
I. INTRODUCTION

In accordance with Sections 15088, 15089, and 15132 of the California Environmental Quality Act (CEQA) Guidelines, the County of Solano (the “County”) has prepared this Revised Final Environmental Impact Report (RFEIR) for the Rockville Trails Estates Residential Subdivision project. This Revised RFEIR includes the following chapters: 1) Introduction; 2) Responses to Comments; 3) Corrections and Additions to the Revised Draft EIR; and 4) Mitigation Monitoring Program. Comment letters on the Revised Draft Environmental Impact Report (RDEIR) are provided in Appendix A of this RFEIR.

A. LOCATION

The 1,580-acre Rockville Trails Estates project site is located in the western central portion of Solano County, northwest of the City of Fairfield, approximately three miles north of the Interstate 80/680 (I-80, I-680) interchange in the northeast region of the Green Valley Road/Rockville Road intersection. The site is located between the hills of Green Valley and Suisun Valley. The site is undeveloped and is characterized by its varied topography, steep hills and plateaus, rock outcroppings, wooded grasslands, and rural setting.

B. SUMMARY OF THE MODIFIED PROJECT

The original project description has been modified to include changes to the proposed project in response to direction provided by the County Board of Supervisors at its October 9, 2007 meeting, including the revised wastewater storage system design (i.e., based on the feasibility of eliminating originally proposed Storage Ponds A-D). The Modified Project description (refer to Section III, Modified Project Description) does not increase the number of residential units, the overall balanced earthwork grading quantities, project access, circulation, or parking. However, the project phasing, infrastructure systems and various components of the project’s detailed lot positioning and design have been refined. The overall land uses outlined for the Modified Project include the following:

- A total of 370 single-family residential lots, with 354 lots (1-acre/each) located within the western Rural Residential area and 16 units (20-acre/each minimum) within the eastern Agriculture area. The lots within the 1,220-acre western portion of the project site would be clustered in neighborhood pods along and near the primary looped roadway into the project site. The lots within the eastern 360-acre portion of the site would include open space, residential and agricultural uses.
- On-site primary and secondary roads, which would serve the project with access provided at two points along Rockville Road.
- Approximately 810 acres of recreation and open space opportunities, including a 7.21-acre neighborhood park, and trails that would run throughout the project site (i.e., East Ridge and West Ridge Trails).

- An on-site water supply system, including potable water supplied from three on-site wells, and an associated storage, treatment and distribution system.
- An on-site membrane bioreactor (MBR) wastewater treatment plant and associated collection, storage and disposal system (i.e., subsurface drip irrigation) to accommodate the wastewater that would be generated by the project.
- An on-site fire station to serve the project and surrounding land uses. This facility would be capable of supporting three to four on-duty firefighters with two engines (one Type I engine and one Type III engine) housed at the facility.
- A range of refined measures designed to reduce energy usage and the production of greenhouse gases (GHGs).

C. ENVIRONMENTAL REVIEW PROCESS

CEQA does not require formal hearings at any stage of the environmental review process (Section 15202(a) of the CEQA Guidelines). However, it does encourage “wide public involvement, formal and informal... in order to receive and evaluate public reactions to environmental issues...” (Section 15201 of the CEQA Guidelines).

Pursuant to CEQA Guidelines Section 15063, the County prepared a preliminary Initial Study, which concluded that the originally proposed project could result in potentially significant environmental impacts and an EIR would be required. The County circulated a Notice of Preparation (NOP) for the original Draft EIR (DEIR) for the proposed project to the State Clearinghouse and interested agencies and persons on January 12, 2005 for a 30-day review period and conducted a scoping meeting on February 2, 2005. Comments received on the NOP and comments received at the public scoping meeting were both considered in the preparation of the DEIR.

The DEIR for the proposed project was made available to various public agencies, citizen groups, and interested individuals for a 45-day public review period from August 30, 2006 through October 16, 2006. The DEIR was circulated to State agencies through the State Clearinghouse of the Governor’s Office of Planning and Research. Copies of a Notice of Availability (NOA) of the DEIR were also sent to citizens residing near the project site, interested groups, and agencies. Copies of the DEIR were also made available for review at the Solano County Department of Resource Management and Fairfield Civic Center Library. Additionally, the NOA of the DEIR was posted at visible locations surrounding the project site. Further, an electronic link to the DEIR was posted on the County’s website.

The County received a total of 28 comment letters on the DEIR during and after the 45-day public review period. In May 2007, the original FEIR was published. The FEIR was circulated to commenting parties, groups, and agencies utilizing the same methods as discussed above for the DEIR. The FEIR acknowledged comments addressing points and opinions relevant to the proposed project’s merits, and identified, analyzed, and discussed all significant environmental issues raised by the comments. After preparation of the FEIR,

but prior to its certification, the projects sponsor refined the project in response to direction provided by the County's Board of Supervisors. The resulting refinements and associated environmental impact analyses were presented in the Revised Draft EIR (RDEIR), which allowed public to review and comment on the Modified Project. This RDEIR incorporates information originally presented in the August 2006 DEIR and May 2007 FEIR. In addition, the RDEIR also includes updated information and technical studies prepared to address all of the modifications to the originally proposed project. The RDEIR was a complete Revised EIR (REIR), and was not limited to certain portions or chapters of the original DEIR.

The RDEIR was made available to various public agencies, citizen groups, and interested individuals for a 45-day public review period from June 24, 2008 through August 7, 2008. The RDEIR was circulated to state agencies for review through the State Clearinghouse of the Governor's Office of Planning and Research. Copies of a NOA for the RDEIR and electronic CD copies of the RDEIR were also sent to all citizens surrounding the project site, interested groups and agencies. In addition, on June 22, 2008 the Daily Republic ran an article regarding the Modified Project and the availability of the RDEIR. Copies of the RDEIR were available for review at the Solano County Department of Resource Management and Fairfield Civic Center Library. Additionally, the NOA of the RDEIR was posted at visible locations within the project site. Further, an electronic link to the RDEIR was posted on the County's website.

Additionally, although not required under CEQA (CEQA Guidelines, Section 15087(i)), a public hearing was conducted by the County Planning Commission on July 31, 2008, during the 45-day public review period of the RDEIR.

The purpose of the RDEIR review period was to provide interested public agencies, groups and individuals the opportunity to comment on the adequacy of the RDEIR and to submit testimony on the possible environmental effects of the Modified Project.

This document, the RFEIR, consists of comments and recommendations received on the RDEIR, a list of persons, organizations, and public agencies commenting on the RDEIR, the County's responses to significant environmental points raised during the review and consultation process, and other information added by the County. Together the RDEIR and the RFEIR makes up the REIR for the Rockville Trail Estates project, as defined in Section 15132 of the CEQA Guidelines.

As Lead Agency under CEQA, the County must provide each public agency that commented on the RDEIR with a copy of its responses to comments at least 10 days before certifying the RFEIR. In addition, the County has chosen to provide the public an equivalent opportunity to review the RFEIR prior to certification, although this is not a requirement of CEQA.

D. USE OF THIS DOCUMENT

The RFEIR allows the public and County decision makers to review revisions to the RDEIR, comments, and responses to comments before consideration of the Modified Project. This RFEIR and the RDEIR will serve as the environmental document used by the County when considering approval of the Modified

Project. Before it may approve the Modified Project, the Board of Supervisors must make the following three certifications (CEQA Guidelines, Section 15090).

- *The Revised Final EIR has been completed in compliance with CEQA.*
- *The Revised Final EIR was presented to the decision-making body of the Lead Agency, and the decision-making body reviewed and considered the information in the Revised Final EIR prior to approving the project.*
- *The Revised Final EIR reflects the Lead Agency's independent judgment and analysis.*

In addition, because the RFEIR concludes that the Modified Project could have one or more significant environmental impacts, the Board must adopt findings of fact (CEQA Guidelines, Section 15091(a)). For each significant impact, the Board must make one of the following findings.

- *Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Revised EIR.*
- *Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.*
- *Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the Revised Final EIR.*

Each finding must be accompanied by a brief explanation of the rationale for the finding. In addition, the Board must adopt, in conjunction with the findings, a program for reporting or monitoring the changes that it has either required in the project or made a condition of approval to avoid or substantially lessen impacts (CEQA Guidelines, Section 15091(d)). These measures must be fully enforceable through permit conditions, agreements, or other measures. This program is referred to as the Mitigation Monitoring Program (MMP).

In addition, whenever a Lead Agency approves a project that an EIR discloses would result in significant and unavoidable impacts, that agency must state in writing its reasons for approving the project despite the known significant environmental impacts (CEQA Guidelines, Section 15093(b)). This statement of overriding considerations must be supported by substantial information in the record, including the RFEIR. Because the Modified Project would result in significant and unavoidable impacts related to Exposure of Persons to Excessive Cumulative Noise Levels, as well as temporarily significant and unavoidable impacts to Near-Term (2010) Transportation/Traffic, the Board would be required to adopt a statement of overriding considerations if it approves the Modified Project.