at least twice daily, with complete site coverage.
- All areas with vehicle traffic would be watered or have dust palliative applied as necessary for regular stabilization of dust emissions.
- All onsite and construction traffic would be limited to a speed of 15 miles per hour within the project site and surrounding neighborhood.
- All land clearing, grading, earth moving, or excavation activities in the project area would be suspended as necessary to prevent excessive windblown dust when winds are expected to exceed 20 miles per hour.
- All inactive portions of the construction site would be covered, revegetated, or watered until a suitable cover is established. Alternatively, the Project Contractor may apply County-approved non-toxic soil stabilizers (according to manufacturer’s specifications) to all inactive construction areas (previously graded areas that remain inactive for 96 hours) in accordance with the local grading ordinance.
- All material transported off-site would be securely covered to prevent public nuisance or there must be a minimum of two feet of freeboard in the bed of the transport vehicle.
- Paved roads adjacent to the project would be swept at the end of each day, or more frequently if necessary, to remove excessive or visibly raised accumulations of dirt and/or mud that may have resulted from activities at the project site.

- The Project Contractor would re-establish ground cover on the site through revegetation and watering in accordance with the local grading and landscape ordinances.
- All unnecessary vehicle idling would be restricted adjacent to the project site for a period of five minutes.

## **Biological Resources BIO**

### **Impact BIO-1: Jurisdictional Waters**

Jurisdictional waters of the United States exist on the project site in the form of a drainage feature. Project construction can have a significant impact on existing jurisdictional waters of the United States unless properly mitigated.

### **Mitigation Measure BIO-1: Jurisdictional Waters**

1. Jurisdictional Delineation: Prior to the issuance of a grading permit, the project applicant shall complete a formal delineation of potential jurisdictional features to document the full extent of jurisdictional waters within the project site.
2. Obtain Clean Water Act Sections 401 and 404 Permits Prior to Construction: If potential jurisdictional waters cannot be avoided, the following steps shall be adhered to with regard to permits:
  - The project applicant shall obtain a Section 404 Clean Water Act (CWA) permit for impacts to waters of the United States. If required by the CWA, the applicant shall also obtain a Section 401 permit from the Regional Water Quality Control Board (RWQCB). These permits shall be obtained prior to issuance of grading permits and implementation of the proposed project.
  - The project applicant shall design the project to result in no net loss of functions and values of waters of the United States by incorporating impact avoidance, impact minimization, and/or compensatory mitigation for the impact, as determined in any CWA Section 404/401 permits required by the CWA.
  - Compensatory mitigation may consist of (1) obtaining credits from a mitigation bank; (2) making a payment to an in-lieu fee program that will conduct wetland, stream, or other aquatic resource restoration, creation, enhancement, or preservation activities; and/or (3) providing compensatory mitigation through an aquatic resource restoration, establishment, enhancement, and/or preservation activity. This final type of compensatory mitigation may be provided at or adjacent to the impact site (i.e., on-site mitigation) or at another location, usually within the same watershed as the permitted impact (i.e., off-site mitigation). The project/permit applicant retains responsibility for the implementation and success of the mitigation project.

- The project applicant shall provide a Cultural Resources Report that is compliant with Section 106 of the National Historic Preservation Act.
3. Obtain Streambed Alteration Agreement Prior to Construction: In compliance with Section 1602 of the California Fish and Game Code, the project applicant shall enter into a Streambed Alteration Agreement prior to conducting any construction activities within the drainage feature, which will identify conditions for the project applicant to implement. Conditions shall include but not be limited to the implementation of erosion and bank stabilization measures, riparian habitat enhancement, and/or restoration and revegetation of the drainage corridor habitat at no less than a 1:1 ratio.

### **Impact BIO-2: Migratory Bird Treaty Act**

Existing eucalyptus trees adjacent to the project site at 458 Fairgrounds Drive provide potential habitat for special-status bird species as well as non-special status migratory raptors and passerine bird species protected by the Migratory Bird Treaty Act (MBTA). Project construction may have significant impacts unless mitigation measures are applied.

### **Mitigation Measure BIO-2: Migratory Bird Treaty Act**

Pre-construction clearance survey for nesting birds and raptors protected by the MBTA if construction occurs within the nesting season (February 1–August 31). The survey shall be performed by a qualified biologist and its findings submitted in writing to the Planning Division staff, prior to issuance of a building permit.

## **Cultural Resources CUL**

### **Impact CUL-1: Accidental Discovery of Cultural Resources**

There is a possibility that ground-disturbing activities may uncover previously unknown, buried cultural resources at the project site during the construction phase.

### **Mitigation Measure CUL-1: Accidental Discovery of Cultural Resources**

Following the removal of asphalt at the project site and prior to any trenching or grading, a qualified archeologist, who meets the Secretary of Interior's Professional Qualification Standards for Archeology, shall conduct a "spot-check" site visit for the inadvertent exposure of cultural materials. Should soils beneath the asphalt indicate cultural materials may be present, this site visit shall be followed by regular or periodic archeological monitoring, as determined by the archeologist.

In the event that buried cultural resources are discovered during construction, operations shall stop in the immediate vicinity of the find and a qualified archaeologist (as defined above) shall be consulted to determine whether the resource requires further study. The qualified archeologist shall make recommendations to the Lead Agency on the measures

that shall be implemented to protect the discovered resources, including but not limited to excavation and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Potentially significant cultural resources consist of but are not limited to stone, bone, fossils, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites. Any previously undiscovered resources found during construction within the project area should be recorded on appropriate DPR forms and evaluated for significance in terms of CEQA criteria.

If the resources are determined to be unique historic resources as defined under Section 15064.5 of the CEQA Guidelines, mitigation measures shall be identified by the archaeological and recommended to the Lead Agency. Appropriate mitigation measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds.

No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect these resources. Any archaeological artifacts recovered as a result of mitigation shall be donated to a qualified scientific institution recommended by the archeologist and approved by the Lead Agency, where they would be afforded long-term preservation to allow future scientific study.

#### **Impact CUL-2: Accidental Discovery of Human Remains**

There is a possibility that that ground-disturbing activities may uncover previously unknown, buried human remains at the project site during the construction phase.

#### **Mitigation Measure CUL-2: Accidental Discovery of Human Remains**

Should human remains be discovered during the construction of the project, Section 7050.5 of the California Health and Safety Code applies. In the event of an accidental discovery or recognition of any human remains, Public Resources Code Section 5097.98 shall be followed. In this instance, once project-related earthmoving begins and if there is accidental discovery or recognition of any human remains, one of the following steps shall be taken as applicable:

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 investigation of the cause of death is required. If the coroner determines the remains to be Native American, the Coroner shall contact the NAHC within 24 hours, and the NAHC shall identify the person or persons it believes to be the “most likely descendant” of the deceased Native American. The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98, or

2. Where any of the following conditions occur, the landowner or his/her authorized representative shall reburial the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the most likely descendent or on the project site in a location not subject to further subsurface disturbance:
- The NAHC is unable to identify a most likely descendent or the most likely descendent does not make a recommendation within 48 hours after being notified by the NAHC;
  - The descendent identified fails to make a recommendation; or
  - The landowner or his or her authorized representative rejects the recommendation of the descendent and mediation by the NAHC fails to provide measures acceptable to the landowner.

## **Geology and Soils GEO**

### **Impact GEO-1: Paleontological Resources**

Paleontological resources (e.g. dinosaur bones or fossils) could be discovered during grading and potentially significant impacts could result to as-yet-unidentified paleontological resources at the construction stage.

### **Mitigation Measure GEO-1: Paleontological Resources**

In the event that any potentially significant paleontological resources are discovered, the paleontological monitor shall stop work inside a zone designated by him/her where additional paleontological resources could be found. A plan for the evaluation of the resource shall be submitted to the Planning & Development Services Director for approval. In the event that a paleontological resource (fossilized invertebrate, vertebrate, plant or micro-fossil) is found during construction, excavation within 50 feet of the find shall be temporarily halted or diverted until the discovery is evaluated. Upon discovery, the Planning & Development Services Director shall be notified immediately, and a qualified paleontologist shall be retained to document and assess the discovery in accordance with Society of Vertebrate Paleontology's 2010 Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources, and determine procedures to be followed before construction is allowed to resume at the location of the find. If determined to be significant, the paleontologist will prepare an excavation plan for mitigating the project's impact on this resource, including preparation, identification, cataloging, and curation of any salvaged specimens.

## **Noise NOI**

### **Impact NOI-1: Construction Noise**

Project construction may create a temporary increase in noise levels above which is acceptable for sensitive noise receptors, such as the nearby residences and motels, unless properly mitigated.

### **Mitigation Measure NOI-1: Construction Noise**

The following mitigation measures shall be implemented to potential noise impacts during the construction phase:

- All construction equipment shall include mufflers.
- Any construction equipment shall be turned-off when not in use.
- Locate noise generating equipment away from line-of-site contact with sensitive noise receptors to the extent feasible.
- Noise-sensitive land uses adjacent to the site shall be notified in writing of the construction schedule. Designate a “construction liaison” that would be responsible for responding to any local complaints about construction noise. The liaison would determine the cause of the noise complaint (e.g. starting too early, bad muffler, etc.) and institute reasonable measures to correct the problem. Conspicuously post a telephone number for the liaison at the construction site.

DETERMINATION: On APRIL 6, 2020, the Planning Commission of the City of Vallejo determined that the proposed project, as submitted, will not have a significant effect on the environment, including any adverse effect, either individually or cumulatively on wildlife resources.

The Initial Study was prepared by the Planning and Development Services Department, City of Vallejo. A copy of the Initial Study is attached. Additional information may be obtained at the Planning and Development Services Department, Vallejo City Hall, 555 Santa Clara Street, Second Floor, Vallejo, California 94590.

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ROBERT SCHUSSEL, CHAIRPERSON

ATTEST:

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AFSHAN HAMID, SECRETARY

NAME OF PROJECT: FAIRGROUNDS SELF STORAGE

**MITIGATION MONITORING PROGRAM AND COMPLIANCE RECORD**

FILE NO.: ENVIRONMENTAL DOCUMENT (ED) #19-0001 INITIAL STUDY PREPARED BY: JONATHAN ATKINSON

DATE: APRIL 6, 2020

APPLICANT: RYAN NICKELSON, LRG INVESTORS, LLC

MITIGATION PLAN			COMPLIANCE RECORD			
MITIGATION MEASURE	DEPARTMENT	ACTION(S) REQUIRED	REQUIRED TIME OF COMPLIANCE	ACTION TAKEN	VERIFIED BY/DEPT.	DATE
AQ-1: Construction	Planning and Development Services Public Works	<p>To mitigate these potential impacts to less-than significant levels, the City will require mitigation measures be included in the grading plan of the project under the descriptive heading "Dust and Equipment Exhaust Control" and implemented during construction activities:</p> <ul style="list-style-type: none"><li>• All material excavated, stockpiled, or graded would be sufficiently watered, treated, or covered to prevent fugitive dust from leaving the property boundaries and causing a public nuisance or a violation of an ambient air standard. Watering should occur at least twice daily, with complete site coverage.</li><li>• All areas with vehicle traffic would be watered or have dust palliative applied as necessary for regular stabilization of dust emissions.</li><li>• All onsite and construction traffic would be limited to a speed of 15 miles per hour within the project site and surrounding neighborhood.</li><li>• All land clearing, grading, earth moving, or excavation activities in the project area would be suspended as necessary to prevent excessive windblown dust when winds are expected to exceed 20 miles per hour.</li><li>• All inactive portions of the construction site would be covered, revegetated, or watered until a suitable cover is established. Alternatively, the Project Contractor may apply County-approved non-toxic soil stabilizers (according to manufacturer's specifications) to all inactive construction areas (previously graded areas that remain inactive for 96 hours) in accordance with the local grading ordinance.</li><li>• All material transported off-site would be securely covered to prevent public nuisance or there must be a minimum of two feet of freeboard in the bed of the transport vehicle.</li></ul>	During Construction			



MITIGATION MEASURE	DEPARTMENT	ACTION(S) REQUIRED	REQUIRED TIME OF COMPLIANCE	ACTION TAKEN	VERIFIED BY/DEPT.	DATE
		<ul style="list-style-type: none"> <li>Paved roads adjacent to the project would be swept at the end of each day, or more frequently if necessary, to remove excessive or visibly raised accumulations of dirt and/or mud that may have resulted from activities at the project site.</li> <li>The Project Contractor would re-establish ground cover on the site through revegetation and watering in accordance with the local grading and landscape ordinances.</li> <li>All unnecessary vehicle idling would be restricted adjacent to the project site for a period of five minutes.</li> </ul>				
BIO-1: Jurisdictional Waters	Planning and Development Services	Jurisdictional Delineation: Prior to the issuance of a grading permit, the project applicant shall complete a formal delineation of potential jurisdictional features to document the full extent of jurisdictional waters within the project site.	Pre-Construction			
BIO-1: Jurisdictional Waters	Planning and Development Services	<p>Obtain Clean Water Act Sections 401 and 404 Permits Prior to Construction: If potential jurisdictional waters cannot be avoided, the following steps shall be adhered to with regard to permits:</p> <ul style="list-style-type: none"> <li>The project applicant shall obtain a Section 404 Clean Water Act (CWA) permit for impacts to waters of the United States. If required by the CWA, the applicant shall also obtain a Section 401 permit from the Regional Water Quality Control Board (RWQCB). These permits shall be obtained prior to issuance of grading permits and implementation of the proposed project.</li> <li>The project applicant shall design the project to result in no net loss of functions and values of waters of the United States by incorporating impact avoidance, impact minimization, and/or compensatory mitigation for the impact, as determined in any CWA Section 404/401 permits required by the CWA.</li> <li>Compensatory mitigation may consist of (1) obtaining credits from a mitigation bank; (2) making a payment to an in-lieu fee program that will conduct wetland, stream, or other aquatic resource restoration, creation, enhancement, or preservation activities; and/or (3) providing compensatory mitigation through an aquatic resource restoration, establishment, enhancement, and/or preservation activity. This final type of compensatory mitigation may be provided at or adjacent to the impact site (i.e., on-site mitigation) or at another location, usually within the same watershed as the permitted impact (i.e., off-site mitigation). The project/permit applicant retains responsibility for the implementation and success of the mitigation project.</li> </ul>	Pre-Construction			

MITIGATION MEASURE	DEPARTMENT	ACTION(S) REQUIRED	REQUIRED TIME OF COMPLIANCE	ACTION TAKEN	VERIFIED BY/DEPT.	DATE
		<ul style="list-style-type: none"> <li>The project applicant shall provide a Cultural Resources Report that is compliant with Section 106 of the National Historic Preservation Act.</li> </ul>				
BIO-1: Jurisdictional Waters	Planning and Development Services	Obtain Streambed Alteration Agreement Prior to Construction: In compliance with Section 1602 of the California Fish and Game Code, the project applicant shall enter into a Streambed Alteration Agreement prior to conducting any construction activities within the drainage feature, which will identify conditions for the project applicant to implement. Conditions shall include but not be limited to the implementation of erosion and bank stabilization measures, riparian habitat enhancement, and/or restoration and revegetation of the drainage corridor habitat at no less than a 1:1 ratio.	Pre-Construction			
BIO-2: Migratory Bird Treaty Act	Planning and Development Services	Pre-construction clearance survey for nesting birds and raptors protected by the MBTA if construction occurs within the nesting season (February 1–August 31). The survey shall be performed by a qualified biologist and its findings submitted in writing to the Planning Division staff, prior to issuance of a building permit.	Pre-Construction			
CUL-1: Accidental Discovery of Cultural Resources	Planning and Development Services	<p>Following the removal of asphalt at the project site and prior to any trenching or grading, a qualified archeologist, who meets the Secretary of Interior's Professional Qualification Standards for Archeology, shall conduct a "spot-check" site visit for the inadvertent exposure of cultural materials. Should soils beneath the asphalt indicate cultural materials may be present, this site visit shall be followed by regular or periodic archeological monitoring, as determined by the archeologist.</p> <p>In the event that buried cultural resources are discovered during construction, operations shall stop in the immediate vicinity of the find and a qualified archaeologist (as defined above) shall be consulted to determine whether the resource requires further study. The qualified archeologist shall make recommendations to the Lead Agency on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Potentially significant cultural resources consist of but are not limited to stone, bone, fossils, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites. Any previously undiscovered resources found during construction within the project area should be recorded on appropriate DPR forms and evaluated for significance in terms of CEQA criteria.</p> <p>If the resources are determined to be unique historic resources as defined under Section 15064.5 of the CEQA Guidelines, mitigation measures shall be identified by the archaeological and recommended to the Lead Agency. Appropriate mitigation measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds.</p>	During Construction			

MITIGATION MEASURE	DEPARTMENT	ACTION(S) REQUIRED	REQUIRED TIME OF COMPLIANCE	ACTION TAKEN	VERIFIED BY/DEPT.	DATE
		No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect these resources. Any archaeological artifacts recovered as a result of mitigation shall be donated to a qualified scientific institution recommended by the archeologist and approved by the Lead Agency, where they would be afforded long-term preservation to allow future scientific study.				
CUL-2: Accidental Discovery of Human Remains	Planning and Development Services	<p>Should human remains be discovered during the construction of the project, Section 7050.5 of the California Health and Safety Code applies. In the event of an accidental discovery or recognition of any human remains, Public Resources Code Section 5097.98 shall be followed. In this instance, once project-related earthmoving begins and if there is accidental discovery or recognition of any human remains, one of the following steps shall be taken as applicable:</p> <ol style="list-style-type: none"> <li>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 investigation of the cause of death is required. If the coroner determines the remains to be Native American, the Coroner shall contact the NAHC within 24 hours, and the NAHC shall identify the person or persons it believes to be the "most likely descendant" of the deceased Native American. The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98, or</li> <li>2. Where an of the following conditions occur, the landowner or his/her 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 descendent or on the project site in a location not subject to further subsurface disturbance: <ul style="list-style-type: none"> <li>• The NAHC is unable to identify a most likely descendent or the most likely descendent does not make a recommendation within 48 hours after being notified by the NAHC;</li> <li>• The descendent identified fails to make a recommendation; or</li> <li>• The landowner or his or her authorized representative rejects the recommendation of the descendent and mediation by the NAHC fails to provide measures acceptable to the landowner.</li> </ul> </li> </ol>	During Construction			

MITIGATION MEASURE	DEPARTMENT	ACTION(S) REQUIRED	REQUIRED TIME OF COMPLIANCE	ACTION TAKEN	VERIFIED BY/DEPT.	DATE
GEO-1: Paleontological Resources	Planning and Development Services	In the event that any potentially significant paleontological resources are discovered, the paleontological monitor shall stop work inside a zone designated by him/her where additional paleontological resources could be found. A plan for the evaluation of the resource shall be submitted to the Planning & Development Services Director for approval. In the event that a paleontological resource (fossilized invertebrate, vertebrate, plan or micro-fossil) is found during construction, excavation within 50 feet of the find shall be temporarily halted or diverted until the discovery is evaluated. Upon discovery, the Planning & Development Services Director shall be notified immediately, and a qualified paleontologist shall be retained to document and assess the discovery in accordance with Society of Vertebrate Paleontology's 2010 Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources, and determine procedures to be followed before construction is allowed to resume at the location of the find. If determined to be significant, the paleontologist will prepare an excavation plan for mitigating the project's impact on this resource, including preparation, identification, cataloging, and curation of any salvaged specimens.	During Construction			
NOI-1: Construction Noise	Planning and Development Services	<p>The following mitigation measures shall be implemented to potential noise impacts during the construction phase:</p> <ul style="list-style-type: none"> <li>• All construction equipment shall include mufflers.</li> <li>• Any construction equipment shall be turned-off when not in use.</li> <li>• Locate noise generating equipment away from line-of-site contact with sensitive noise receptors to the extent feasible.</li> <li>• Noise-sensitive land uses adjacent to the site shall be notified in writing of the construction schedule. Designate a "construction liaison" that would be responsible for responding to any local complaints about construction noise. The liaison would determine the cause of the noise complaint (e.g. starting too early, bad muffler, etc.) and institute reasonable measures to correct the problem. Conspicuously post a telephone number for the liaison at the construction site.</li> </ul>	During Construction			

# MITIGATION MONITORING AND REPORTING PROGRAM

## INTRODUCTION

AB 3180 (Public Resources Code section 21081.6) requires public agencies to adopt a reporting or monitoring program whenever: a) a Negative Declaration which incorporates mitigation measures is adopted for a project; and b) after certifying an EIR, CEQA findings are adopted which concludes that otherwise significant impacts will be substantially lessened or avoided through the adoption of mitigation measures.

The following procedures shall be followed to ensure compliance with AB 3180. Please note that these procedures are intended to cover all project categories (private or public) and all stages of a project when monitoring or reporting may be required. A typical mitigation or monitoring program will consist of the checklist (Appendix "A"), the General Provisions, and appropriate portions of the section titled "Types of project and mitigation and their monitoring/reporting procedures." The monitoring or reporting program may be attached to the Mitigated Negative Declaration or EIR findings and made a part of that document.

The CEQA Guidelines require mitigation of "significant impacts", except where findings of overriding significance are made. Unless this threshold of "significant impact" is reached, it is advisable to address project issues as conditions of project approval outside the CEQA process.

Mitigation measures must be written in very clear language, and must specify what, who, when, where, and if possible the why.

## GENERAL PROVISIONS

- A. Checklist: All mitigation measures for a Negative Declaration or EIR shall be incorporated into the attached checklist for the purpose of monitoring or reporting their implementation.
- B. Disagreement over the interpretation of a mitigation condition: Where staff and the applicant cannot agree on the exact meaning of a mitigation condition, the matter shall be referred to the Planning and Development Services Director. The applicant shall have the right to appeal the Director's interpretation to the Planning Commission.
- C. Reporting: All reports submitted by the developer and consultant shall be under the penalty of perjury.
- D. Records: All records pertaining to a Mitigated Negative Declaration shall be kept in the project file at the offices of the Planning and Development Services Department.
- E. Fees: For private projects, the applicant shall bear the cost of monitoring and/or reporting. Fees charged for staff time shall be established by City Council Resolution.

Where necessary, the applicant will be required to deposit a lump sum with the Planning and Development Services Department. Monitoring costs will be debited against said deposit. For public projects where fees are not charged, the cost of monitoring shall be borne by the Department responsible for the project.

- F. Penalties: If an applicant fails to properly implement mitigation measures, the Planning and Development Services Director the appropriate City Department may issue a stop-work order, or deny subsequent approvals necessary to complete and occupy the project. In some cases, the City may require performance bonds or letters of credit to ensure that mitigation conditions are properly implemented. The amount of such bonds or letters of credit shall be determined by the Planning and Development Services Director. Failure to implement mitigation measures or to furnish required mitigation reports may be cause for suspension or revocation of a permit or the basis for legal action by the City to enforce compliance with the mitigation measure or reporting requirement.

#### TYPES OF PROJECTS AND MITIGATION AND THEIR MONITORING/REPORTING PROCEDURES:

##### Private Projects

- A. Conditions affecting permanent construction. These conditions affect the permanent design and location of a structure. Examples include limiting building height, requiring a setback, or providing a landscape buffer.
- The department applying the condition signs off on the mitigation condition(s) before the building permit is issued, verifying that the plans conform with the condition(s).
  - The building inspector ensures that construction conforms with approved plans.
  - Affected department signs off on the mitigation condition(s) before final inspection/occupancy, verifying that the project conforms to the mitigation condition(s).
- B. Conditions during construction. These conditions affect the way construction is carried out. Examples will be hours of operation, erosion control plans, preservation of archaeological sites, and preservation and protection of marshes.
- Responsibility for monitoring and reporting shall be placed on the applicant. The City department which imposed the condition will investigate complaints and review reports that are submitted. City inspectors should be informed about mitigation conditions so they can report obvious violations.
  - Reporting by applicant shall be under penalty of perjury.

C. Operational Conditions. These require permanent monitoring/reporting on a regular basis. Examples will include: hours of operation, maximum occupancy, toxic handling and disposal, and limits on nuisances like noise and odors.

- The burden would be placed on the applicant to provide reports to the City as required. The content and frequency of the reports would be specified as part of the conditions. Specialized inspectors may be required.
- Failure to implement an operational mitigation measure or to furnish required mitigation reports may be cause for suspension or revocation of a permit or the basis for legal action by the City to enforce compliance with the mitigation measure or reporting requirement.
- Reporting shall be under penalty of perjury.
- The City may enter into agreement with another agency to monitor compliance (e.g. Fish and Game for creek conditions; County Health for toxins).
- Planning Division staff and other appropriate City staff will investigate complaints, and also ensure that reports are submitted as required to the Planning and Development Services Department.

# CITY OF VALLEJO

## Initial Study Questionnaire

### PROJECT DESCRIPTION AND BACKGROUND

**Project title:** Fairgrounds Self Storage  
**Contact Person:** Jonathan Atkinson, Senior Planner  
[jonathan.atkinson@cityofvallejo.net](mailto:jonathan.atkinson@cityofvallejo.net) | (707) 648-4346

**Project Sponsor's Name and Address:** Ryan Nickelson, LRG Investors, LLC  
2099 Mount Diablo Boulevard: Suite 206  
Walnut Creek, CA 94596

**General Plan Designation:** Business/Limited Residential (B/LR)  
**Zoning:** Linear Commercial (CL)



**Project Location:** 384 Fairgrounds Drive, Vallejo, CA 94589

**Longitude/Latitude:** 38.126160 "N" -122.228910 "W"  
**Assessor's Parcel Number:** 0052-320-280 and 0052-320-310



**AVAILABILITY OF DOCUMENT:** This document is available for review at:  
555 Santa Clara St, 2<sup>nd</sup> fl., Vallejo, CA; 8:30am-4:30pm; Monday-Thursday, 8:30am-12:00pm on Friday.

**PROJECT DESCRIPTION:** The project involves the development of a self-storage facility with an approximate building area of 106,360 square feet and 1,117 storage units. The building breakdown is as follows: Storage Building A (78,850 square feet and an approximate building height of 41 feet at 3 stories with a basement), Storage Building B (25,150 square feet and an approximate building height of 31 feet at 3 stories), and Manager's Building (2,360 square feet and approximate building height of 29 feet at 2 stories). The project site will be secured by a combination of wrought iron fencing, wood fencing, and a solid wall. 14 total parking spaces will be provided as part of the project along with landscape improvements and a bio-retention basin at the northeast corner of the project site.

**SURROUNDING LAND USES AND SETTING:** Two vacant parcels of land comprise the project site on the eastern side of Fairgrounds Drive located at 384 Fairgrounds Drive (APNs: 0052-320-280 and 0052-320-310) for a total of 1.43 acres. The project site is an infill site surrounded by the following existing developments and land uses: Red Roof Inn (formerly Motel 6) is located to the north; Interstate 80 is located to the east; Annie's Panda Garden (restaurant) is located to the south; and Fairgrounds Drive is located to the west with apartments and a medical office building on the other side of the street. The project site is bisected by a 24-inch water main that extends from Valle Vista Avenue and Fairgrounds Drive to Interstate 80. Asphalt, minimal vegetation, perimeter fencing, and a drainage basin from Fairgrounds Drive to Interstate 80 currently characterize the project site.

**OTHER PUBLIC AGENCY APPROVALS:** U.S. Army Corps of Engineers, the Regional Water Quality Control Board, and California Fish and Game

**TRIBAL NOTIFICATION:** Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

☒ Yes ☐ No

NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

## ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below could be potentially affected by this project, involving at least one impact that is a “Less than Significant with Mitigation” as indicated by the checklist on the following pages.

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Aesthetics                      | <input type="checkbox"/> Agriculture and Forestry Resources | <input checked="" type="checkbox"/> Air Quality                        |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources      | <input type="checkbox"/> Energy  |
| <input checked="" type="checkbox"/> Geology / Soils      | <input type="checkbox"/> Greenhouse Gas Emissions           | <input type="checkbox"/> Hazards & Hazardous Materials                 |
| <input type="checkbox"/> Hydrology / Water Quality       | <input type="checkbox"/> Land Use / Planning                | <input type="checkbox"/> Mineral Resources                             |
| <input checked="" type="checkbox"/> Noise                | <input type="checkbox"/> Population / Housing               | <input type="checkbox"/> Public Services                               |
| <input type="checkbox"/> Recreation                      | <input type="checkbox"/> Transportation                     | <input type="checkbox"/> Tribal Cultural Resources                     |
| <input type="checkbox"/> Utilities / Service Systems     | <input type="checkbox"/> Wildfire                           | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

## DETERMINATION

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

  
Jonathan Atkinson, Senior Planner

03/06/2020  
Date

## EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the Lead Agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) A “Mitigated Negative Declaration” (Negative Declaration: Less Than Significant with Mitigation Incorporated) applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The Lead Agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [CCR, Guidelines for the Implementation of CEQA § 15063(c)(3)(D)]. References to an earlier analysis should:
  - a) Identify the earlier analysis and state where it is available for review.
  - b) Identify which effects from the environmental checklist were adequately analyzed in the earlier document, pursuant to applicable legal standards, and whether these effects were adequately addressed by mitigation measures included in that analysis.
  - c) Describe the mitigation measures in this document that were incorporated or refined from the earlier document and indicate to what extent they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached and other sources used or individuals contacted should be cited in the discussion.

- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
  - a) the criteria or threshold, if any, used to evaluate each question; and
  - b) the mitigation measure identified, if any, to reduce the impact to less than significance.

## ISSUES

I. <b><u>AESTHETICS</u></b> – Except as provided in Public Resources Code Section 21099, would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

**Discussion:** General Plan 2040 addresses scenic vistas through the following policy: Policy NBE-1.5: *Scenic Vistas. Protect and improve scenic vistas, including views from Interstate 80 and State Route 37 in Vallejo.* The public right-of-way along Fairgrounds Drive at the project site provides views of Sulphur Springs Mountain to the northeast. However, these views are not part of a scenic vista, as designated by the City of Vallejo ("City"). The project is located along Interstate 80 in Vallejo, which is not a State-designated scenic highway. The City currently governs scenic quality through Chapter 16.36: Residential View District of the Vallejo Municipal Code, which does not apply to the project site. The project will be subject to a standard development condition that

minimizes exterior lighting and requires shielding to avoid unreasonable impacts on surrounding properties.

SOURCE: 6, 7, 9, 10, 24

**II. AGRICULTURE AND FOREST RESOURCES:** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. -- Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined in Public Resources Code section 4526), or timberland zoned Timberland Production (as defined in Public Resources Code section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X

**II. AGRICULTURE AND FOREST RESOURCES:** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. -- Would the project:

- e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
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X

**Discussion:** The project site is listed as Urban and Built-Up Land on the Solano County Important Farmland 2016 map. The project site and adjacent properties are not designated as farmland in any statewide study nor do they involve a Williamson Act contract. The project will not result in the conversion or loss of farmland or forestland.

SOURCE: 19, 20

**III. AIR QUALITY** – Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

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

Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
--------------------------------------	--	------------------------------------	--------------

X

III. **AIR QUALITY** – Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
b) 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?			X	
c) Expose sensitive receptors to substantial pollutant concentrations?			X	
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X	

**Discussion:** The project involves the construction and operation of a self-storage facility with an approximate building area of 106,360 square feet and 1,117 storage units. Operationally, the self-storage facility can be considered an innocuous use in terms of air quality in that it does not involve any industrial processes, would not generate substantial traffic, nor would it create any offensive odors. The project will not exceed thresholds of significance for criteria pollutants set forth in the Bay Area Air Quality Management District's (BAAQMD) California Environmental Quality Act Air Quality Guidelines during its construction and/or operation, as calculated by the California Emissions Estimator Model (CalEEMod). Criteria pollutants include the following: Carbon monoxide (CO), Reactive Organic Gasses (ROG), Nitrogen Oxide (NOX), Sulfur Dioxide (SO<sub>2</sub>), Coarse Inhalable Particulate Matter (PM<sub>10</sub>), and Fine Inhalable Particulate Matter (PM<sub>2.5</sub>). The emissions calculations for the project are attached.

The project meets the screening criteria thresholds set forth by the BAAQMD but may have construction-related impacts on air quality, such as dust and emissions, which may be undesirable for sensitive receptors in close proximity. The BAAQMD recommends the implementation of the following Basic Construction Mitigation Measures, whether or not construction-related emissions exceed applicable thresholds of significance.

#### **Impact AQ-1: Construction**

Construction activities would generate exhaust emissions from vehicles/equipment and fugitive particulate matter emissions that would affect local air quality. Construction dust could be generated at levels that would create an annoyance to nearby properties.



Generation of dust during grading and construction activities is a potential significant impact of the project.

### **Mitigation Measure AQ-1: Construction**

To mitigate these potential impacts to less-than significant levels, the City will require mitigation measures be included in the grading plan of the project under the descriptive heading “Dust and Equipment Exhaust Control” and implemented during construction activities:

- All material excavated, stockpiled, or graded would be sufficiently watered, treated, or covered to prevent fugitive dust from leaving the property boundaries and causing a public nuisance or a violation of an ambient air standard. Watering should occur at least twice daily, with complete site coverage.
- All areas with vehicle traffic would be watered or have dust palliative applied as necessary for regular stabilization of dust emissions.
- All onsite and construction traffic would be limited to a speed of 15 miles per hour within the project site and surrounding neighborhood.
- All land clearing, grading, earth moving, or excavation activities in the project area would be suspended as necessary to prevent excessive windblown dust when winds are expected to exceed 20 miles per hour.
- All inactive portions of the construction site would be covered, revegetated, or watered until a suitable cover is established. Alternatively, the Project Contractor may apply County-approved non-toxic soil stabilizers (according to manufacturer’s specifications) to all inactive construction areas (previously graded areas that remain inactive for 96 hours) in accordance with the local grading ordinance.
- All material transported off-site would be securely covered to prevent public nuisance or there must be a minimum of two feet of freeboard in the bed of the transport vehicle.
- Paved roads adjacent to the project would be swept at the end of each day, or more frequently if necessary, to remove excessive or visibly raised accumulations of dirt and/or mud that may have resulted from activities at the project site.
- The Project Contractor would re-establish ground cover on the site through revegetation and watering in accordance with the local grading and landscape ordinances.
- All unnecessary vehicle idling would be restricted adjacent to the project site for a period of five minutes.

SOURCE: 1, 2, 3, 7

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

**Discussion:** The project site has been disturbed with asphalt covering the majority of the property. There is currently a drainage feature extending from the western portion of the project site along Fairgrounds Drive southward towards Interstate 80. The project applicant retained First Carbon Solutions (FCS) to conduct a field survey on October 15, 2019 to determine whether or not the drainage feature constitutes jurisdictional waters of the United States or State of California. Robert Carroll, Biologist with FCS, summarizes the findings of the field survey in the attached jurisdictional assessment memorandum.

The drainage feature, which is 6-8 feet wide and 210 feet long, is connected to a culvert under Fairgrounds Drive allowing water to move through the project site towards Interstate 80. The water empties into Blue Rock Springs Creek and then discharges into Rindler Creek once it leaves the project site. Waters from the project site ultimately navigate to the San Pablo Bay and Carquinez Strait through a series discharges: Rindler Creek to Lake Chabot to Chabot Creek to Napa River to Mare Island Strait.

The confluences of the Mare Island Strait, San Pablo Bay, and Carquinez Strait are Traditional Navigable Waters (TNWs). TNWs in addition to an observed Ordinary High Water Mark (OHWM) within the drainage feature caused FCS biologists to determine that the project likely contains jurisdictional waters of the United States. The drainage feature also contains standing water and a variety of hydrophytic habitat plant species, such as narrow leaf cattail, rabbits foot grass, duckweed, curly dock, nutsedge, and mallow.

The drainage feature would be removed as part of the project with the culvert along Fairgrounds Drive subsequently connecting to the proposed bio-retention basin at the northeast corner of the project site. Water would be treated at the bio-retention basin before leaving the project site.

FCS was also retained to screen the project site for potential habitat for sensitive species, as designated by the California Department of Fish and Wildlife (CDFW), United States Fish and Wildlife Service (USFWS), or California Native Plant Society (CNPS). FCS conducted a field survey on December 9, 2019. FCS also conducted a search of the California Native Plant Society database and the California Natural Diversity Database for special-status species that are known to occur in the vicinity. Robert Carroll summarizes the findings in the attached habitat assessment memorandum. FCS concluded that the project site lacks the characteristics to qualify as a habitat for sensitive species. However, FCS acknowledged that the existing eucalyptus trees just beyond the property boundaries to the north at the Red Roof Inn may provide a habitat for special-status bird species. FCS recommends a standard mitigation measure to ensure that construction activities do not have an adverse effect on any nesting birds and raptors.

The City is within the jurisdiction of the Solano Multispecies Conservation Plan (HCP), which has not yet been adopted. The HCP is a multi-jurisdictional effort to identify and protect federally-listed endangered species. The Solano County Water Agency (SCWA) is responsible for coordination, reporting, and oversight of the HCP. Sections of Solano County, which have the potential for providing habitat for endangered species (Areas of Special Status Species Concern) have been mapped. Projects proposed in the areas of concern must be submitted to the USFWS for consultation and review. The project site is designated as Zone 1 – Urban Zone, according to HCP Figure 1-4: Covered Activity Zones, which allows for the construction and maintenance of private infrastructure and facilities.

## **Impact BIO-1: Jurisdictional Waters**

Jurisdictional waters of the United States exist on the project site in the form of a drainage feature. Project construction can have a significant impact on existing jurisdictional waters of the United States unless properly mitigated.

## **Mitigation Measure BIO-1: Jurisdictional Waters**

1. Jurisdictional Delineation: Prior to the issuance of a grading permit, the project applicant shall complete a formal delineation of potential jurisdictional features to document the full extent of jurisdictional waters within the project site.
2. Obtain Clean Water Act Sections 401 and 404 Permits Prior to Construction: If potential jurisdictional waters cannot be avoided, the following steps shall be adhered to with regard to permits:
  - The project applicant shall obtain a Section 404 Clean Water Act (CWA) permit for impacts to waters of the United States. If required by the CWA, the applicant shall also obtain a Section 401 permit from the Regional Water Quality Control Board (RWQCB). These permits shall be obtained prior to issuance of grading permits and implementation of the proposed project.
  - The project applicant shall design the project to result in no net loss of functions and values of waters of the United States by incorporating impact avoidance, impact minimization, and/or compensatory mitigation for the impact, as determined in any CWA Section 404/401 permits required by the CWA.
  - Compensatory mitigation may consist of (1) obtaining credits from a mitigation bank; (2) making a payment to an in-lieu fee program that will conduct wetland, stream, or other aquatic resource restoration, creation, enhancement, or preservation activities; and/or (3) providing compensatory mitigation through an aquatic resource restoration, establishment, enhancement, and/or preservation activity. This final type of compensatory mitigation may be provided at or adjacent to the impact site (i.e., on-site mitigation) or at another location, usually within the same watershed as the permitted impact (i.e., off-site mitigation). The project/permit applicant retains responsibility for the implementation and success of the mitigation project.
  - The project applicant shall provide a Cultural Resources Report that is compliant with Section 106 of the National Historic Preservation Act.
3. Obtain Streambed Alteration Agreement Prior to Construction: In compliance with Section 1602 of the California Fish and Game Code, the project applicant shall enter into a Streambed Alteration Agreement prior to conducting any construction activities within the drainage feature, which will identify conditions for the project applicant to implement. Conditions shall include but not be limited to the implementation of erosion

and bank stabilization measures, riparian habitat enhancement, and/or restoration and revegetation of the drainage corridor habitat at no less than a 1:1 ratio.

### **Impact BIO-2: Migratory Bird Treaty Act**

Existing eucalyptus trees adjacent to the project site at 458 Fairgrounds Drive provide potential habitat for special-status bird species as well as non-special status migratory raptors and passerine bird species protected by the Migratory Bird Treaty Act (MBTA). Project construction may have significant impacts unless mitigation measures are applied.

### **Mitigation Measure BIO-2: Migratory Bird Treaty Act**

Pre-construction clearance survey for nesting birds and raptors protected by the MBTA if construction occurs within the nesting season (February 1–August 31). The survey shall be performed by a qualified biologist and its findings submitted in writing to the Planning Division staff, prior to issuance of a building permit.

SOURCE: 7, 9, 12, 13, 16, 18

V. <b><u>CULTURAL RESOURCES</u></b> – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to 15064.5 of the State CEQA Guidelines?			X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5 of the State CEQA Guidelines?		X		
c) Disturb any human remains, including those interred outside of formal cemeteries?		X		

**Discussion:** The City contacted the Northwest Information Center (NWIC) of the California Historical Resources Information System to conduct a records search of the project site for potential cultural resources. The NWIC, which is affiliated with the State of California Office of Historic Preservation, manages historical records, supplies historical resources information with applicable restrictions, and provides educational support and information about historical resources in California. The Non-Confidential Extended Records Search conducted by the NWIC determined a moderate to high potential for identifying archeological resources in the project area and recommended further study by a qualified archeologist.

Dr. Dana Douglas DePietro, RPA, of First Carbon Solutions (FCS) was retained by the project applicant to conduct a cultural resources assessment of the project site. This assessment included records searches of the NWIC, the Native American Heritage Commission (NAHC) Sacred Lands File, all previous recorded cultural resources and technical studies in the vicinity of the project site, and a field survey on January 3, 2020. Dr. DePietro summarizes the findings in the attached cultural resources assessment. A detailed records search of the NWIC performed by FCS did not identify any known cultural resources within or in proximity to the project site.

Areas of exposed soils were inspected during the field survey and did not yield any positive results in terms of historic or prehistoric cultural resources or raw materials used in the manufacturing of tools. The cultural resources assessment does not anticipate the discovery of cultural resources but does recommend a qualified archeologist conduct a “spot-check” once the asphalt surface has been removed and prior to grading and trenching activities.

### **Impact CUL-1: Accidental Discovery of Cultural Resources**

There is a possibility that ground-disturbing activities may uncover previously unknown, buried cultural resources at the project site during the construction phase.

### **Mitigation Measure CUL-1: Accidental Discovery of Cultural Resources**

Following the removal of asphalt at the project site and prior to any trenching or grading, a qualified archeologist, who meets the Secretary of Interior’s Professional Qualification Standards for Archeology, shall conduct a “spot-check” site visit for the inadvertent exposure of cultural materials. Should soils beneath the asphalt indicate cultural materials may be present, this site visit shall be followed by regular or periodic archeological monitoring, as determined by the archeologist.

In the event that buried cultural resources are discovered during construction, operations shall stop in the immediate vicinity of the find and a qualified archaeologist (as defined above) shall be consulted to determine whether the resource requires further study. The qualified archeologist shall make recommendations to the Lead Agency on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Potentially significant cultural resources consist of but are not limited to stone, bone, fossils, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites. Any previously undiscovered resources found during construction within the project area should be recorded on appropriate DPR forms and evaluated for significance in terms of CEQA criteria.

If the resources are determined to be unique historic resources as defined under Section 15064.5 of the CEQA Guidelines, mitigation measures shall be identified by the archaeological and recommended to the Lead Agency. Appropriate mitigation measures

for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds.

No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect these resources. Any archaeological artifacts recovered as a result of mitigation shall be donated to a qualified scientific institution recommended by the archeologist and approved by the Lead Agency, where they would be afforded long-term preservation to allow future scientific study.

### **Impact CUL-2: Accidental Discovery of Human Remains**

There is a possibility that that ground-disturbing activities may uncover previously unknown, buried human remains at the project site during the construction phase.

### **Mitigation Measure CUL-2: Accidental Discovery of Human Remains**

Should human remains be discovered during the construction of the project, Section 7050.5 of the California Health and Safety Code applies. In the event of an accidental discovery or recognition of any human remains, Public Resources Code Section 5097.98 shall be followed. In this instance, once project-related earthmoving begins and if there is accidental discovery or recognition of any human remains, one of the following steps shall be taken as applicable:

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 investigation of the cause of death is required. If the coroner determines the remains to be Native American, the Coroner shall contact the NAHC within 24 hours, and the NAHC shall identify the person or persons it believes to be the “most likely descendant” of the deceased Native American. The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98, or
2. Where an of the following conditions occur, the landowner or his/her 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 descendent or on the project site in a location not subject to further subsurface disturbance:
  - The NAHC is unable to identify a most likely descendent or the most likely descendent does not make a recommendation within 48 hours after being notified by the NAHC;
  - The descendent identified fails to make a recommendation; or

- The landowner or his or her authorized representative rejects the recommendation of the descendent and mediation by the NAHC fails to provide measures acceptable to the landowner.

SOURCE: 7, 14, 18

VI. <b><u>ENERGY</u></b> – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	

**Discussion:** There will be a temporary consumption of energy resources required for the movement of equipment and materials during the construction phase of the project. Compliance with local, State, and federal regulations would reduce short-term energy demand during the project's construction to the extent feasible, and project construction would not result in a wasteful or inefficient use of energy. Energy use during project construction would be primarily in the form of fuel consumption to operate heavy equipment, light-duty vehicles, machinery, and generators. Temporary power may also be provided to construction trailers or electric construction equipment.

The project would not conflict with or obstruct any State plan for renewable energy and would use a minimum of electricity. State and local agencies regulate the use and consumption of energy through various methods and programs. The following State regulations are intended to reduce energy use: California Code of Regulations (CCR) Title 24, Part 6–Energy Efficiency Standards and CCR Title 24, Part 11– California Green Building Standards. Locally, the City's Building Division enforces the applicable requirements of the Energy Efficiency Standards and Green Building Standards in Title 24.

Furthermore, Senate Bill 100 (SB 100) requires the supply of 100 percent carbon-free clean energy by 2045 from energy providers. The project would be powered by the existing electrical grid and eventually be powered by renewable energy mandated by SB 100. The proposed project would not conflict with or obstruct State or local plans for renewable energy or energy efficiency and impacts would be less than significant.

SOURCE: 1, 7



VII. <b><u>GEOLOGY AND SOILS</u></b> – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:			X	
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 known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil, as defined in Table 18-1B of the Uniform Building Code (1994), creating substantial risks direct or indirect to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X		

**Discussion:** The project site is located in a seismically-active area, as is all of Northern California. Vallejo is not affected by an Alquist-Priolo Earthquake Fault Zone. There are no active faults that are mapped or recognized by the State of California cross the project site. The closest active faults are as follows: The West Napa Fault, the Green Valley

Fault, and the Hayward/Rodgers Creek Fault. There is a 63 percent probability that a magnitude 6.7 or greater earthquake will occur in the San Francisco Bay Area before 2036 according to the USGS.

The project site may be at risk of experiencing ground shaking and surface ruptures, which can adversely impact both people and structures, unless properly mitigated. Seismic hazards cannot be completely eliminated even with project site-specific geotechnical analysis and advanced building practices. However, the project will be designed according to the current California Building Code, applicable Vallejo Municipal Code requirements for construction, and in accordance with building standards for geotechnical and seismic design.

The project site is generally flat with no unique geologic features or structures or threat of landslides. It has a Liquefaction Susceptibility of “Low” and “Medium” per General Plan 2040 Map NBE-3: Earthquake and Liquefaction Hazard Zones. The project will be subject to several Public Works Department standard conditions of approval to ensure that there is no potential for soil erosion or loss of topsoil. Construction of the proposed project may result in the identification of historic-era or prehistoric paleontological materials. In the event that such resources are encountered unexpectedly during excavation activities, the City will require that no resources shall be handled or photographed, and project construction shall cease with the following measures implemented to address potential impacts.

#### **Impact GEO-1: Paleontological Resources**

Paleontological resources (e.g. dinosaur bones or fossils) could be discovered during grading and potentially significant impacts could result to as-yet-unidentified paleontological resources at the construction stage.

#### **Mitigation Measure GEO-1: Paleontological Resources**

In the event that any potentially significant paleontological resources are discovered, the paleontological monitor shall stop work inside a zone designated by him/her where additional paleontological resources could be found. A plan for the evaluation of the resource shall be submitted to the Planning & Development Services Director for approval. In the event that a paleontological resource (fossilized invertebrate, vertebrate, plant or micro-fossil) is found during construction, excavation within 50 feet of the find shall be temporarily halted or diverted until the discovery is evaluated. Upon discovery, the Planning & Development Services Director shall be notified immediately, and a qualified paleontologist shall be retained to document and assess the discovery in accordance with Society of Vertebrate Paleontology's 2010 Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources, and determine procedures to be followed before construction is allowed to resume at the location of the find. If determined to be significant, the paleontologist will prepare an excavation plan for mitigating the project's impact on this resource, including preparation, identification, cataloging, and curation of any salvaged specimens.

SOURCE: 6, 7, 21

<b>VIII. <u>GREENHOUSE GAS EMISSIONS</u> – Would the project:</b>	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?			X	

**Discussion:** The City adopted a Climate Action Plan in 2012 to facilitate compliance with State requirements that address the reduction of greenhouse gas emissions (GHG). Assembly Bill 32 (AB 32) seeks the reduction of greenhouse gas emissions relative to 1990 levels by the year 2030. In addition to AB 32, there are a number of State regulations intended to reduce energy use and GHG emissions: California Code of Regulations Title 24, Part 6–Energy Efficiency Standards, and the California Code of Regulations Title 24, Part 11– California Green Building Standards, and the BAAQMD CEQA Guidelines. The project does not exceed the screening threshold for operational criteria established by the BAAQMD for greenhouse gas impacts, as noted in the attached emissions calculations.

SOURCE: 1, 2, 3, 7

<b>IX. <u>HAZARDS AND HAZARDOUS MATERIALS</u> – Would the project:</b>	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one quarter mile of an existing or proposed school?				X

**IX. HAZARDS AND HAZARDOUS MATERIALS –**

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				X

**Discussion:** The project does not involve any hazardous materials or processes. The project site is not a hazardous waste site designated by the Department of Toxic Substances Control according to EnviroStor. The Use Permit would prohibit the storage of hazardous materials as an operational condition. The project site is not within an airport land use plan area nor is it within two miles of a public airport. It is also not within the vicinity of a private airstrip. The City participates in the Solano County Local Multi-Hazard Mitigation Plan (Solano County MHMP), under the County's Office of Emergency Services and Department of Resource Management. The project will not interfere with the implementation of the Solano County MHMP. Finally, the project will not expose people or structures to significant risk of wildland fires, as determined by the Department of Forestry and Fire Protection (Cal Fire) on a map titled Draft Fire Hazard Severity Zones in LRA (dated September 17, 2007).

SOURCE: 6, 7, 9, 16, 22, 23

X. <b><u>HYDROLOGY AND WATER QUALITY</u></b> – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	
c) Substantially alter the existing drainage pattern of the site or areas including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) Result in substantial erosion or siltation on- or off-site?			X	
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?			X	
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	
iv) Impede or redirect flood flows?			X	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			X	
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X

**Discussion:** The project site is largely characterized by an asphalt surface and a drainage feature. The project site is located within the Napa-Sonoma Valley Groundwater Basin. The project will not result in an increase of impervious surfaces, as detailed in the Stormwater Control Plan for Fairgrounds Self Storage prepared by Robert A. Karn & Associates, Inc. Stormwater will be directed to a bio-retention basin at the northeast corner of the project site and treated before exiting the property. This stormwater

improvement is part of a collection of Public Works Department conditions required to address stormwater runoff during and after construction.

The project will result in the removal of the drainage feature, as detailed in Section IV. Biological Resources of this Initial Study. The culvert at Fairgrounds Drive will be directed to the bio-retention basin as part of the project. The requirements identified as part of Mitigation Measure BIO-1 will mitigate impacts on the jurisdictional waters of the United States to less than significant levels. Flood Insurance Rate Map #06095C0440F identifies the project site as Zone X, which is not a Special Flood Hazard Area, according to the Federal Emergency Management Agency (FEMA). The project site is not located in an area that is susceptible to inundation by seiche, tsunami, or mudflow.

SOURCE: 6, 7, 12, 15

XI. <b><u>LAND USE AND PLANNING</u></b> – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
a) Physically divide an established community?				X
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				X

**Discussion:** The project will result in the development of vacant commercial parcels of land as a self-storage facility. The project will not physically divide an established community. The project site has a General Plan 2040 land use designation of Business/Limited Residential (B/LR) and an interim zoning designation of Linear Commercial (CL) District. The project is consistent with the B/LR designation in that self-storage facilities are characteristic of light industrial areas, and it has a Floor Area Ratio (FAR) of 1.79, which is within the maximum allowed FAR of 2.0. The project is also consistent with all applicable General Plan 2040 policies. Self-storage facilities, which are classified as “Wholesaling, storage and distribution: light” uses in the Vallejo Municipal Code, are permitted in the CL District with a Major Use Permit. The project is consistent with the applicable development standards outlined in Title 16 of the Vallejo Municipal Code, as proposed and conditioned. Parking is the exception for which a Variance request has been filed for approval. The parking standard was not adopted to avoid significant environmental impacts.

SOURCE: 6, 7, 9, 10, 16

	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
<b>XII. <u>MINERAL RESOURCES</u></b> – Would the project:				
a) Result in the loss of availability of a known mineral resource of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

**Discussion:** The project site is not home to any known mineral resources.

SOURCE: 7

	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
<b>XIII. <u>NOISE</u></b> – Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Generation of excessive groundborne vibration or groundborne noise levels?			X	
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X

**Discussion:** The operation of a self-storage facility will not result in an increased exposure to noise levels in excess of City standards. Self-storage facilities are typically a passive type of land use. Operational noise will be limited to moving trucks and vehicles entering and exiting the project site on an occasional basis. The project site is not located within the vicinity of a private airstrip, an airport land use plan, or a public airport.

Ambient noise levels will be temporarily elevated in the vicinity of the project site during construction. Construction methods, the types of equipment, time and duration, and distance from sensitive noise receptors are factors in determining whether or not project construction will have a significant impact. The closest sensitive noise receptors are apartments immediately east on the other side of Fairgrounds Drive, and Red Roof Inn and America's Best Value Inn to the north and south of the project site.

Per the City's standard conditions of approval, construction-related activities will be limited to between the hours of 7:00 A.M. and 6:00 P.M., Monday through Saturday, and prohibited on Sunday and federal holidays. This will help alleviate noise impacts on the adjacent residences and motels in that construction will not occur during noise sensitive times of the day, such as early morning, evening, or nighttime hours. However, additional measures will need to be implemented to minimize the impact of construction activity noise on noise sensitive receptors.

### **Impact NOI-1: Construction Noise**

Project construction may create a temporary increase in noise levels above which is acceptable for sensitive noise receptors, such as the nearby residences and motels, unless properly mitigated.

### **Mitigation Measure NOI-1: Construction Noise**

The following mitigation measures shall be implemented to potential noise impacts during the construction phase:

- All construction equipment shall include mufflers.
- Any construction equipment shall be turned-off when not in use.
- Locate noise generating equipment away from line-of-site contact with sensitive noise receptors to the extent feasible.
- Noise-sensitive land uses adjacent to the site shall be notified in writing of the construction schedule. Designate a "construction liaison" that would be responsible for responding to any local complaints about construction noise. The liaison would determine the cause of the noise complaint (e.g. starting too early, bad muffler, etc.) and institute reasonable measures to correct the problem. Conspicuously post a telephone number for the liaison at the construction site.

SOURCE: 6, 7, 9, 16



	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
<b>XIV. <u>POPULATION AND HOUSING</u></b> – Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X

**Discussion:** The project will not induce population growth in that it involves a self-storage facility with few employees. The project will not displace housing or people nor will it require a substantial number of new residential units for additional population growth.

SOURCE: 6, 7

	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
<b>XV. <u>PUBLIC SERVICES</u></b>				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?			X	
Police protection?			X	
Schools?				X
Parks?				X
Other public facilities?			X	

**Discussion:** The project was reviewed by the City's Technical Project Review Team (TPRC), which included the Fire Department, Public Works Department, Water Department, and Vallejo Flood and Wastewater District. The project will be subject to compliance with standard requirements of each of the aforementioned City departments

and agency as well as payment of impact fees, prior to issuance of building permits. The project will not require an increase in Police Department service based on scale and type of land use. The project is consistent with General Plan 2040 and these impacts were evaluated as part of the Environmental Impact Report (EIR) for General Plan 2040. Lastly, the project will subject to impact fees so that the development pays its share of public services.

SOURCE: 4, 5, 6, 7, 8, 9, 11

## **XVI. RECREATION**

	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

**Discussion:** The project will not have an impact on existing recreational facilities nor will it require the construction of new recreational facilities.

SOURCE: 6, 7

## **XVII. TRANSPORTATION/TRAFFIC** – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?				
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)(1)?				
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				

	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
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**XVII. TRANSPORTATION/TRAFFIC – Would the project:**

d) Result in inadequate emergency access?

**Discussion:** The CEQA Guidelines will be required to provide an alternative to Level of Service (LOS) for evaluating transportation impacts under Senate Bill (SB) 743. The alternative criteria must “promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses”, particularly within areas served by transit under Public Resources Code Section 21099(b)(1). Measurements of transportation impacts may include the following: Vehicle miles traveled (VMT), vehicle miles traveled per capita, automobile trip generation rates, or automobile trips generated. The City will be required to start using VMT on July 1, 2020. The Guidelines provide for an “opt-in” period during the interim. The City is currently in the process of preparing goals and policies to be compliant with SB 743 by July 1, 2020. A project approved prior to this date is not subject to VMT analysis.

The City’s Traffic Engineer reviewed the project as part of the TPRC review and did not identify any concerns with respect to traffic impacts nor was a traffic study required due to the low number of daily users and vehicle trips associated with this use. Additionally, the project applicant provided traffic data from Anchor Self Storage at 1050 Sonoma Boulevard in Vallejo based on a period of January 2018 through March 2019. The traffic data identified the following averages for the 636-unit Anchor Self Storage: 4 vehicles per hour; 59 vehicles per day; and 1,822 vehicles per month. If unit count is indicative of vehicle trips then the proposed 1,117 units could result in nearly double the amount of vehicle trips generated at Anchor Self Storage. However, this is not an issue in terms of CEQA in that this type of use does not yield a high volume of vehicles on an hourly or daily basis.

SOURCE: 25, 26

**XVIII. TRIBAL CULTURAL RESOURCES** – Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or			X	
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			X	

**Discussion:** The City notified the Cortina Indian Rancheria of Wintun Indians, Kesner Flores, and Yocha Dehe Wintun Nation of the project on November 5, 2019 pursuant to Public Resources Code § 21080.3.1. The City has received response from the Tribal Historic Preservation Officer of the Yocha Dehe Wintun Nation in regards to a consultation and the possibility for there being known resources in the project area. City staff provided project information to Yocha Dehe Wintun Nation as part of the consultation process, and was subsequently informed that there are no known tribal cultural resources near the project area. A cultural monitor was not requested by Yocha Dehe Wintun Nation during the consultation. However, the cultural resources study prepared by FCS recommends that a qualified archeologist conduct a “spot check” once the existing asphalt is removed from the project site and prior to grading activities. Furthermore, the collection of Cultural Resources mitigation measures address the accidental discovery of cultural resources and human remains, and would mitigate any potential impacts to tribal cultural resources to less than significant impacts.

SOURCE: 7, 17, 27, 28

**XIX. UTILITIES AND SERVICE SYSTEMS** – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment facilities or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?				X
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?				X
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?				X
g) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?				X

**Discussion:** The City's Water Department, the Vallejo Flood and Wastewater District, and Vallejo Recology reviewed the project as part of the TPRC review process. No major concerns were raised in terms of the City's ability to accommodate the project relative to water service, wastewater capacity, solid waste, and other utilities. The project is required to comply with a collection of requirements and undergo further review prior to issuance of building permits. Any solid waste that is generated on the project site will be redirected to a secondary facility with sufficient capacity. Furthermore, the project is consistent with General Plan 2040 and these impacts were evaluated as part of the EIR for General Plan 2040.

SOURCE: 7, 8, 9, 11

XX. <b>WILDFIRE</b> -- If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?				X
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				X
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X

**Discussion:** The project does not involve any hazardous materials or processes. The project site is not located within a very high fire severity zone or high fire severity zone, as determined by the Department of Forestry and Fire Protection (Cal Fire) on a map titled Draft Fire Hazard Severity Zones in LRA (dated September 17, 2007). The City's Fire Department reviewed the project as part of the TPRC review process, as discussed in Section XV. Public Services of this Initial Study. The project will be subject to a collection of fire safety requirements to minimize risks associated with fires.

The project will not result in an increase of impervious surfaces, as discussed in Section X. Hydrology and Water Quality of this Initial Study. Stormwater will be directed to a bio-retention basin at the northeast corner of the project site and treated before exiting the property. This stormwater improvement is part of a collection of Public Works Department conditions required to address any impacts related to stormwater runoff during and after construction.

SOURCE: 4, 5, 6, 7, 8, 11, 22

## XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
--------------------------------------	--	------------------------------------	--------------

- |  |   |   |  |
|--|---|---|--|
| a) Does the project have the potential to significantly degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? |   | X |  |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?   | X |   |  |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?  |   | X |  |

**Discussion:** The Initial Study identified potential significant project impacts relative to air quality, biological resources, cultural resources, noise, and geology and soils. All of the identified impacts can be reduced to less than significant levels through the implementation of Mitigation Measures discussed in the Initial Study. Therefore, a Mitigated Negative Declaration has been prepared for the project to satisfy the requirements of the California Environmental Quality Act.

### **Sources:**

1. Bay Area Air Quality Management District. California Environmental Quality Act: Air Quality Guidelines. Updated May 2017.
2. California Air Resources Board. Air Quality and Land Use Handbook: A Community Health Perspective. April 2005.
3. California Emissions Estimator Model. CalEEMod Version 2016.3.2. Prepared December 5, 2019.

4. City of Vallejo. Fire Department. Fire Prevention Section Memorandum. April 29, 2019.
5. City of Vallejo. Fire Department. Fire Prevention Section Email. Vincent Sproete. September 26, 2019.
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7. City of Vallejo. Propel Vallejo General Plan 2040 and Sonoma Boulevard Specific Plan Draft EIR. July 2016.
8. City of Vallejo. Public Works Department. Engineering Division Memorandum. May 7, 2019.
9. City of Vallejo. Planning Division Staff. 2019-2020.
10. City of Vallejo. Vallejo Municipal Code. Title 16: Zoning. 2019.
11. City of Vallejo. Water Department Memorandum. July 10, 2019.
12. First Carbon Solutions. Robert Carroll, Biologist. Jurisdictional Assessment for 384 Fairgrounds Drive, Vallejo, California. November 25, 2019.
13. First Carbon Solutions. Robert Carroll, Biologist. Habitat Assessment for Sensitive Species for 384 Fairgrounds Drive, Vallejo, California. December 10, 2019.
14. First Carbon Solutions. Dr. Dana Douglas DePietro, RPA, Cultural Resources Due Diligence Assessment for the 384 Fairgrounds Drive Self-Storage Project. January 27, 2020.
15. Federal Emergency Management Administration. Flood Insurance Rate Map. Panel #06095C0440F. Map Revised June 9, 2014.
16. Google Maps. Vallejo, California. 2019
17. Northwest Information Center. Non-Confidential Extended Records Search Results. December 10, 2019.
18. LSA/Solano County Water Agency. Solano Habitat Conservation Plan: Volume I Public Draft. October 2012.
19. State of California. Department of Conservation. Solano County Important Farmland Map. 2016.
20. State of California. Department of Conservation. Solano County Williamson Act Map. FY 2013/2014.



- 21.** State of California. Department of Conservation. State Geologist. Special Studies Zones. Revised Map 2015.
- 22.** State of California. Department of Forestry and Fire Protection. Solano County: Draft Fire Hazard Severity Zones in LRA. October 3, 2007.
- 23.** State of California. Department of Toxic Substances Control. EnviroStor. 2019.
- 24.** State of California. Department of Transportation. Officially Designated Scenic Highways List. 2017.
- 25.** State of California. Governor's Office of Planning and Research. Transportation Impacts (SB 743). April 13, 2018.
- 26.** Vallejo Anchor Self Storage. Traffic Data Relative to Parking Requirements. Vallejo Anchor Self Storage. July 29, 2019.
- 27.** Yocha Dehe Wintun Nation. 384 Fairgrounds Drive Self Storage Project. December 2, 2019 (Dated Received December 9, 2019).
- 28.** Yocha Dehe Wintun Nation. 384 Fairgrounds Drive Self Storage Project. January 7, 2020 (Dated Received January 22, 2020).

**Initial Site Assessment Checklist for Special Status Species or Habitat**

**PROJECT NAME: Fairgrounds Self Storage**

**SITE LOCATION: 384 Fairgrounds Drive**

**ASSESSMENT PREPARED BY: Jonathan Atkinson, Senior Planner**

SITE CHARACTERISTICS	PRESENT?		COMMENTS
	Yes	No	

**I. GENERAL CRITERIA**

A. Is the Proposed Project Site located within one of the following Areas of Concern\*:

Vernal Pool Species	_____	X	_____
Giant Garter Snake	_____	X	_____
Valley Elderberry Longhorn Beetle	_____	X	_____
California Red-legged Frog	_____	X	_____
Coastal Marsh Species	_____	X	_____
Callippe Silverspot Butterfly	_____	X	_____
(i.e., Sky Valley, Sulphur Springs Mountain, or Blue Rock Springs)			

B. Is the Proposed Project Site located along a watercourse? X \_\_\_\_\_ See Jurisdictional Assessment.

\*See accompanying Areas of Concern Guidelines for descriptions and map.

If the answer to any of the above Section I criteria is "yes":

1. The site should be evaluated by a qualified biologist/botanist to determine the presence of special status species and/or habitat for such species.
2. The project will require evidence of compliance with the federal Endangered Species Act. The applicant should contact the USFWS regarding compliance with the Endangered Species Act and the Solano Project Biological Opinion. Details are provided in the Areas of Concern Guidelines.

If "no": Complete Section II of this checklist on the following pages.

The USFWS can be reached at: Sacramento Fish and Wildlife Office, Endangered Species Program

2800 Cottage Way, Rm. W-2605  
Sacramento, CA 95825.  
(916) 414-6600

## Initial Site Assessment Checklist for Special Status Species or Habitat

SITE CHARACTERISTICS	PRESENT?		COMMENTS
	Yes	No	
<b>II. SPECIES-SPECIFIC CRITERIA</b>			
<b><u>Vernal Pool Species</u></b>			
Vernal pool and/or seasonal wetlands, including alkaline wetlands and stock ponds	_____	X	_____
Level topography with shallow depressions capable of containing standing water during the rainy season (Nov.-May)	X	_____	See Jurisdictional Assessment.
Has a wetland delineation has been completed?	_____	X	_____
Grassland with low-lying areas with stunted vegetation growth	_____	X	_____
Shallow stock ponds which normally dry on an annual basis	_____	X	_____
Presence of the following soil types: Pescadero series, Antioch series, San Ysidro series, Solano series, and associated complex soils (excludes existing developed areas and areas cultivated with perennial crops )	_____	X	_____
<b><u>Giant Garter Snake</u></b>			
Freshwater marshes, sloughs, ponds, low flow drainages, irrigation canals, backwater areas, rice fields	X	_____	See Jurisdictional Assessment.
Emergent aquatic vegetation (e.g., cattails, bulrushes)	X	_____	_____
Grassy banks and vegetated uplands adjacent to or within 200ft of habitats listed above	X	_____	_____

## Initial Site Assessment Checklist for Special Status Species or Habitat

SITE CHARACTERISTICS	PRESENT?		COMMENTS
	Yes	No	
<b><u>Valley Elderberry Longhorn Beetle</u></b>			
Creeks, small drainages, man-made watercourses	X	_____	See Biological Assessment.
Elderberry Shrubs	_____	X	_____
Riparian vegetation	X	_____	See Biological Assessment.
<b><u>California Red-legged Frog</u></b>			
Perennial and seasonal creeks and ponds, small drainages, seeps and springs, stock ponds and other artificial water sources	X	_____	See Biological Assessment.
Aquatic or riparian vegetation	X	_____	See Jurisdictional Assessment.
Oak woodlands nearby or other suitable migration corridors between wet areas	_____	X	_____
<b><u>Coastal Marsh Species</u></b>			
Brackish or salt marsh, tidal sloughs	_____	X	_____
Dense patches of pickleweed, saltgrass, or other perennial marsh vegetation	_____	X	_____
Adjacent high marsh (non-submerged) areas for refuge	_____	X	_____
Presence of any of above habitat conditions within 1,000 feet of proposed new development	X	_____	_____

### **Summary:**

If the answer to any of the above Section II criteria is "yes", the site should be evaluated by a qualified biologist or botanist to determine the presence of special status species and/or potential habitat of such species. Also, the applicant should contact the Sacramento Fish and Wildlife Office regarding compliance with the Endangered Species Act and the Solano Project Biological Opinion.



## Memo

**Date:** November 25, 2019

**To:** Ryan Nickelson, Lockehouse, LLC

**From:** Robert Carroll, FirstCarbon Solutions

**Subject:** Jurisdictional Assessment for 384 Fairgrounds Drive, Vallejo, California

---

FirstCarbon Solutions (FCS) conducted an informal jurisdictional assessment for the project site located at 384 Fairgrounds Drive in the City of Vallejo, California. FCS Biologists conducted a field survey for the proposed project site on October 15, 2019, from 10:00 a.m. to 11:30 a.m. The field survey included a reconnaissance-level assessment of the presence or absence of potential waters of the U.S. or State on the project site, which may be potentially subject to the jurisdiction of U.S. Army Corps of Engineers (USACE), the Regional Water Quality Control Board (RWQCB) and/or California Department of Fish and Wildlife (CDFW).

FCS Biologists noted the western portion of the project site contains an unnamed drainage feature that is fed through a culvert under Fairgrounds Drive that moves water through the site to the south toward Interstate 80. This drainage continues off-site and empties in to Blue Rock Springs Creek where it discharges into Rindler Creek. Both Blue Rock Springs and Rindler Creeks are blue line streams. Rindler Creek discharges into the southeast side of Lake Chabot. A dam is located on the northwest side of the lake, where Chabot Creek discharges from the lake over the dam spillway. Chabot Creek discharges into the Napa River, north of the Mare Island Strait. The Mare Island Strait discharges into the San Pablo Bay at its confluences with the Carquinez Strait, which are Traditional Navigable Waters (TNWs). Additionally, FCS Biologists observed evidence of an ordinary high water mark (OHWM) within the unnamed drainage. Presence of an OHWM and a significant nexus to TNWs are features that meet criteria as waters of the U.S. and would likely be considered jurisdictional.

The unnamed drainage feature is approximately 6-8 feet wide and 210 feet long. The drainage contained standing water, which supports a variety of plants commonly found in hydrophytic habitats. Species observed included narrowleaf cattail (*Typha angustifolia*), rabbitsfoot grass (*Polypogon monspeliensis*), duckweed (*Lemna minor*), curly dock (*Rumex crispis*), nutsedge (*Cyperus eragrostis*), and mallow (*Malva* spp.)

As discussed above, likely jurisdictional waters of the U.S. occur on the project site in the form of the unnamed drainage. As such, the following mitigation measures are recommended to: (1) reduce impacts from project construction to less than significant under California Environmental Quality Act (CEQA), and (2) comply with Sections 404 and 401 of the Clean Water Act and Fish and Game Code Section 1602.

## **Mitigation Measures**

### **Jurisdictional Delineation**

Prior to the issuance of a grading permit, the project applicant shall complete a formal delineation of potential jurisdictional features to document the full extent of jurisdictional waters within the project site.

### **Obtain Clean Water Act Sections 401 and 404 Permits Prior to Construction**

If potential jurisdictional waters cannot be avoided, the following steps shall be adhered to with regard to permits:

- The project applicant shall obtain a Section 404 Clean Water Act (CWA) permit for impacts to waters of the United States. If required by the CWA, the applicant shall also obtain a Section 401 permit from the RWQCB. These permits shall be obtained prior to issuance of grading permits and implementation of the proposed project.
- The project applicant shall design the project to result in no net loss of functions and values of waters of the United States by incorporating impact avoidance, impact minimization, and/or compensatory mitigation for the impact, as determined in any CWA Section 404/401 permits required by the CWA.
- Compensatory mitigation may consist of (1) obtaining credits from a mitigation bank; (2) making a payment to an in-lieu fee program that will conduct wetland, stream, or other aquatic resource restoration, creation, enhancement, or preservation activities; and/or (3) providing compensatory mitigation through an aquatic resource restoration, establishment, enhancement, and/or preservation activity. This final type of compensatory mitigation may be provided at or adjacent to the impact site (i.e., on-site mitigation) or at another location, usually within the same watershed as the permitted impact (i.e., off-site mitigation). The project/permit applicant retains responsibility for the implementation and success of the mitigation project.
- The project applicant shall provide Cultural Resources Report that is compliant with Section 106 of the National Historic Preservation Act.

### **Obtain Streambed Alteration Agreement Prior to Construction**

In compliance with Section 1602 of the California Fish and Game Code, the project applicant shall enter into a Streambed Alteration Agreement prior to conducting any construction activities within the unnamed drainage which will identify conditions for the project applicant to implement. Conditions shall include but not be limited to the implementation of erosion and bank stabilization measures, riparian habitat enhancement, and/or restoration and revegetation of the drainage corridor habitat at no less than a 1:1 ratio.

FCS appreciates the opportunity to assist you on this project. If we can be of any further assistance, or if you have any questions concerning this memorandum, please contact me at 714.206.9473 or via email at RCarroll@fcs-intl.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Carroll', is positioned above the printed name.

Robert Carroll, Biologist  
**FirstCarbon Solutions**  
1350 Treat Boulevard, Suite 380  
Walnut Creek, CA 94597



## Memo

**Date:** December 10, 2019

**To:** Ryan Nickelson, Lockehouse, LLC

**From:** Robert Carroll, Biologist, FirstCarbon Solutions

**Subject:** Habitat Assessment for Sensitive Species for 384 Fairgrounds Drive, Vallejo, California

---

This memo summarizes the findings of a habitat assessment conducted by FirstCarbon Solutions (FCS) on December 9, 2019, from 8:15 a.m. to 9:30 a.m. at 384 Fairground Drive in the City of Vallejo, California. The field survey consisted of a general biological resources literature review, an assessment of GIS and aerial photography data for the site, and a field survey to identify any potentially sensitive plant or wildlife species. The project site is bounded by Fairgrounds Drive to the north, a hotel to the east, a restaurant to the west, and Interstate 80. The project site is located within the *Cordelia, California* United States Geological Survey (USGS) 7.5-minute topographic quadrangle map.

## Methods

### Literature Review

Prior to conducting the site visit, aerial photographs of the project site were reviewed to determine if sensitive habitats potentially occur within the site. The literature review provides a baseline from which to evaluate the biological resources potentially occurring on the project site as well as the surrounding area. Special-status species are commonly characterized as species at potential risk or actual risk to their persistence in a given area or across their native habitat (locally, regionally, or nationally), and are identified by a state and/or federal resource agency as such. These include governmental agencies such as California Department of Fish and Wildlife (CDFW) and United States Fish and Wildlife Service (USFWS) or private organizations such as the California Native Plant Society (CNPS). The degree to which a species is at risk of extinction is the limiting factor on a species' status designation. Risk factors to the persistence of a species or population include habitat loss, increased mortality factors (take, electrocution, roadway hazards, etc.), invasive species, and environmental toxins.

In context of environmental review, special-status species are defined by the following codes:

- Species that are listed, proposed, or candidates for listing under the Federal Endangered Species Act (FESA) (50 Code of Federal Regulations [CFR] 17.11—listed; 61 CFR 7591)
- Species that are listed or proposed for listing under the California Endangered Species Act (CESA) (Fish and Game Code [FGC] 1992 § 2050, *et seq.*; 14 California Code of Regulations [CCR] § 670.1, *et seq.*)

- Species that are designated as Species of Special Concern by the CDFW
- Species that are designated as Fully Protected by the CDFW (FGC §§ 3511, 4700, 5050, and 5515)
- Species that meet the definition of rare or endangered under California Environmental Quality Act (CEQA) (14 CCR § 15380)

Special-status species also includes:

- Species designated as sensitive by city, county, or other regional planning documents

The designated sensitive species listed by CNPS have no direct legal protection, but require an analysis of the significance of potential impacts under CEQA Guidelines. Special-status plant and wildlife species were determined from a search of the *Cordelia, California*, USGS 7.5-minute topographic quadrangle map of the California Natural Diversity Database (CNDDDB); and Conservation System list of special-status species that are known to occur in the vicinity of the project; and professional expertise (Appendix A). When the USFWS lists a species as threatened or endangered under FESA, areas of habitat considered essential to its conservation and survival may be designated as critical habitat. These areas may require special consideration and/or protection because of their ecological importance. Potential critical habitat designations within the general vicinity of the parcel were checked using the USFWS Critical Habitat Portal.

## Results

### Vegetation

The project site is made up of formerly developed land and consists almost entirely of impervious surfaces. The site does not support any native or naturalized vegetation associations. The project site is dominated with various weedy/invasive and ornamental plants that flourish in urban landscapes that have been previously disturbed through human influence. Species observed included firethorn (*Pyracantha* spp.), sweet fennel (*Foeniculum vulgare*), Himalayan blackberry (*Rubus armeniacus*), wild oats (*Avena* spp.), black mustard (*Brassica niga*), bristly oxtongue (*Helminthotheca echioides*), and prickly lettuce (*Lactuca serriola*).

Based on the lack of suitable habitat coupled with the high level of disturbance at the site, no special-status plant species are expected to occur within the project boundaries.

### Wildlife

Wildlife activity was low during the site visit, species observed included American crow (*Corvus brachyrhynchos*). Other common wildlife species found in disturbed areas may include mourning dove (*Zenaidura macroura*), rock pigeon (*Columba livia*), yellow-rumped warbler (*Setophaga coronata*), killdeer (*Charadrius vociferus*), and house sparrow (*Passer domesticus*). The project site generally lacks significant vegetation or prey opportunities for special-status wildlife species, which is due to the high level of disturbance through previous grading activities. Given the extensive amount of paved and gravel surfaces and the lack of native, or suitable plant communities, special-status wildlife species are not

expected to occur on the project site. However, the stand of eucalyptus trees (*Eucalyptus* spp.) on the adjacent parcel to the east may provide suitable nesting habitat for nesting birds. As such, FCS provides recommendations for potential impacts to nesting birds below.

## Discussion and Recommendations

Trees adjacent to the project site provide potential habitat for special-status bird species as well as non-special-status migratory raptors and passerine bird species protected by the Migratory Bird Treaty Act (MBTA). As such, the following Mitigation Measure would likely apply:

Pre-construction clearance survey for nesting birds and raptors protected by the MBTA if construction occurs within the nesting season (February 1–August 31).

We appreciate the opportunity to assist you on this project. If we can be of any further assistance, or if you have any questions concerning this letter report, please contact me at 714.206.9473.

Sincerely,



Robert Carroll, Biologist  
**FirstCarbon Solutions**  
1350 Treat Boulevard, Suite 380  
Walnut Creek, CA 94597

Enc: Attachment A: Database Searches

## **Appendix A: Database Searches**

\*The database used to provide updates to the Online Inventory is under construction. [View updates and changes made since May 2019 here.](#)





## Plant List

12 matches found. [Click on scientific name for details](#)

### Search Criteria

Found in Quad 3812222

[Modify Search Criteria](#) [Export to Excel](#) [Modify Columns](#) [Modify Sort](#) [Remove Photos](#)

Scientific Name	Common Name	Family	Lifeform	Blooming Period	CA Rare Plant Rank	State Rank	Federal Listing Status	Federal Listing Status	Habitats	Lowest Elevation	Highest Elevation	Photo
<a href="#">Balsamorhiza macrolepis</a>	big-scale balsamroot	Asteraceae	perennial herb	Mar-Jun	1B.2	S2			<ul style="list-style-type: none"> <li>Chaparral</li> <li>Cismontane woodland</li> <li>Valley and foothill grassland</li> </ul>	45 m	1555 m	 <p>1998 Dean Wm. Taylor</p>
<a href="#">Castilleja affinis var. neglecta</a>	Tiburon paintbrush	Orobanchaceae	perennial herb (hemiparasitic)	Apr-Jun	1B.2	S1S2	CT	FE	<ul style="list-style-type: none"> <li>Valley and foothill grassland (serpentine)</li> </ul>	60 m	400 m	no photo available
<a href="#">Ceanothus purpureus</a>	holly-leaved ceanothus	Rhamnaceae	perennial evergreen shrub	Feb-Jun	1B.2	S2			<ul style="list-style-type: none"> <li>Chaparral</li> <li>Cismontane woodland</li> </ul>	120 m	640 m	 <p>2008 Jorg Fleige</p>
<a href="#">Centromadia parryi ssp. parryi</a>	pappose tarplant	Asteraceae	annual herb	May-Nov	1B.2	S2			<ul style="list-style-type: none"> <li>Chaparral</li> <li>Coastal prairie</li> <li>Meadows and seeps</li> <li>Marshes and swamps (coastal salt)</li> <li>Valley and foothill grassland (vernally mesic)</li> </ul>	0 m	420 m	 <p>2007 Christopher Bronny</p>
<a href="#">Erigeron biolettii</a>	streamside daisy	Asteraceae	perennial herb	Jun-Oct	3	S3?			<ul style="list-style-type: none"> <li>Broadleaved upland forest</li> <li>Cismontane woodland</li> <li>North Coast coniferous forest</li> </ul>	30 m	1100 m	 <p>2003 Doreen L. Smith</p>
<a href="#">Eriogonum luteolum var.</a>	Tiburon buckwheat	Polygonaceae	annual herb	May-Sep	1B.2	S2			<ul style="list-style-type: none"> <li>Chaparral</li> <li>Cismontane</li> </ul>	0 m	700 m	

[caninum](#)

woodland  
 • Coastal prairie  
 • Valley and foothill grassland



2001 Bart and Susan Eisenberg

[Eryngium jepsonii](#)

Jepson's coyote thistle

Apiaceae

perennial herb

Apr-Aug

1B.2 S2?

• Valley and foothill grassland  
 • Vernal pools

3 m

300 m

no photo available

[Helianthella castanea](#)

Diablo helianthella

Asteraceae

perennial herb

Mar-Jun

1B.2 S2

• Broadleafed upland forest  
 • Chaparral  
 • Cismontane woodland  
 • Coastal scrub  
 • Riparian woodland  
 • Valley and foothill grassland

60 m

1300 m



2007 Erin McDermott

[Iris longipetala](#)

coast iris

Iridaceae

perennial rhizomatous herb

Mar-May

4.2

S3

• Coastal prairie  
 • Lower montane coniferous forest  
 • Meadows and seeps

0 m

600 m



2014 Aaron Schusteff

[Micropus amphibolus](#)

Mt. Diablo cottonweed

Asteraceae

annual herb

Mar-May

3.2

S3S4

• Broadleafed upland forest  
 • Chaparral  
 • Cismontane woodland  
 • Valley and foothill grassland

45 m

825 m



2008 Aaron Arthur

[Symphyotrichum lentum](#)

Suisun Marsh aster

Asteraceae

perennial rhizomatous herb

(Apr)May-Nov

1B.2

S2

• Marshes and swamps (brackish and freshwater)

0 m

3 m



2015 John Doyen

[Trifolium hydrophilum](#)

saline clover

Fabaceae

annual herb

Apr-Jun

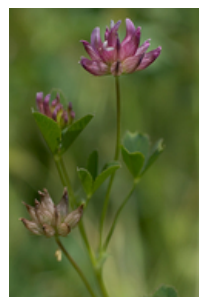
1B.2

S2

• Marshes and swamps  
 • Valley and foothill grassland (mesic, alkaline)  
 • Vernal pools

0 m

300 m



Suggested Citation

California Native Plant Society, Rare Plant Program. 2019. Inventory of Rare and Endangered Plants of California (online edition, v8-03 0.39). Website <http://www.rareplants.cnps.org> [accessed 09 December 2019].

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# Selected Elements by Scientific Name

## California Department of Fish and Wildlife

### California Natural Diversity Database



Query Criteria: Quad</span> IS </span>(Cordelia (3812222))

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
<b><i>Agelaius tricolor</i></b> tricolored blackbird	ABPBXB0020	None	Threatened	G2G3	S1S2	SSC
<b><i>Aquila chrysaetos</i></b> golden eagle	ABNKC22010	None	None	G5	S3	FP
<b><i>Athene cunicularia</i></b> burrowing owl	ABNSB10010	None	None	G4	S3	SSC
<b><i>Balsamorhiza macrolepis</i></b> big-scale balsamroot	PDAST11061	None	None	G2	S2	1B.2
<b><i>Bombus occidentalis</i></b> western bumble bee	IIHYM24250	None	Candidate Endangered	G2G3	S1	
<b><i>Castilleja affinis</i> var. <i>neglecta</i></b> Tiburon paintbrush	PDSCR0D013	Endangered	Threatened	G4G5T1T2	S1S2	1B.2
<b><i>Centromadia parryi</i> ssp. <i>parryi</i></b> pappose tarplant	PDAST4R0P2	None	None	G3T2	S2	1B.2
<b><i>Coturnicops noveboracensis</i></b> yellow rail	ABNME01010	None	None	G4	S1S2	SSC
<b><i>Desmocerus californicus dimorphus</i></b> valley elderberry longhorn beetle	IICOL48011	Threatened	None	G3T2	S2	
<b><i>Elanus leucurus</i></b> white-tailed kite	ABNKC06010	None	None	G5	S3S4	FP
<b><i>Emys marmorata</i></b> western pond turtle	ARAAD02030	None	None	G3G4	S3	SSC
<b><i>Eryngium jepsonii</i></b> Jepson's coyote-thistle	PDAP10Z130	None	None	G2	S2	1B.2
<b><i>Falco peregrinus anatum</i></b> American peregrine falcon	ABNKD06071	Delisted	Delisted	G4T4	S3S4	FP
<b><i>Isocoma arguta</i></b> Carquinez goldenbush	PDAST57050	None	None	G1	S1	1B.1
<b><i>Leptosiphon jepsonii</i></b> Jepson's leptosiphon	PDPLM09140	None	None	G2G3	S2S3	1B.2
<b><i>Melospiza melodia maxillaris</i></b> Suisun song sparrow	ABPBXA301K	None	None	G5T3	S3	SSC
<b><i>Rana boylei</i></b> foothill yellow-legged frog	AAABH01050	None	Candidate Threatened	G3	S3	SSC
<b><i>Rana draytonii</i></b> California red-legged frog	AAABH01022	Threatened	None	G2G3	S2S3	SSC
<b><i>Reithrodontomys raviventris</i></b> salt-marsh harvest mouse	AMAFF02040	Endangered	Endangered	G1G2	S1S2	FP
<b><i>Serpentine Bunchgrass</i></b> Serpentine Bunchgrass	CTT42130CA	None	None	G2	S2.2	





Selected Elements by Scientific Name  
California Department of Fish and Wildlife  
California Natural Diversity Database



Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
<b><i>Sorex ornatus sinuosus</i></b> Suisun shrew	AMABA01103	None	None	G5T1T2Q	S1S2	SSC
<b><i>Speyeria callippe callippe</i></b> callippe silverspot butterfly	IILEPJ6091	Endangered	None	G5T1	S1	
<b><i>Symphyotrichum lentum</i></b> Suisun Marsh aster	PDASTE8470	None	None	G2	S2	1B.2
<b><i>Trifolium amoenum</i></b> two-fork clover	PDFAB40040	Endangered	None	G1	S1	1B.1
<b><i>Trifolium hydrophilum</i></b> saline clover	PDFAB400R5	None	None	G2	S2	1B.2

Record Count: 25

CALIFORNIA  
HISTORICAL  
RESOURCES  
INFORMATION  
SYSTEM



ALAMEDA  
COLUSA  
CONTRA COSTA  
DEL NORTE

HUMBOLDT  
LAKE  
MARIN  
MENDOCINO  
MONTEREY  
NAPA  
SAN BENITO

SAN FRANCISCO  
SAN MATEO  
SANTA CLARA  
SANTA CRUZ  
SOLANO  
SONOMA  
YOLO

**Northwest Information Center**  
Sonoma State University  
150 Professional Center Drive, Suite E  
Rohnert Park, California 94928-3609  
Tel: 707.588.8455  
nwic@sonoma.edu  
<http://www.sonoma.edu/nwic>

December 10, 2019

NWIC File No.: 19-0944

Mr. Ryan Nickelson  
LRG Investors, LLC  
[ryan@lockehouse.com](mailto:ryan@lockehouse.com)

Re: Record search results for the proposed Fairgrounds Self Storage at  
384 Fairgrounds Drive, Vallejo, CA (APNs 052-320-280 and 052-320-310).

Dear Mr. Ryan Nickelson:

Per your request received by our office on December 4, 2019, a rapid response records search was conducted for the above referenced project by reviewing pertinent Northwest Information Center (NWIC) base maps that reference cultural resources records and reports, historic-period maps, and literature for Solano County. Please note that use of the term cultural resources includes both archaeological resources and historical buildings and/or structures.

Review of this information indicates that there has been one architectural study that covers approximately 100% of the Fairgrounds Self Storage project area (Leach-Palm 2012: S-38752). This project area contains no recorded archaeological resources. The State Office of Historic Preservation Historic Property Directory (OHP HPD) (which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places) lists no recorded buildings or structures within or adjacent to the proposed project area. In addition to these inventories, the NWIC base maps show no recorded buildings or structures within the proposed project area.

At the time of Euroamerican contact the Native Americans that lived in the area were speakers of the Southern Patwin language, part of the Southern Wintuan language family (Johnson 1978:350). There are no Native American resources in or adjacent to the proposed project area referenced in the ethnographic literature (Johnson 1978: 350).

Based on an evaluation of the environmental setting and features associated with known sites, Native American resources in this part of Solano County have been found in areas marginal to the Napa River, San Pablo Bay and Carquinez Strait, as well as inland on ridges, midslope benches, near the hill to valley interface, near ecotones, and near other intermittent and perennial watercourses. The Fairgrounds Self Storage project area is located at the hill to valley interface located west of Blue Rock Springs Creek. The project area contains Holocene alluvial fan deposits. Given the similarity of one or more of these environmental factors, there is a moderate to high potential for unrecorded Native American resources in the proposed Fairgrounds Self Storage project area.

Review of historical literature and maps indicated the possibility of historic-period activity within the Fairgrounds Self Storage project area. The 1863 and 1869 General Land Office Plat Maps for Township 3 North Range 3 West indicated the project area may have contained fences and the Lands of Chapman Adams. The 1909 Parcel maps indicate the project area was located within the lands of Mrs. C. Rowan. With this in mind, there is a moderate to high potential for unrecorded historic-period archaeological resources in the proposed Fairgrounds Self Storage project area.

The 1951 (photorevised 1980) Cordelia USGS 7.5-minute topographic quadrangle fails to depict any buildings or structures within the Fairgrounds Self Storage project area; therefore, there is a low possibility of identifying any buildings or structures 45 years or older within the project area.

## **RECOMMENDATIONS:**

1) There is a moderate to high potential of identifying Native American archaeological resources and a moderate to high potential of identifying historic-period archaeological resources in the project area. Given the potential for archaeological resources in the proposed Fairgrounds Self Storage project area, our usual recommendation would include archival research and a field examination. The proposed project area, however, is presently covered with asphalt and/or fill that obscures the visibility of original surface soils, which negates the feasibility of an adequate surface inspection.

Therefore, prior to demolition or other ground disturbance, we recommend a qualified archaeologist conduct further archival and field study to identify archaeological resources, including a good faith effort to identify archaeological deposits that may show no indications on the surface. Field study may include, but is not limited to, hand auger sampling, shovel test units, or geoarchaeological analyses as well as other common

methods used to identify the presence of buried archaeological resources. Please refer to the list of consultants who meet the Secretary of Interior's Standards at <http://www.chrisinfo.org>.

2) We recommend the lead agency contact the local Native American tribe(s) regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at 916/373-3710.

3) If the proposed project area contains buildings or structures that meet the minimum age requirement, prior to commencement of project activities, it is recommended that this resource be assessed by a professional familiar with the architecture and history of Solano County. Please refer to the list of consultants who meet the Secretary of Interior's Standards at <http://www.chrisinfo.org>.

4) Review for possible historic-period buildings or structures has included only those sources listed in the attached bibliography and should not be considered comprehensive.

5) If archaeological resources are encountered **during construction**, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. **Project personnel should not collect cultural resources**. Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.

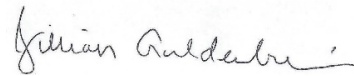
6) It is recommended that any identified cultural resources be recorded on DPR 523 historic resource recordation forms, available online from the Office of Historic Preservation's website: [http://ohp.parks.ca.gov/default.asp?page\\_id=1069](http://ohp.parks.ca.gov/default.asp?page_id=1069)

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

Thank you for using our services. Please contact this office if you have any questions, (707) 588-8455.

Sincerely,

A handwritten signature in dark ink, appearing to read "Jillian Guldenbrein", written over a light gray rectangular background.

Jillian Guldenbrein  
Researcher

## LITERATURE REVIEWED

In addition to archaeological maps and site records on file at the Northwest Information Center of the Historical Resources Information System, the following literature was reviewed:

General Land Office

1862, 1863, 1869 Survey Plat for Township 3 North/Range 3 West.

Helley, E.J., K.R. Lajoie, W.E. Spangle, and M.L. Blair

1979 *Flatland Deposits of the San Francisco Bay Region - Their Geology and Engineering Properties, and Their Importance to Comprehensive Planning*. Geological Survey Professional Paper 943. United States Geological Survey and Department of Housing and Urban Development.

Hoover, Mildred Brooke, Hero Eugene Rensch, and Ethel Rensch, revised by William N. Abeloe

1966 *Historic Spots in California*. Third Edition. Stanford University Press, Stanford, CA.

Hoover, Mildred Brooke, Hero Eugene Rensch, and Ethel Rensch, William N. Abeloe, revised by Douglas E. Kyle

1990 *Historic Spots in California*. Fourth Edition. Stanford University Press, Stanford, CA.

Johnson, Patti J.

1978 Patwin. In *California*, edited by Robert F. Heizer, pp. 350-360. Handbook of North American Indians, vol. 8, William C. Sturtevant, general editor. Smithsonian Institution, Washington, D.C.

Kroeber, A.L.

1925 *Handbook of the Indians of California*. Bureau of American Ethnology, Bulletin 78, Smithsonian Institution, Washington, D.C. (Reprint by Dover Publications, Inc., New York, 1976)

1932 *The Patwin and their Neighbors*. University of California Publications in American Archaeology and Ethnology 35(2):15-22. University of California Press, Berkeley. (Reprint by Kraus Reprint Corp., New York, 1965)

Leach-Palm, Laura (Far Western Anthropological Research Group, Inc.)

2012 *Historic Property Survey Report for Redwood Parkway - Fairgrounds Drive Improvements Project, Vallejo, Solano County, California, 04-SOL-80/37 PM 4.0-4.9/10.6-11.2, EA 4A4410. NWIC Report S-038752*

Milliken, Randall

1995 *A Time of Little Choice: The Disintegration of Tribal Culture in the San Francisco Bay Area 1769-1810*. Ballena Press Anthropological Papers No. 43, Menlo Park, CA.

Nichols, Donald R., and Nancy A. Wright

1971 Preliminary Map of Historic Margins of Marshland, San Francisco Bay, California. U.S. Geological Survey Open File Map. U.S. Department of the Interior, Geological Survey in cooperation with the U.S. Department of Housing and Urban Development, Washington, D.C.

State of California Department of Parks and Recreation

1976 *California Inventory of Historic Resources*. State of California Department of Parks and Recreation, Sacramento.

State of California Department of Parks and Recreation and Office of Historic Preservation

1988 *Five Views: An Ethnic Sites Survey for California*. State of California Department of Parks and Recreation and Office of Historic Preservation, Sacramento.

State of California Office of Historic Preservation \*\*

2012 *Historic Properties Directory*. Listing by City (through April 2012). State of California Office of Historic Preservation, Sacramento.

Williams, James C.

1997 *Energy and the Making of Modern California*. The University of Akron Press, Akron, OH.

Woodbridge, Sally B.

1988 *California Architecture: Historic American Buildings Survey*. Chronicle Books, San Francisco, CA.

Works Progress Administration

1984 *The WPA Guide to California*. Reprint by Pantheon Books, New York. (Originally published as *California: A Guide to the Golden State* in 1939 by Books, Inc., distributed by Hastings House Publishers, New York.)

\*\*Note that the Office of Historic Preservation's *Historic Properties Directory* includes National Register, State Registered Landmarks, California Points of Historical Interest, and the California Register of Historical Resources as well as Certified Local Government surveys that have undergone Section 106 review.

January 27, 2020

Ryan Nickelson  
LRG Investors, LLC  
477 9<sup>th</sup> Avenue, Suite 100  
San Mateo, CA 94402

**Subject: Cultural Resources Due Diligence Assessment for the 384 Fairgrounds Drive Self-Storage Project, City of Vallejo, in Solano County, California**

Dear Mr. Nickelson:

This letter report provides the results of a Cultural Resources Due Diligence Assessment conducted by FirstCarbon Solutions (FCS) for the 384 Fairgrounds Drive Self-Storage Project, located in the City of Vallejo, in Solano County, California. This Due Diligence Assessment includes updated record searches performed at the Northwest Information Center (NWIC), the Native American Heritage Commission (NAHC) Sacred Lands File, a review of all previous technical studies and recorded cultural resources, and the results of an intensive pedestrian survey conducted at the site. The assessment is intended to supplement specific categories of data needed to satisfy regulatory requirements under California Environmental Quality Act (CEQA) and contains recommendations for appropriate mitigation based on the results.

## Project Site Location

The project site is located at 384 Fairgrounds Drive in the City of Vallejo. The site is bounded by Interstate 80 (east), Fairgrounds Drive (west), and commercial and residential development (north and south). The project site is located within Township 3 North, Range 3 West, Section 7 of the *Cordelia, California* United States Geological Survey (USGS) 7.5-minute quadrangle map.

## Methods

### Records Search and Literature Review

FCS conducted an updated record search/literature review on January 16, 2020, at the NWIC located at Sonoma State University. The purpose of this review was to access any existing cultural resources survey reports, archaeological site records, and historic maps to evaluate whether previously documented prehistoric or historic archaeological sites, architectural resources, cultural landscapes, or ethnic resources exist within or near the project area. The record search/literature review was also conducted to evaluate whether any historic properties listed on or determined eligible for listing on the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), the California Historic Landmarks list, the California Points of Historical Interest list, and the California Historical Resources Inventory for Solano County exist within the project area.

#### UNITED STATES

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E info@fcs-intl.com

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Fresno, CA 93720

**Inland Empire**  
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San Bernardino, CA 92408

**Sacramento Valley**  
2204 Plaza Drive  
Suite 210  
Rocklin, CA 95765

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**Connecticut**  
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Suite 450  
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**New York**  
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56 Broome Corporate Parkway  
Conklin, NY 13748

#### CANADA

#### UNITED KINGDOM

#### PORTUGAL

#### FRANCE

#### KENYA

#### AUSTRALIA

#### PHILIPPINES

#### CHINA

#### MALAYSIA

#### SINGAPORE



### ***Native American Heritage Commission***

FCS requested an updated search of the NAHC Sacred lands file on January 4, 2020. A response was received from the NAHC on January 17, 2020.

### ***Pedestrian Survey***

On January 3, 2020, FCS Senior Archaeologist, Dana DePietro, PhD, conducted a pedestrian survey for unrecorded cultural resources within the project area. The survey began in the northeast corner of the project site and moved west, using north-south transects spaced at 15-meter intervals. Due to the entirely paved, hardscaped nature of the project site, visibility of native soils was extremely poor, ranging from 0 to 2 percent. Native soils were only visible in cuts and drainages along the edges of the property and were highly disturbed. These areas were intermittently inspected using a hand trowel. Observed soils were largely composed of medium-brown, silty soil with high clay content, interspersed with small (2 to 3-centimeter) stones primarily composed of quartz, schist, and basalt. Soils did not contain artifacts or any materials consistent with prehistoric midden soils. Survey conditions were documented using digital photographs and field notes. During the survey, Dr. DePietro examined all areas of the exposed ground surface for prehistoric artifacts (e.g., fire-affected rock, milling tools, flaked stone tools, tool-making debris, ceramics), soil discoloration and depressions that might indicate the presence of a cultural midden, faunal and human osteological remains, and features indicative of the former presence of structures or buildings (e.g., postholes, standing exterior walls, foundations) or historic debris (e.g., glass, metal, ceramics).

## **RESULTS**

### **Records Search Results**

The results of the records search provided by the NWIC indicate that a total of six previous investigations have been conducted within 0.50-mile of the project area (Table 1). Of the six previous investigations, one (S-038752) addressed the proposed project area, indicating the project site has previously been assessed for cultural resources with negative results. The records search also revealed 16 previously recorded cultural resources within 0.50-mile of the project area. Of the 16 resources, all are historic-era buildings, none of which are located within, or in proximity to the project site. Complete records search results, including a resource location map, may be found in Attachment A.

**Table 1: Previous Investigations within 0.5-mile of the Project Area**

Report No.	Report Title/Project Focus	Author	Date
S-005068	Report of an Archaeological Reconnaissance of the Hunter Ranch, Vallejo, California	Stephen A. and Thomas L. Jackson	1973
S-007352	Cultural Resources Evaluation for the Marine World/Africa USA Property, Vallejo, California	David Chavez and John Holson	1985
S-038752	Historic Property Survey Report for Redwood Parkway-Fairgrounds Drive Improvements Project, Vallejo, Solano County, California, 04-SOL-80/37 PM 4.0-4.9/10.6-11.2, EA 4A4410	Laura Leach-Palm	2012

**Table 1 (cont.): Previous Investigations within 0.5-mile of the Project Area**

Report No.	Report Title/Project Focus	Author	Date
S-038752a	Archaeological Survey Report for the Redwood Parkway-Fairgrounds Drive Improvements Project, Vallejo, Solano County, California	Laura Leach-Palm, Brian F. Byrd, and Jack Meyer	2012
S-038752b	Historical Resources Evaluation Report, Redwood Parkway-Fairgrounds Drive Improvements Project, Vallejo, Solano County, California 04-SOL-80/37 PM 4.0-4.9/10.6-11.2 EA4A4410	Meta Bunse	2012
S-038752c	Extended Phase I Geoarchaeological Explorations for the Redwood Parkway-Fairgrounds Drive Improvements Project, Vallejo, Solano County, California 04-SOL-80/37 PM 4.0-4.9/10.6-11.2 EA 4A4410	Philip Kaijankski and Jack Meyer	2012

### Native American Heritage Commission Results

A response was received from the NAHC on January 17, 2020, indicating the results of the Sacred Lands File Search were negative. To ensure Native American knowledge and concerns over potential Tribal Cultural Resources that may be affected by the project, the NAHC included a list of four tribal representatives available for consultation. Tribal consultation pursuant to Assembly Bill 52 (AB 52) has been initiated by the City of Vallejo and is ongoing as of the time of writing. Correspondence with the NAHC may be found in Attachment B.

### Pedestrian Survey Results

To the extent possible, all areas of proposed development were inspected for culturally modified soils or other indicators of potential historic or prehistoric resources. No historic or prehistoric cultural resources or raw materials commonly used in the manufacture of tools (e.g., obsidian, Franciscan chert, etc.) were found in these areas. Pedestrian survey photographs may be found in Attachment C.

### Summary and Recommendations

Based on the results of the records searches, NAHC, and pedestrian survey, FCS considers the potential for the project to have an adverse effect on historic or prehistoric cultural resources to be low. Sixteen resources have been recorded within a 0.5-mile radius of the project site, all of which are historic in nature, and lie well outside the project area. No additional resources were observed within the site boundaries over the course of the pedestrian survey; however, the paved, hardscaped nature of the site largely hindered the observation of native soils. For this reason, FCS believes it would be prudent to have a qualified Archaeologist who meets the Secretary of Interior's Professional Qualification Standards for Archaeology conduct a "spot-check" site visit for the inadvertent exposure of cultural materials following removal of asphalt at the site and prior to any trenching or grading. In the unlikely event soils beneath the asphalt indicate cultural materials may be present, this may be followed by regular or periodic

archaeological monitoring as determined by the Archaeologist, but full-time archaeological monitoring is not recommended at this time.

### **Accidental Discovery of Cultural Resources**

It is always possible that ground-disturbing activities during construction may uncover previously unknown, buried cultural resources. In the event that buried cultural resources are discovered during construction, operations shall stop in the immediate vicinity of the find and a qualified Archaeologist shall be consulted to determine whether the resource requires further study. The qualified Archeologist and shall make recommendations to the Lead Agency on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Potentially significant cultural resources consist of but are not limited to stone, bone, fossils, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites. Any previously undiscovered resources found during construction within the project area should be recorded on appropriate DPR forms and evaluated for significance in terms of CEQA criteria.

If the resources are determined to be unique historic resources as defined under Section 15064.5 of the CEQA Guidelines, mitigation measures shall be identified by the Archaeological Monitor and recommended to the Lead Agency. Appropriate mitigation measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds.

No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect these resources. Any archaeological artifacts recovered as a result of mitigation shall be donated to a qualified scientific institution approved by the Lead Agency where they would be afforded long-term preservation to allow future scientific study.

### **Accidental Discovery of Human Remains**

There is always the possibility that ground-disturbing activities during construction may uncover previously unknown, buried human remains. Should this occur, Section 7050.5 of the California Health and Safety Code applies, and the following procedures shall be followed.

In the event of an accidental discovery or recognition of any human remains, Public Resources Code 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:

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 investigation of the cause of death is required. If the coroner determines the remains to be Native American, the coroner shall contact the NAHC within 24 hours, and the NAHC shall identify the person or persons it believes

to be the “most likely descendant” of the deceased Native American. The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98, or

2. Where the following conditions occur, the landowner or his/her 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 descendent or on the project area in a location not subject to further subsurface disturbance:
  - 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;
  - The descendent identified fails to make a recommendation; or
  - The landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the NAHC fails to provide measures acceptable to the landowner.

We at FCS appreciate the opportunity to assist you with this project. If you have any questions regarding this letter report, please do not hesitate to reach me at 530.219.1432, or by email at [ddepietro@fcs-intl.com](mailto:ddepietro@fcs-intl.com).

Sincerely,



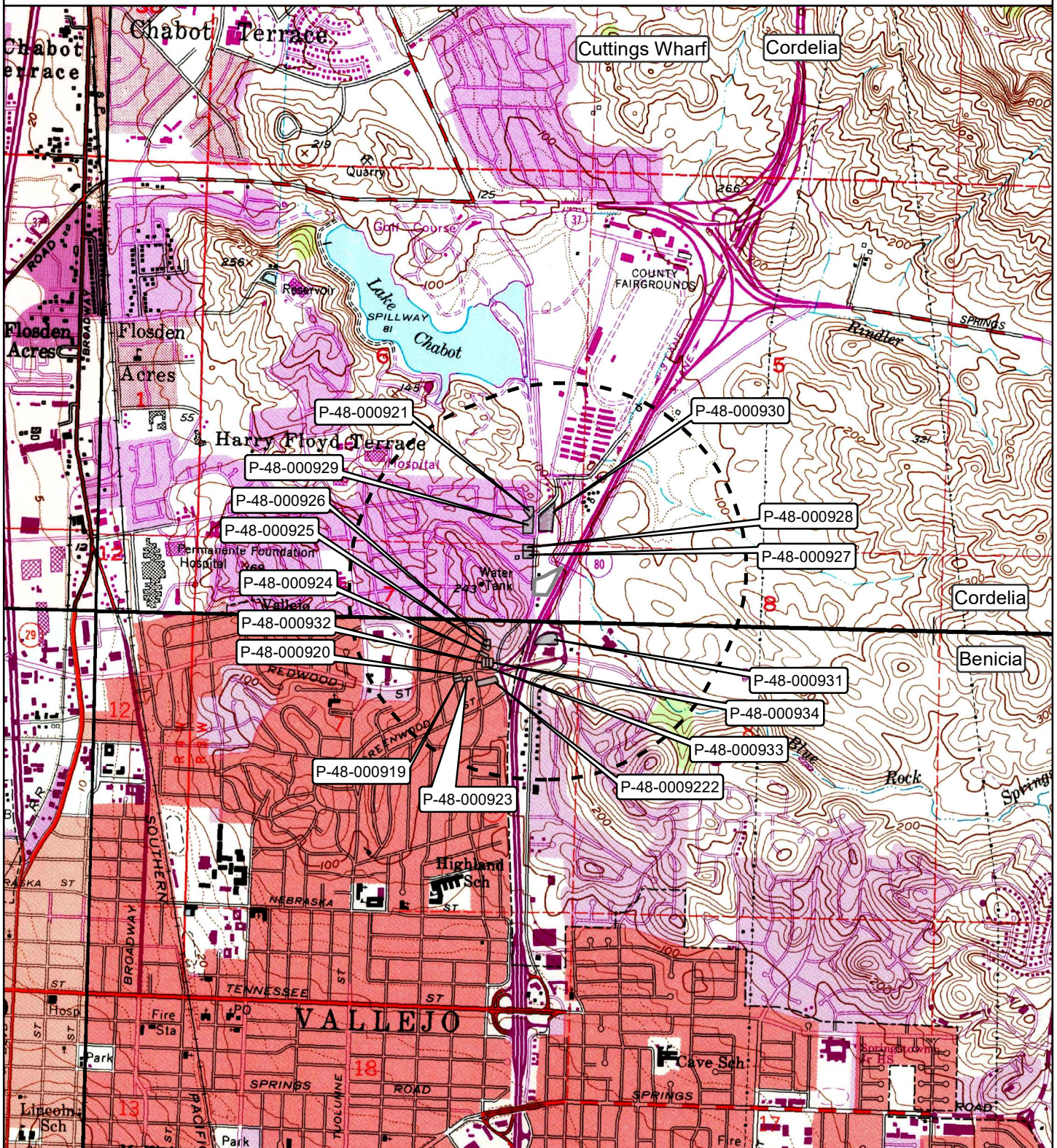
Dr. Dana Douglas DePietro, RPA  
Division Head, Cultural Resources  
**FirstCarbon Solutions**  
1350 Treat Boulevard, Suite 380  
Walnut Creek, CA 94597

Enc : Attachment A: NWIC Records Search Results  
Attachment B: NAHC Sacred Lands File Search Results  
Attachment C: Pedestrian Survey Photographs

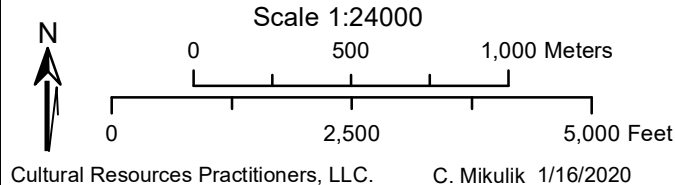
**Attachment A:**  
**NWIC Records Search Results**



# Fairgrounds Self Storage CHRIS Records Search Results Map: Resources



USGS 7.5' Maps:  
Benicia 1959; photorevised 1980  
Cordelia 1951; photorevised 1980  
  
T3N; R3W; MDBM  
NAD 1983, Zone 10S, N. Hemisphere



Project Boundary  
1/2-mile Records Search Extent  
Cultural Resources



# Fairgrounds Self Storage CHRIS Records Search Results Map: Resources



Esri, HERE, Garmin, (c) OpenStreetMap contributors, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

USGS 7.5' Maps:  
Benicia and Cordelia

T3N; R3W; MDBM

NAD 1983, Zone 10S, N. Hemisphere






Scale 1:10,000

0 250 500 Meters

0 1,000 2,000 Feet

Cultural Resources Practitioners, LLC.

C. Mikulik 1/16/2020

-  Project Boundary
-  1/2-mile Records Search Extent
-  Cultural Resources



## Resource List

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-48-000919		Resource Name - Map Reference No. 13; Other - 18 Howard Avenue	Building	Historic	HP02	2011 (Joseph Freeman, Chandra Miller, JRP Historical Consulting, LLC)	S-038752
P-48-000920		Resource Name - Map Reference No. 12; Other - 20 Howard Avenue	Building	Historic	HP02	2011 (Joseph Freeman, Chandra Miller, JRP Historical Consulting, LLC)	S-038752
P-48-000921		Resource Name - Map Reference No. 1; Other - 67 Emerald Circle	Building	Historic	HP02	2011 (Joseph Freeman, Chandra Miller, JRP)	S-038752
P-48-000922		Resource Name - Map Reference No. 15; Other - 328 Moorland Street	Building	Historic	HP02	2011 (Joseph Freeman, Chanddra Miller, JRP Historical Consulting, LLC)	S-038752
P-48-000923		Resource Name - Map Reference No. 14; Other - 337 Moorland Street	Building	Historic	HP02	2011 (Joseph Freeman, Chandra Miller, JRP Historical Consulting, LLC)	S-038752
P-48-000924		Resource Name - Map Reference No. 8; Other - 424 Moorland Street	Building	Historic	HP02	2011 (Joseph Freeman, Chandra Miller, JRP Historical Consulting, LLC)	S-038752
P-48-000925		Resource Name - Map Reference No. 7; Other - 436 Moorland Street	Building	Historic	HP02	2011 (Joseph Freeman, Chandra Miller, JRP Historical Consulting, LLC)	S-038752
P-48-000926		Resource Name - Map Reference No. 6; Other - 444 Moorland Street	Building	Historic	HP02	2011 (Joseph Freeman , Chandra Miller, JRP Historical Consulting, LLC)	S-038752
P-48-000927		Resource Name - Map Reference No. 5; Other - 435 Fairgrounds Drive	Building	Historic	HP02	2011 (Joseph Freeman, Chandra Miller, JRP Historical Consulting, LLC)	S-038752
P-48-000928		Resource Name - Map Reference No. 4; Other - 437 Fairgrounds Drive	Building	Historic	HP02	2011 (Joseph Freeman, Chandra Miller, JRP Historical Consulting, LLC)	S-038752
P-48-000929		Resource Name - Map Reference No. 2; Other - 501 - 511 Fairgrounds Drive	Building	Historic	HP06	2011 (Joseph Freeman, Chandra Miller, JRP Historical Consulting)	S-038752
P-48-000930		Resource Name - Map Reference No. 3; Other - 510 - 534 Fairgrounds Drive	Building	Historic	HP03	2011 (Joseph Freeman, Chandra Miller, JRP Historical Consulting, LLC)	S-038752



## Resource List

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-48-000931		Resource Name - Map Reference No. 16; Other - 711 Admiral Callaghan Lane; Other - California Highway Patrol; Other - Tell Rentals	Building	Historic	HP06	2011 (Joseph Freeman, Chandra Miller, JRP Historical Consulting, LLC)	S-038752
P-48-000932		Resource Name - Map Reference No. 9; Other - 2612 Redwood Street	Building	Historic	HP02	2011 (Joseph Freeman, Chandra Miller, JRP Historical Consulting, LLC)	S-038752
P-48-000933		Resource Name - Map Reference No. 10; Other - 2618 Redwood Street	Building	Historic	HP02	2011 (Joseph Freeman, Chandra Miller, JRP Historical Consulting, LLC)	S-038752
P-48-000934		Resource Name - Map Reference No. 11; Other - 2624 Redwood Street	Building	Historic	HP02	2011 (Joseph Freeman, Chandra Miller, JRP Historical Consulting, LLC)	S-038752

## Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
S-005068	Voided - ASC #325	1973	Stephen A. Dietz and Thomas L. Jackson	Report of an Archaeological Reconnaissance of the Hunter Ranch, Vallejo, California.	Adan E. Treganza Anthropology Museum, San Francisco State University	
S-007352		1985	David Chavez and John Holson	Cultural Resources Evaluation for the Marine World/Africa USA Property, Vallejo, California	David Chavez & Associates Cultural Resources Consultants	48-000152
S-038752	Caltrans - EA 4A4410; Caltrans - E-FIS Project No. 0400020584; Other - Circle Point Project No. W8X86200; Voided - S-39605; Voided - S-39607	2012	Laura Leach-Palm	Historic Property Survey Report for Redwood Parkway - Fairgrounds Drive Improvements Project, Vallejo, Solano County, California, 04-SOL-80/37 PM 4.0-4.9/10.6-11.2, EA 4A4410	Far Western Anthropological Research Group, Inc.	48-000152, 48-000919, 48-000920, 48-000921, 48-000922, 48-000923, 48-000924, 48-000925, 48-000926, 48-000927, 48-000928, 48-000929, 48-000930, 48-000931, 48-000932, 48-000933, 48-000934
S-038752a		2012	Laura Leach-Palm, Brian F. Byrd, and Jack Meyer	Archaeological Survey Report for the Redwood Parkway-Fairgrounds Drive Improvements Project, Vallejo, Solano County, California	Far Western Anthropological Research Group, Inc.	
S-038752b		2012	Meta Bunse	Historical Resources Evaluation Report, Redwood Parkway-Fairgrounds Drive Improvements Project, Vallejo, Solano County, California 04-SOL-80/37 PM 4.0-4.9/10.6-11.2 EA4A4410	JRP Historical Consulting, LLC	
S-038752c		2012	Philip Kaijankski and Jack Meyer	Extended Phase I Geoarchaeological Explorations for the Redwood Parkway-Fairgrounds Drive Improvements Project, Vallejo, Solano County, California 04-SOL-80/37 PM 4.0-4.9/10.6-1.2 EA 4A4410	Far Western Anthropological Reserahc Group, inc.	

**Attachment B:**  
**NAHC Sacred Lands File Search Results**



## NATIVE AMERICAN HERITAGE COMMISSION

January 17, 2020

Dana DePietro  
City of Vallejo

Via Email to: [ddepietro@fcs-intl.com](mailto:ddepietro@fcs-intl.com)

CHAIRPERSON  
**Laura Miranda**  
Luiseño

VICE CHAIRPERSON  
**Reginald Pagaling**  
Chumash

SECRETARY  
**Merri Lopez-Keifer**  
Luiseño

PARLIAMENTARIAN  
**Russell Attebery**  
Karuk

COMMISSIONER  
**Marshall McKay**  
Wintun

COMMISSIONER  
**William Mungary**  
Paiute/White Mountain  
Apache

COMMISSIONER  
**Joseph Myers**  
Pomo

COMMISSIONER  
**Julie Tumamait-**  
**Stenslie**  
Chumash

COMMISSIONER  
**[Vacant]**

EXECUTIVE SECRETARY  
**Christina Snider**  
Pomo

**NAHC HEADQUARTERS**  
1550 Harbor Boulevard  
Suite 100  
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California 95691  
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[nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)  
[NAHC.ca.gov](http://NAHC.ca.gov)

**Re: Native American Tribal Consultation, Pursuant to the Assembly Bill 52 (AB 52), Amendments to the California Environmental Quality Act (CEQA) (Chapter 532, Statutes of 2014), Public Resources Code Sections 5097.94 (m), 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2 and 21084.3, 5359.0001 Vallejo Fairgrounds Project, Solano County**

Dear Mr. DePietro:

Pursuant to Public Resources Code section 21080.3.1 (c), attached is a consultation list of tribes that are traditionally and culturally affiliated with the geographic area of the above-listed project. Please note that the intent of the AB 52 amendments to CEQA is to avoid and/or mitigate impacts to tribal cultural resources, (Pub. Resources Code §21084.3 (a)) ("Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource.")

Public Resources Code sections 21080.3.1 and 21084.3(c) require CEQA lead agencies to consult with California Native American tribes that have requested notice from such agencies of proposed projects in the geographic area that are traditionally and culturally affiliated with the tribes on projects for which a Notice of Preparation or Notice of Negative Declaration or Mitigated Negative Declaration has been filed on or after July 1, 2015. Specifically, Public Resources Code section 21080.3.1 (d) provides:

*Within 14 days of determining that an application for a project is complete or a decision by a public agency to undertake a project, the lead agency shall provide formal notification to the designated contact of, or a tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, which shall be accomplished by means of at least one written notification that includes a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation pursuant to this section.*

The AB 52 amendments to CEQA law does not preclude initiating consultation with the tribes that are culturally and traditionally affiliated within your jurisdiction prior to receiving requests for notification of projects in the tribe's areas of traditional and cultural affiliation. The Native American Heritage Commission (NAHC) recommends, but does not require, early consultation as a best practice to ensure that lead agencies receive sufficient information about cultural resources in a project area to avoid damaging effects to tribal cultural resources.

The NAHC also recommends, but does not require that agencies should also include with their notification letters, information regarding any cultural resources assessment that has been completed on the area of potential effect (APE), such as:

1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:

- A listing of any and all known cultural resources that have already been recorded on or adjacent to the APE, such as known archaeological sites;
- Copies of any and all cultural resource records and study reports that may have been provided by the Information Center as part of the records search response;
- Whether the records search indicates a low, moderate, or high probability that unrecorded cultural resources are located in the APE; and
- If a survey is recommended by the Information Center to determine whether previously unrecorded cultural resources are present.

2. The results of any archaeological inventory survey that was conducted, including:

- Any report that may contain site forms, site significance, and suggested mitigation measures.

All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure in accordance with Government Code section 6254.10.

3. The result of any Sacred Lands File (SLF) check conducted through the Native American Heritage Commission was negative.

4. Any ethnographic studies conducted for any area including all or part of the APE; and

5. Any geotechnical reports regarding all or part of the APE.

Lead agencies should be aware that records maintained by the NAHC and CHRIS are not exhaustive and a negative response to these searches does not preclude the existence of a tribal cultural resource. A tribe may be the only source of information regarding the existence of a tribal cultural resource.

This information will aid tribes in determining whether to request formal consultation. In the event that they do, having the information beforehand will help to facilitate the consultation process.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance, we can assure that our consultation list remains current.

If you have any questions, please contact me at my email address: [Andrew.Green@nahc.ca.gov](mailto:Andrew.Green@nahc.ca.gov).

Sincerely,



Andrew Green  
Staff Services Analyst

Attachment

**Native American Heritage Commission  
Native American Contacts List  
January 17, 2020**

Cortina Rancheria - Kletsel Dehe Band of Wintun Indians  
Charlie Wright, Chairperson  
P.O. Box 1630 Wintun / Patwin  
Williams CA 95987  
(530) 473-3274 Office  
(530) 473-3301 Fax

The Confederated Villages of Lisjan  
Corrina Gould, Chairperson  
10926 Edes Avenue Ohlone/Costanoan  
Oakland CA 94603  
corrinagould@gmail.com  
(510) 575-8408

United Auburn Indian Community of the Auburn Rancheria  
Gene Whitehouse, Chairperson  
10720 Indian Hill Road Maidu  
Auburn CA 95603 Miwok  
bguth@auburnrancheria.com  
(530) 883-2390 Office  
(530) 883-2380 Fax

Yocha Dehe Wintun Nation  
Anthony Roberts, Chairperson  
P.O. Box 18 Wintun (Patwin)  
Brooks CA 95606  
aroberts@yochadehe-nsn.gov  
(530) 796-3400  
(530) 796-2143 Fax

**This list is current as of the date of this document and is based on the information available to the Commission on the date it was produced.**

**Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code, or Section 5097.98 of the Public Resources Code.**

**This list is only applicable for contacting local Native Americans Tribes for the proposed:  
5359.0001 Vallejo Fairgrounds Project, Solano County.**

**Attachment C:  
Pedestrian Survey Photographs**





Photograph 1: View of the project area; facing south.



Photograph 2: View of project area; facing southeast.





Photograph 3: View of project area; facing east.



Photograph 4: View of project area; facing northeast.





Photograph 5: View of project area; facing north.



Photograph 6: Detail of typical soil visibility across the project site.





Photograph 7: Detail of drainage cuts containing visible native soils; facing northwest.



Photograph 8: Overview of project area; facing south.

**TRAFFIC DATA RELATIVE TO PARKING REQUIREMENTS**  
**VALLEJO ANCHOR SELF STORAGE**  
**1050 Sonoma Blvd., Vallejo**

**7/29/2019**

Based on Gate Data Jan '18 - March '19

<b>Month</b>	<b>Total Entries</b>	<b>Total Days</b>	<b>Entries Per Day</b>
Jan-18	1368	31	44
Feb-18	1225	28	44
Mar-18	1390	41	34
Apr-18	1649	30	55
May-18	1799	31	58
Jun-18	1755	30	59
Jul-18	1950	31	63
Aug-18	2348	31	76
Sep-18	1992	29	69
Oct-18	2304	31	74
Nov-18	2135	30	71
Dec-18	1966	31	63
Jan-19	1720	31	55
Feb-19	1713	28	61
Mar-19	2012	31	65

<b>Average Vehicles Visiting Site Per Month</b>	1,822
<b>Average Vehicles Per Day</b>	59
<b>Average Vehicles Per Hour</b>	4
<b>Average Length of Stay In Minutes (Per Industry Std.)</b>	20
<b>Average # of Vehicles At Site At Any Given Time</b>	1.33
<b>Number of Storage Units @ Vallejo Anchor Self Storage</b>	636
<b>Number of Vehicles at Facility Per Storage Unit</b>	0.00209
 <b>Number of Storage Units at Fairgrounds Self Storage</b>	 1117
<b>Anticipated # of Vehicles at Fairgrounds at Any Given Time</b>	2.34

## Fairgrounds Self Storage - Solano-San Francisco County, Annual

## Fairgrounds Self Storage

### Solano-San Francisco County, Annual

## 1.0 Project Characteristics

### 1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	106.36	1000sqft	1.43	106,360.00	1

### 1.2 Other Project Characteristics

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.2	<b>Precipitation Freq (Days)</b>	56
<b>Climate Zone</b>	4			<b>Operational Year</b>	2021
<b>Utility Company</b>	Pacific Gas & Electric Company				
<b>CO2 Intensity (lb/MWhr)</b>	641.35	<b>CH4 Intensity (lb/MWhr)</b>	0.029	<b>N2O Intensity (lb/MWhr)</b>	0.006

### 1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Lot Acreage: The project site is 1.43 acres.

Population: The project involves at least one onsite manager.

Land Use Change -

Sequestration - Trees: The project will include at least 20 trees, as proposed. Additional trees will be planted, as a condition of approval.

Table Name	Column Name	Default Value	New Value
tblLandUse	LotAcreage	2.44	1.43
tblLandUse	Population	0.00	1.00
tblSequestration	NumberOfNewTrees	0.00	20.00

## Fairgrounds Self Storage - Solano-San Francisco County, Annual

**2.0 Emissions Summary****2.1 Overall Construction****Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2020	0.2055	1.5889	1.3450	2.7100e-003	0.0539	0.0776	0.1315	0.0184	0.0745	0.0929	0.0000	231.8503	231.8503	0.0360	0.0000	232.7493
2021	0.6025	0.3718	0.3585	7.3000e-004	0.0107	0.0171	0.0278	2.9100e-003	0.0164	0.0193	0.0000	62.2714	62.2714	9.4200e-003	0.0000	62.5069
Maximum	0.6025	1.5889	1.3450	2.7100e-003	0.0539	0.0776	0.1315	0.0184	0.0745	0.0929	0.0000	231.8503	231.8503	0.0360	0.0000	232.7493

**Mitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2020	0.2055	1.5889	1.3450	2.7100e-003	0.0539	0.0776	0.1315	0.0184	0.0745	0.0929	0.0000	231.8501	231.8501	0.0360	0.0000	232.7491
2021	0.6025	0.3718	0.3585	7.3000e-004	0.0107	0.0171	0.0278	2.9100e-003	0.0164	0.0193	0.0000	62.2713	62.2713	9.4200e-003	0.0000	62.5068
Maximum	0.6025	1.5889	1.3450	2.7100e-003	0.0539	0.0776	0.1315	0.0184	0.0745	0.0929	0.0000	231.8501	231.8501	0.0360	0.0000	232.7491

## Fairgrounds Self Storage - Solano-San Francisco County, Annual

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	4-20-2020	7-19-2020	0.6537	0.6537
2	7-20-2020	10-19-2020	0.6274	0.6274
3	10-20-2020	1-19-2021	0.6180	0.6180
4	1-20-2021	4-19-2021	0.8634	0.8634
		Highest	0.8634	0.8634

## 2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.4709	1.0000e-005	9.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.9000e-003	1.9000e-003	1.0000e-005	0.0000	2.0300e-003
Energy	1.9900e-003	0.0181	0.0152	1.1000e-004		1.3700e-003	1.3700e-003		1.3700e-003	1.3700e-003	0.0000	128.9179	128.9179	5.3200e-003	1.3800e-003	129.4629
Mobile	0.0587	0.3472	0.6604	2.5200e-003	0.1951	2.2300e-003	0.1973	0.0523	2.1000e-003	0.0544	0.0000	232.0504	232.0504	0.0100	0.0000	232.3005
Waste						0.0000	0.0000		0.0000	0.0000	20.2950	0.0000	20.2950	1.1994	0.0000	50.2801
Water						0.0000	0.0000		0.0000	0.0000	7.8031	38.7167	46.5198	0.8032	0.0193	72.3472
<b>Total</b>	<b>0.5316</b>	<b>0.3653</b>	<b>0.6766</b>	<b>2.6300e-003</b>	<b>0.1951</b>	<b>3.6000e-003</b>	<b>0.1987</b>	<b>0.0523</b>	<b>3.4700e-003</b>	<b>0.0557</b>	<b>28.0981</b>	<b>399.6869</b>	<b>427.7850</b>	<b>2.0179</b>	<b>0.0207</b>	<b>484.3927</b>

## Fairgrounds Self Storage - Solano-San Francisco County, Annual

## 2.2 Overall Operational

**Mitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.4709	1.0000e-005	9.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.9000e-003	1.9000e-003	1.0000e-005	0.0000	2.0300e-003
Energy	1.9900e-003	0.0181	0.0152	1.1000e-004		1.3700e-003	1.3700e-003		1.3700e-003	1.3700e-003	0.0000	128.9179	128.9179	5.3200e-003	1.3800e-003	129.4629
Mobile	0.0587	0.3472	0.6604	2.5200e-003	0.1951	2.2300e-003	0.1973	0.0523	2.1000e-003	0.0544	0.0000	232.0504	232.0504	0.0100	0.0000	232.3005
Waste						0.0000	0.0000		0.0000	0.0000	20.2950	0.0000	20.2950	1.1994	0.0000	50.2801
Water						0.0000	0.0000		0.0000	0.0000	7.8031	38.7167	46.5198	0.8032	0.0193	72.3472
Total	0.5316	0.3653	0.6766	2.6300e-003	0.1951	3.6000e-003	0.1987	0.0523	3.4700e-003	0.0557	28.0981	399.6869	427.7850	2.0179	0.0207	484.3927

[illegible]



## Fairgrounds Self Storage - Solano-San Francisco County, Annual

**2.3 Vegetation****Vegetation**

	CO2e
Category	MT
New Trees	14.1600
Total	14.1600

**3.0 Construction Detail****Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	4/20/2020	5/15/2020	5	20	
2	Site Preparation	Site Preparation	5/16/2020	5/19/2020	5	2	
3	Grading	Grading	5/20/2020	5/25/2020	5	4	
4	Building Construction	Building Construction	5/26/2020	3/1/2021	5	200	
5	Paving	Paving	3/2/2021	3/15/2021	5	10	
6	Architectural Coating	Architectural Coating	3/16/2021	3/29/2021	5	10	

**Acres of Grading (Site Preparation Phase): 1****Acres of Grading (Grading Phase): 1.5****Acres of Paving: 0**

## Fairgrounds Self Storage - Solano-San Francisco County, Annual

**Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 159,540; Non-Residential Outdoor: 53,180; Striped Parking Area: 0  
(Architectural Coating – sqft)**

**OffRoad Equipment**

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	1	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Cranes	1	6.00	231	0.29
Building Construction	Forklifts	1	6.00	89	0.20
Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	6.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Rubber Tired Dozers	1	6.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Grading	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Graders	1	6.00	187	0.41
Paving	Paving Equipment	1	8.00	132	0.36
Site Preparation	Rubber Tired Dozers	1	7.00	247	0.40
Building Construction	Welders	3	8.00	46	0.45

**Trips and VMT**

## Fairgrounds Self Storage - Solano-San Francisco County, Annual

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	5	13.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	3	8.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	3	8.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	7	45.00	17.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	5	13.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	9.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

## 3.1 Mitigation Measures Construction

## 3.2 Demolition - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0213	0.2095	0.1466	2.4000e-004		0.0115	0.0115		0.0108	0.0108	0.0000	21.0677	21.0677	5.4200e-003	0.0000	21.2031
<b>Total</b>	<b>0.0213</b>	<b>0.2095</b>	<b>0.1466</b>	<b>2.4000e-004</b>		<b>0.0115</b>	<b>0.0115</b>		<b>0.0108</b>	<b>0.0108</b>	<b>0.0000</b>	<b>21.0677</b>	<b>21.0677</b>	<b>5.4200e-003</b>	<b>0.0000</b>	<b>21.2031</b>

## Fairgrounds Self Storage - Solano-San Francisco County, Annual

**3.2 Demolition - 2020****Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.7000e-004	3.3000e-004	3.2700e-003	1.0000e-005	1.0300e-003	1.0000e-005	1.0400e-003	2.7000e-004	1.0000e-005	2.8000e-004	0.0000	0.9391	0.9391	2.0000e-005	0.0000	0.9396
<b>Total</b>	<b>4.7000e-004</b>	<b>3.3000e-004</b>	<b>3.2700e-003</b>	<b>1.0000e-005</b>	<b>1.0300e-003</b>	<b>1.0000e-005</b>	<b>1.0400e-003</b>	<b>2.7000e-004</b>	<b>1.0000e-005</b>	<b>2.8000e-004</b>	<b>0.0000</b>	<b>0.9391</b>	<b>0.9391</b>	<b>2.0000e-005</b>	<b>0.0000</b>	<b>0.9396</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0213	0.2095	0.1466	2.4000e-004		0.0115	0.0115		0.0108	0.0108	0.0000	21.0676	21.0676	5.4200e-003	0.0000	21.2030
<b>Total</b>	<b>0.0213</b>	<b>0.2095</b>	<b>0.1466</b>	<b>2.4000e-004</b>		<b>0.0115</b>	<b>0.0115</b>		<b>0.0108</b>	<b>0.0108</b>	<b>0.0000</b>	<b>21.0676</b>	<b>21.0676</b>	<b>5.4200e-003</b>	<b>0.0000</b>	<b>21.2030</b>

## Fairgrounds Self Storage - Solano-San Francisco County, Annual

**3.2 Demolition - 2020****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.7000e-004	3.3000e-004	3.2700e-003	1.0000e-005	1.0300e-003	1.0000e-005	1.0400e-003	2.7000e-004	1.0000e-005	2.8000e-004	0.0000	0.9391	0.9391	2.0000e-005	0.0000	0.9396
<b>Total</b>	<b>4.7000e-004</b>	<b>3.3000e-004</b>	<b>3.2700e-003</b>	<b>1.0000e-005</b>	<b>1.0300e-003</b>	<b>1.0000e-005</b>	<b>1.0400e-003</b>	<b>2.7000e-004</b>	<b>1.0000e-005</b>	<b>2.8000e-004</b>	<b>0.0000</b>	<b>0.9391</b>	<b>0.9391</b>	<b>2.0000e-005</b>	<b>0.0000</b>	<b>0.9396</b>

**3.3 Site Preparation - 2020****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					5.8000e-003	0.0000	5.8000e-003	2.9500e-003	0.0000	2.9500e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.6300e-003	0.0184	7.7100e-003	2.0000e-005		8.2000e-004	8.2000e-004		7.6000e-004	7.6000e-004	0.0000	1.5127	1.5127	4.9000e-004	0.0000	1.5249
<b>Total</b>	<b>1.6300e-003</b>	<b>0.0184</b>	<b>7.7100e-003</b>	<b>2.0000e-005</b>	<b>5.8000e-003</b>	<b>8.2000e-004</b>	<b>6.6200e-003</b>	<b>2.9500e-003</b>	<b>7.6000e-004</b>	<b>3.7100e-003</b>	<b>0.0000</b>	<b>1.5127</b>	<b>1.5127</b>	<b>4.9000e-004</b>	<b>0.0000</b>	<b>1.5249</b>

## Fairgrounds Self Storage - Solano-San Francisco County, Annual

**3.3 Site Preparation - 2020****Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-005	2.0000e-005	2.0000e-004	0.0000	6.0000e-005	0.0000	6.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0578	0.0578	0.0000	0.0000	0.0578
<b>Total</b>	<b>3.0000e-005</b>	<b>2.0000e-005</b>	<b>2.0000e-004</b>	<b>0.0000</b>	<b>6.0000e-005</b>	<b>0.0000</b>	<b>6.0000e-005</b>	<b>2.0000e-005</b>	<b>0.0000</b>	<b>2.0000e-005</b>	<b>0.0000</b>	<b>0.0578</b>	<b>0.0578</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0578</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					5.8000e-003	0.0000	5.8000e-003	2.9500e-003	0.0000	2.9500e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.6300e-003	0.0184	7.7100e-003	2.0000e-005		8.2000e-004	8.2000e-004		7.6000e-004	7.6000e-004	0.0000	1.5127	1.5127	4.9000e-004	0.0000	1.5249
<b>Total</b>	<b>1.6300e-003</b>	<b>0.0184</b>	<b>7.7100e-003</b>	<b>2.0000e-005</b>	<b>5.8000e-003</b>	<b>8.2000e-004</b>	<b>6.6200e-003</b>	<b>2.9500e-003</b>	<b>7.6000e-004</b>	<b>3.7100e-003</b>	<b>0.0000</b>	<b>1.5127</b>	<b>1.5127</b>	<b>4.9000e-004</b>	<b>0.0000</b>	<b>1.5249</b>

## Fairgrounds Self Storage - Solano-San Francisco County, Annual

**3.3 Site Preparation - 2020****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-005	2.0000e-005	2.0000e-004	0.0000	6.0000e-005	0.0000	6.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0578	0.0578	0.0000	0.0000	0.0578
<b>Total</b>	<b>3.0000e-005</b>	<b>2.0000e-005</b>	<b>2.0000e-004</b>	<b>0.0000</b>	<b>6.0000e-005</b>	<b>0.0000</b>	<b>6.0000e-005</b>	<b>2.0000e-005</b>	<b>0.0000</b>	<b>2.0000e-005</b>	<b>0.0000</b>	<b>0.0578</b>	<b>0.0578</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0578</b>

**3.4 Grading - 2020****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					9.8300e-003	0.0000	9.8300e-003	5.0500e-003	0.0000	5.0500e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.7000e-003	0.0302	0.0129	3.0000e-005		1.3700e-003	1.3700e-003		1.2600e-003	1.2600e-003	0.0000	2.4779	2.4779	8.0000e-004	0.0000	2.4980
<b>Total</b>	<b>2.7000e-003</b>	<b>0.0302</b>	<b>0.0129</b>	<b>3.0000e-005</b>	<b>9.8300e-003</b>	<b>1.3700e-003</b>	<b>0.0112</b>	<b>5.0500e-003</b>	<b>1.2600e-003</b>	<b>6.3100e-003</b>	<b>0.0000</b>	<b>2.4779</b>	<b>2.4779</b>	<b>8.0000e-004</b>	<b>0.0000</b>	<b>2.4980</b>

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**3.4 Grading - 2020****Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.0000e-005	4.0000e-005	4.0000e-004	0.0000	1.3000e-004	0.0000	1.3000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.1156	0.1156	0.0000	0.0000	0.1157
<b>Total</b>	<b>6.0000e-005</b>	<b>4.0000e-005</b>	<b>4.0000e-004</b>	<b>0.0000</b>	<b>1.3000e-004</b>	<b>0.0000</b>	<b>1.3000e-004</b>	<b>3.0000e-005</b>	<b>0.0000</b>	<b>3.0000e-005</b>	<b>0.0000</b>	<b>0.1156</b>	<b>0.1156</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.1157</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					9.8300e-003	0.0000	9.8300e-003	5.0500e-003	0.0000	5.0500e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.7000e-003	0.0302	0.0129	3.0000e-005		1.3700e-003	1.3700e-003		1.2600e-003	1.2600e-003	0.0000	2.4779	2.4779	8.0000e-004	0.0000	2.4980
<b>Total</b>	<b>2.7000e-003</b>	<b>0.0302</b>	<b>0.0129</b>	<b>3.0000e-005</b>	<b>9.8300e-003</b>	<b>1.3700e-003</b>	<b>0.0112</b>	<b>5.0500e-003</b>	<b>1.2600e-003</b>	<b>6.3100e-003</b>	<b>0.0000</b>	<b>2.4779</b>	<b>2.4779</b>	<b>8.0000e-004</b>	<b>0.0000</b>	<b>2.4980</b>



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**3.4 Grading - 2020****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.0000e-005	4.0000e-005	4.0000e-004	0.0000	1.3000e-004	0.0000	1.3000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.1156	0.1156	0.0000	0.0000	0.1157
<b>Total</b>	<b>6.0000e-005</b>	<b>4.0000e-005</b>	<b>4.0000e-004</b>	<b>0.0000</b>	<b>1.3000e-004</b>	<b>0.0000</b>	<b>1.3000e-004</b>	<b>3.0000e-005</b>	<b>0.0000</b>	<b>3.0000e-005</b>	<b>0.0000</b>	<b>0.1156</b>	<b>0.1156</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.1157</b>

**3.5 Building Construction - 2020****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1604	1.1683	1.0419	1.7400e-003		0.0629	0.0629		0.0607	0.0607	0.0000	143.4183	143.4183	0.0266	0.0000	144.0839
<b>Total</b>	<b>0.1604</b>	<b>1.1683</b>	<b>1.0419</b>	<b>1.7400e-003</b>		<b>0.0629</b>	<b>0.0629</b>		<b>0.0607</b>	<b>0.0607</b>	<b>0.0000</b>	<b>143.4183</b>	<b>143.4183</b>	<b>0.0266</b>	<b>0.0000</b>	<b>144.0839</b>

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**3.5 Building Construction - 2020****Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	5.9700e-003	0.1531	0.0426	3.9000e-004	8.8500e-003	8.0000e-004	9.6600e-003	2.5600e-003	7.7000e-004	3.3300e-003	0.0000	36.5820	36.5820	1.9600e-003	0.0000	36.6310
Worker	0.0129	9.0900e-003	0.0894	2.8000e-004	0.0282	2.0000e-004	0.0284	7.5100e-003	1.8000e-004	7.6900e-003	0.0000	25.6793	25.6793	6.4000e-004	0.0000	25.6954
<b>Total</b>	<b>0.0189</b>	<b>0.1622</b>	<b>0.1320</b>	<b>6.7000e-004</b>	<b>0.0371</b>	<b>1.0000e-003</b>	<b>0.0381</b>	<b>0.0101</b>	<b>9.5000e-004</b>	<b>0.0110</b>	<b>0.0000</b>	<b>62.2613</b>	<b>62.2613</b>	<b>2.6000e-003</b>	<b>0.0000</b>	<b>62.3264</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1604	1.1683	1.0419	1.7400e-003		0.0629	0.0629		0.0607	0.0607	0.0000	143.4181	143.4181	0.0266	0.0000	144.0837
<b>Total</b>	<b>0.1604</b>	<b>1.1683</b>	<b>1.0419</b>	<b>1.7400e-003</b>		<b>0.0629</b>	<b>0.0629</b>		<b>0.0607</b>	<b>0.0607</b>	<b>0.0000</b>	<b>143.4181</b>	<b>143.4181</b>	<b>0.0266</b>	<b>0.0000</b>	<b>144.0837</b>

## Fairgrounds Self Storage - Solano-San Francisco County, Annual

**3.5 Building Construction - 2020****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	5.9700e-003	0.1531	0.0426	3.9000e-004	8.8500e-003	8.0000e-004	9.6600e-003	2.5600e-003	7.7000e-004	3.3300e-003	0.0000	36.5820	36.5820	1.9600e-003	0.0000	36.6310
Worker	0.0129	9.0900e-003	0.0894	2.8000e-004	0.0282	2.0000e-004	0.0284	7.5100e-003	1.8000e-004	7.6900e-003	0.0000	25.6793	25.6793	6.4000e-004	0.0000	25.6954
<b>Total</b>	<b>0.0189</b>	<b>0.1622</b>	<b>0.1320</b>	<b>6.7000e-004</b>	<b>0.0371</b>	<b>1.0000e-003</b>	<b>0.0381</b>	<b>0.0101</b>	<b>9.5000e-004</b>	<b>0.0110</b>	<b>0.0000</b>	<b>62.2613</b>	<b>62.2613</b>	<b>2.6000e-003</b>	<b>0.0000</b>	<b>62.3264</b>

**3.5 Building Construction - 2021****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0381	0.2864	0.2709	4.6000e-004		0.0144	0.0144		0.0139	0.0139	0.0000	38.1250	38.1250	6.8100e-003	0.0000	38.2952
<b>Total</b>	<b>0.0381</b>	<b>0.2864</b>	<b>0.2709</b>	<b>4.6000e-004</b>		<b>0.0144</b>	<b>0.0144</b>		<b>0.0139</b>	<b>0.0139</b>	<b>0.0000</b>	<b>38.1250</b>	<b>38.1250</b>	<b>6.8100e-003</b>	<b>0.0000</b>	<b>38.2952</b>

## Fairgrounds Self Storage - Solano-San Francisco County, Annual

**3.5 Building Construction - 2021****Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.3200e-003	0.0366	0.0101	1.0000e-004	2.3500e-003	9.0000e-005	2.4400e-003	6.8000e-004	9.0000e-005	7.7000e-004	0.0000	9.6360	9.6360	4.9000e-004	0.0000	9.6482
Worker	3.1800e-003	2.1600e-003	0.0216	7.0000e-005	7.5000e-003	5.0000e-005	7.5500e-003	2.0000e-003	5.0000e-005	2.0400e-003	0.0000	6.5849	6.5849	1.5000e-004	0.0000	6.5887
<b>Total</b>	<b>4.5000e-003</b>	<b>0.0388</b>	<b>0.0317</b>	<b>1.7000e-004</b>	<b>9.8500e-003</b>	<b>1.4000e-004</b>	<b>9.9900e-003</b>	<b>2.6800e-003</b>	<b>1.4000e-004</b>	<b>2.8100e-003</b>	<b>0.0000</b>	<b>16.2208</b>	<b>16.2208</b>	<b>6.4000e-004</b>	<b>0.0000</b>	<b>16.2369</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0381	0.2864	0.2709	4.6000e-004		0.0144	0.0144		0.0139	0.0139	0.0000	38.1250	38.1250	6.8100e-003	0.0000	38.2951
<b>Total</b>	<b>0.0381</b>	<b>0.2864</b>	<b>0.2709</b>	<b>4.6000e-004</b>		<b>0.0144</b>	<b>0.0144</b>		<b>0.0139</b>	<b>0.0139</b>	<b>0.0000</b>	<b>38.1250</b>	<b>38.1250</b>	<b>6.8100e-003</b>	<b>0.0000</b>	<b>38.2951</b>

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**3.5 Building Construction - 2021****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.3200e-003	0.0366	0.0101	1.0000e-004	2.3500e-003	9.0000e-005	2.4400e-003	6.8000e-004	9.0000e-005	7.7000e-004	0.0000	9.6360	9.6360	4.9000e-004	0.0000	9.6482
Worker	3.1800e-003	2.1600e-003	0.0216	7.0000e-005	7.5000e-003	5.0000e-005	7.5500e-003	2.0000e-003	5.0000e-005	2.0400e-003	0.0000	6.5849	6.5849	1.5000e-004	0.0000	6.5887
<b>Total</b>	<b>4.5000e-003</b>	<b>0.0388</b>	<b>0.0317</b>	<b>1.7000e-004</b>	<b>9.8500e-003</b>	<b>1.4000e-004</b>	<b>9.9900e-003</b>	<b>2.6800e-003</b>	<b>1.4000e-004</b>	<b>2.8100e-003</b>	<b>0.0000</b>	<b>16.2208</b>	<b>16.2208</b>	<b>6.4000e-004</b>	<b>0.0000</b>	<b>16.2369</b>

**3.6 Paving - 2021****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	3.8700e-003	0.0387	0.0443	7.0000e-005		2.0800e-003	2.0800e-003		1.9100e-003	1.9100e-003	0.0000	5.8825	5.8825	1.8600e-003	0.0000	5.9291
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>3.8700e-003</b>	<b>0.0387</b>	<b>0.0443</b>	<b>7.0000e-005</b>		<b>2.0800e-003</b>	<b>2.0800e-003</b>		<b>1.9100e-003</b>	<b>1.9100e-003</b>	<b>0.0000</b>	<b>5.8825</b>	<b>5.8825</b>	<b>1.8600e-003</b>	<b>0.0000</b>	<b>5.9291</b>

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**3.6 Paving - 2021****Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.2000e-004	1.5000e-004	1.4900e-003	1.0000e-005	5.2000e-004	0.0000	5.2000e-004	1.4000e-004	0.0000	1.4000e-004	0.0000	0.4529	0.4529	1.0000e-005	0.0000	0.4532
<b>Total</b>	<b>2.2000e-004</b>	<b>1.5000e-004</b>	<b>1.4900e-003</b>	<b>1.0000e-005</b>	<b>5.2000e-004</b>	<b>0.0000</b>	<b>5.2000e-004</b>	<b>1.4000e-004</b>	<b>0.0000</b>	<b>1.4000e-004</b>	<b>0.0000</b>	<b>0.4529</b>	<b>0.4529</b>	<b>1.0000e-005</b>	<b>0.0000</b>	<b>0.4532</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	3.8700e-003	0.0387	0.0443	7.0000e-005		2.0800e-003	2.0800e-003		1.9100e-003	1.9100e-003	0.0000	5.8825	5.8825	1.8600e-003	0.0000	5.9291
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>3.8700e-003</b>	<b>0.0387</b>	<b>0.0443</b>	<b>7.0000e-005</b>		<b>2.0800e-003</b>	<b>2.0800e-003</b>		<b>1.9100e-003</b>	<b>1.9100e-003</b>	<b>0.0000</b>	<b>5.8825</b>	<b>5.8825</b>	<b>1.8600e-003</b>	<b>0.0000</b>	<b>5.9291</b>

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**3.6 Paving - 2021****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.2000e-004	1.5000e-004	1.4900e-003	1.0000e-005	5.2000e-004	0.0000	5.2000e-004	1.4000e-004	0.0000	1.4000e-004	0.0000	0.4529	0.4529	1.0000e-005	0.0000	0.4532
<b>Total</b>	<b>2.2000e-004</b>	<b>1.5000e-004</b>	<b>1.4900e-003</b>	<b>1.0000e-005</b>	<b>5.2000e-004</b>	<b>0.0000</b>	<b>5.2000e-004</b>	<b>1.4000e-004</b>	<b>0.0000</b>	<b>1.4000e-004</b>	<b>0.0000</b>	<b>0.4529</b>	<b>0.4529</b>	<b>1.0000e-005</b>	<b>0.0000</b>	<b>0.4532</b>

**3.7 Architectural Coating - 2021****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.5546					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.0900e-003	7.6300e-003	9.0900e-003	1.0000e-005		4.7000e-004	4.7000e-004		4.7000e-004	4.7000e-004	0.0000	1.2766	1.2766	9.0000e-005	0.0000	1.2788
<b>Total</b>	<b>0.5557</b>	<b>7.6300e-003</b>	<b>9.0900e-003</b>	<b>1.0000e-005</b>		<b>4.7000e-004</b>	<b>4.7000e-004</b>		<b>4.7000e-004</b>	<b>4.7000e-004</b>	<b>0.0000</b>	<b>1.2766</b>	<b>1.2766</b>	<b>9.0000e-005</b>	<b>0.0000</b>	<b>1.2788</b>

## Fairgrounds Self Storage - Solano-San Francisco County, Annual

**3.7 Architectural Coating - 2021****Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.5000e-004	1.0000e-004	1.0300e-003	0.0000	3.6000e-004	0.0000	3.6000e-004	1.0000e-004	0.0000	1.0000e-004	0.0000	0.3136	0.3136	1.0000e-005	0.0000	0.3138
<b>Total</b>	<b>1.5000e-004</b>	<b>1.0000e-004</b>	<b>1.0300e-003</b>	<b>0.0000</b>	<b>3.6000e-004</b>	<b>0.0000</b>	<b>3.6000e-004</b>	<b>1.0000e-004</b>	<b>0.0000</b>	<b>1.0000e-004</b>	<b>0.0000</b>	<b>0.3136</b>	<b>0.3136</b>	<b>1.0000e-005</b>	<b>0.0000</b>	<b>0.3138</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.5546					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.0900e-003	7.6300e-003	9.0900e-003	1.0000e-005		4.7000e-004	4.7000e-004		4.7000e-004	4.7000e-004	0.0000	1.2766	1.2766	9.0000e-005	0.0000	1.2788
<b>Total</b>	<b>0.5557</b>	<b>7.6300e-003</b>	<b>9.0900e-003</b>	<b>1.0000e-005</b>		<b>4.7000e-004</b>	<b>4.7000e-004</b>		<b>4.7000e-004</b>	<b>4.7000e-004</b>	<b>0.0000</b>	<b>1.2766</b>	<b>1.2766</b>	<b>9.0000e-005</b>	<b>0.0000</b>	<b>1.2788</b>



## Fairgrounds Self Storage - Solano-San Francisco County, Annual

**3.7 Architectural Coating - 2021****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.5000e-004	1.0000e-004	1.0300e-003	0.0000	3.6000e-004	0.0000	3.6000e-004	1.0000e-004	0.0000	1.0000e-004	0.0000	0.3136	0.3136	1.0000e-005	0.0000	0.3138
<b>Total</b>	<b>1.5000e-004</b>	<b>1.0000e-004</b>	<b>1.0300e-003</b>	<b>0.0000</b>	<b>3.6000e-004</b>	<b>0.0000</b>	<b>3.6000e-004</b>	<b>1.0000e-004</b>	<b>0.0000</b>	<b>1.0000e-004</b>	<b>0.0000</b>	<b>0.3136</b>	<b>0.3136</b>	<b>1.0000e-005</b>	<b>0.0000</b>	<b>0.3138</b>

**4.0 Operational Detail - Mobile****4.1 Mitigation Measures Mobile**

## Fairgrounds Self Storage - Solano-San Francisco County, Annual

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0587	0.3472	0.6604	2.5200e-003	0.1951	2.2300e-003	0.1973	0.0523	2.1000e-003	0.0544	0.0000	232.0504	232.0504	0.0100	0.0000	232.3005
Unmitigated	0.0587	0.3472	0.6604	2.5200e-003	0.1951	2.2300e-003	0.1973	0.0523	2.1000e-003	0.0544	0.0000	232.0504	232.0504	0.0100	0.0000	232.3005

## 4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Unrefrigerated Warehouse-No Rail	178.68	178.68	178.68	521,672	521,672
Total	178.68	178.68	178.68	521,672	521,672

## 4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Unrefrigerated Warehouse-No Rail	9.50	7.30	7.30	59.00	0.00	41.00	92	5	3

## 4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Unrefrigerated Warehouse-No Rail	0.584264	0.036754	0.174658	0.112986	0.019233	0.005457	0.009466	0.043414	0.003239	0.002257	0.006611	0.000609	0.001053

## 5.0 Energy Detail

## Fairgrounds Self Storage - Solano-San Francisco County, Annual

Historical Energy Use: N

**5.1 Mitigation Measures Energy**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	109.2229	109.2229	4.9400e-003	1.0200e-003	109.6509
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	109.2229	109.2229	4.9400e-003	1.0200e-003	109.6509
NaturalGas Mitigated	1.9900e-003	0.0181	0.0152	1.1000e-004		1.3700e-003	1.3700e-003		1.3700e-003	1.3700e-003	0.0000	19.6949	19.6949	3.8000e-004	3.6000e-004	19.8120
NaturalGas Unmitigated	1.9900e-003	0.0181	0.0152	1.1000e-004		1.3700e-003	1.3700e-003		1.3700e-003	1.3700e-003	0.0000	19.6949	19.6949	3.8000e-004	3.6000e-004	19.8120

## Fairgrounds Self Storage - Solano-San Francisco County, Annual

**5.2 Energy by Land Use - NaturalGas****Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Unrefrigerated Warehouse-No Rail	369069	1.9900e-003	0.0181	0.0152	1.1000e-004		1.3700e-003	1.3700e-003		1.3700e-003	1.3700e-003	0.0000	19.6949	19.6949	3.8000e-004	3.6000e-004	19.8120
<b>Total</b>		<b>1.9900e-003</b>	<b>0.0181</b>	<b>0.0152</b>	<b>1.1000e-004</b>		<b>1.3700e-003</b>	<b>1.3700e-003</b>		<b>1.3700e-003</b>	<b>1.3700e-003</b>	<b>0.0000</b>	<b>19.6949</b>	<b>19.6949</b>	<b>3.8000e-004</b>	<b>3.6000e-004</b>	<b>19.8120</b>

**Mitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Unrefrigerated Warehouse-No Rail	369069	1.9900e-003	0.0181	0.0152	1.1000e-004		1.3700e-003	1.3700e-003		1.3700e-003	1.3700e-003	0.0000	19.6949	19.6949	3.8000e-004	3.6000e-004	19.8120
<b>Total</b>		<b>1.9900e-003</b>	<b>0.0181</b>	<b>0.0152</b>	<b>1.1000e-004</b>		<b>1.3700e-003</b>	<b>1.3700e-003</b>		<b>1.3700e-003</b>	<b>1.3700e-003</b>	<b>0.0000</b>	<b>19.6949</b>	<b>19.6949</b>	<b>3.8000e-004</b>	<b>3.6000e-004</b>	<b>19.8120</b>

## Fairgrounds Self Storage - Solano-San Francisco County, Annual

**5.3 Energy by Land Use - Electricity****Unmitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Unrefrigerated Warehouse-No Rail	375451	109.2229	4.9400e-003	1.0200e-003	109.6509
<b>Total</b>		<b>109.2229</b>	<b>4.9400e-003</b>	<b>1.0200e-003</b>	<b>109.6509</b>

**Mitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Unrefrigerated Warehouse-No Rail	375451	109.2229	4.9400e-003	1.0200e-003	109.6509
<b>Total</b>		<b>109.2229</b>	<b>4.9400e-003</b>	<b>1.0200e-003</b>	<b>109.6509</b>

**6.0 Area Detail****6.1 Mitigation Measures Area**

## Fairgrounds Self Storage - Solano-San Francisco County, Annual

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.4709	1.0000e-005	9.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.9000e-003	1.9000e-003	1.0000e-005	0.0000	2.0300e-003
Unmitigated	0.4709	1.0000e-005	9.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.9000e-003	1.9000e-003	1.0000e-005	0.0000	2.0300e-003

## 6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0555					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.4154					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	9.0000e-005	1.0000e-005	9.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.9000e-003	1.9000e-003	1.0000e-005	0.0000	2.0300e-003
<b>Total</b>	<b>0.4709</b>	<b>1.0000e-005</b>	<b>9.8000e-004</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>1.9000e-003</b>	<b>1.9000e-003</b>	<b>1.0000e-005</b>	<b>0.0000</b>	<b>2.0300e-003</b>

## Fairgrounds Self Storage - Solano-San Francisco County, Annual

**6.2 Area by SubCategory****Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0555					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.4154					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	9.0000e-005	1.0000e-005	9.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.9000e-003	1.9000e-003	1.0000e-005	0.0000	2.0300e-003
<b>Total</b>	<b>0.4709</b>	<b>1.0000e-005</b>	<b>9.8000e-004</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>1.9000e-003</b>	<b>1.9000e-003</b>	<b>1.0000e-005</b>	<b>0.0000</b>	<b>2.0300e-003</b>

**7.0 Water Detail****7.1 Mitigation Measures Water**

## Fairgrounds Self Storage - Solano-San Francisco County, Annual

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	46.5198	0.8032	0.0193	72.3472
Unmitigated	46.5198	0.8032	0.0193	72.3472

## 7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Unrefrigerated Warehouse-No Rail	24.5957 / 0	46.5198	0.8032	0.0193	72.3472
<b>Total</b>		<b>46.5198</b>	<b>0.8032</b>	<b>0.0193</b>	<b>72.3472</b>



## Fairgrounds Self Storage - Solano-San Francisco County, Annual

**7.2 Water by Land Use****Mitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Unrefrigerated Warehouse-No Rail	24.5957 / 0	46.5198	0.8032	0.0193	72.3472
<b>Total</b>		<b>46.5198</b>	<b>0.8032</b>	<b>0.0193</b>	<b>72.3472</b>

**8.0 Waste Detail****8.1 Mitigation Measures Waste****Category/Year**

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	20.2950	1.1994	0.0000	50.2801
Unmitigated	20.2950	1.1994	0.0000	50.2801

## Fairgrounds Self Storage - Solano-San Francisco County, Annual

**8.2 Waste by Land Use****Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Unrefrigerated Warehouse-No Rail	99.98	20.2950	1.1994	0.0000	50.2801
<b>Total</b>		<b>20.2950</b>	<b>1.1994</b>	<b>0.0000</b>	<b>50.2801</b>

**Mitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Unrefrigerated Warehouse-No Rail	99.98	20.2950	1.1994	0.0000	50.2801
<b>Total</b>		<b>20.2950</b>	<b>1.1994</b>	<b>0.0000</b>	<b>50.2801</b>

**9.0 Operational Offroad**

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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## Fairgrounds Self Storage - Solano-San Francisco County, Annual

**10.0 Stationary Equipment**

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**Fire Pumps and Emergency Generators**

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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**Boilers**

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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**User Defined Equipment**

Equipment Type	Number
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**11.0 Vegetation**

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## Fairgrounds Self Storage - Solano-San Francisco County, Annual

	Total CO2	CH4	N2O	CO2e
Category	MT			
Unmitigated	14.1600	0.0000	0.0000	14.1600

## 11.2 Net New Trees

Species Class

	Number of Trees	Total CO2	CH4	N2O	CO2e
		MT			
Miscellaneous	20	14.1600	0.0000	0.0000	14.1600
<b>Total</b>		<b>14.1600</b>	<b>0.0000</b>	<b>0.0000</b>	<b>14.1600</b>