

## TABLE OF CONTENTS

<u>Section</u>	<u>Page</u>
1.0      Introduction .....	1.0-1
2.0      Executive Summary .....	2.0-1
3.0      Project Description .....	3.0-1
4.0      Environmental Impact Analysis.....	4.0-1
4.1      Air Quality .....	4.1-1
4.2      Biological Resources .....	4.2-1
4.3      Cultural Resources and Tribal Cultural Resources .....	4.3-1
4.4      Greenhouse Gas Emissions.....	4.4-1
4.5      Hazards and Hazardous Materials.....	4.5-1
4.6      Land Use and Planning .....	4.6-1
4.7      Noise .....	4.7-1
4.8      Public Services and Recreation.....	4.8-1
4.9      Transportation and Traffic.....	4.9-1
4.10      Utilities and Service Systems.....	4.10-1
4.11      Energy.....	4.11-1
4.12      Other Resources Topics.....	4.12-1
5.0      Alternatives .....	5.0-1
6.0      Other CEQA Considerations .....	6.0-1
7.0      Report Preparation .....	7.0-1

**Appendices (on CD attached to the back cover)**

- 1.0      Notice of Preparation and Scoping Comments
- 4.1      Air Quality Analysis
- 4.2      Biological Resources Assessment
- 4.3a      Historical Resources Study
- 4.3b      Tribal Cultural Resources
- 4.5a      Phase I Environmental Site Assessment
- 4.5b      Phase II Environmental Site Assessment
- 4.7      Noise Study
- 4.9      Transportation Impact Study

## LIST OF FIGURES

<u>Figure</u>	<u>Page</u>
3.0-1 Project Location .....	3.0-3
3.0-2 Existing General Plan Land Use Designation.....	3.0-4
3.0-3 Existing Zone Designation .....	3.0-5
3.0-4 Site Plan .....	3.0-7
3.0-5 Preliminary Landscape Plan .....	3.0-9
3.0-6 Preliminary Elevations – Building Type 1 .....	3.0-12
3.0-7 Preliminary Elevations – Building Type 1 .....	3.0-13
3.0-8 Preliminary Elevations – Building Type 2 .....	3.0-14
3.0-9 Preliminary Elevations – Building Type 2 .....	3.0-15
3.0-10 Preliminary Elevations – Retail Building R1.....	3.0-16
3.0-11 Preliminary Elevations – Retail Building R2.....	3.0-17
3.0-12 Preliminary Elevations – Retail Building R3.....	3.0-18
3.0-13 Preliminary Elevations – Retail Building R4.....	3.0-19
3.0-14 Preliminary Utility Plan.....	3.0-22
3.0-15 Preliminary Grading and Drainage Plan .....	3.0-25
4.9-1 Project Location and Study Area.....	4.9-2
4.9-2 Existing Public Transit Routes .....	4.9-8
4.9-3 Existing Bicycle Facilities.....	4.9-9
4.9-4 Existing Conditions Peak Hour Intersection Traffic Volumes, Lane Configurations and Traffic Controls .....	4.9-21
4.9-5a Existing Conditions Peak Hour Bicycle and Pedestrian Volumes (AM) .....	4.9-22
4.9-5b Existing Conditions Peak Hour Bicycle and Pedestrian Volumes (PM).....	4.9-23
4.9-6 Project Trip Distribution - Residential.....	4.9-33
4.9-7 Project Trip Distribution - Retail .....	4.9-34
4.9-8a Near-Term Project Trip Assignment.....	4.9-35
4.9-8b Far-Term Project Trip Assignment.....	4.9-36
4.9-9 Cumulative without Project Conditions Peak Hour Intersection Traffic Volumes, Lane Configurations and Traffic Controls.....	4.9-55
4.9-10 Cumulative Plus Project Conditions Peak Hour Intersection Traffic Volumes, Lane Configurations and Traffic Controls.....	4.9-56
4.9-11 Cumulative plus Business Center Drive Extension without Project Conditions Peak Hour Intersection Traffic Volumes, Lane Configurations and Traffic Controls .....	4.9-57
4.9-12 Cumulative plus Business Center Drive Extension with Project Conditions Peak Hour Intersection Traffic Volumes, Lane Configurations and Traffic Controls .....	4.9-58
5.0-1 Fire Station/365-Unit Residential Alternative Site Plan .....	5.0-23
5.0-2 Fire Station/281-Unit Residential Alternative Site Plan .....	5.0-24

## LIST OF TABLES

Table	Page
2.0-1 Summary of Impacts and Mitigation Measures.....	2.0-7
2.0-2 Summary Comparison of Project Alternatives.....	2.0-32
3.0-1 Residential Unit Mix Summary .....	3.0-6
3.0-2 Commercial Use Summary .....	3.0-8
4.0-1 Related Projects.....	4.0-3
4.1-1 Ambient Air Quality Standards .....	4.1-5
4.1-2 Attainment Status of the San Francisco Bay Area Air Basin .....	4.1-6
4.1-3 Ambient Pollutant Levels Near the Project Site .....	4.1-7
4.1-4 Construction Emission Threshold.....	4.1-15
4.1-5 Operational Emission Threshold.....	4.1-15
4.1-6 Green Valley II Project Construction Emissions .....	4.1-19
4.1-7 Green Valley II Project Operational Emissions .....	4.1-23
4.1-8 Cumulative Community Health Risk Impacts Due to Project Construction .....	4.1-30
4.1-9 Cumulative Community Health Risk Impacts Due to Project Operations.....	4.1-31
4.4-1 Global Warming Potential of Greenhouse Gases.....	4.4-4
4.4-2 Project GHG Emissions – Construction Phase .....	4.4-24
4.4-3 Green Valley II Annual Operational Emissions .....	4.4-25
4.4-4 Project Consistency with Solano County Climate Action Plan.....	4.4-29
4.4-5 Project Consistency with Plan Bay Area .....	4.4-32
4.5-1 Historical Use of Project Site and Adjoining Sites .....	4.5-5
4.6-1 General Plan Land Use Element Consistency Analysis .....	4.6-9
4.6-2 General Plan Housing Element Consistency Analysis.....	4.6-10
4.7-1 Representative Environmental Noise Levels.....	4.7-2
4.7-2 Building Damage Vibration Guidelines (PPV).....	4.7-8
4.7-3 Human Annoyance Vibration Guidelines (PPV) .....	4.7-8
4.7-4 Maximum Allowable Noise Exposure to Ground Transportation Noise Sources .....	4.7-9
4.7-5 Maximum Allowable Noise Exposure to Non-Transportation Noise Sources.....	4.7-10
4.7-6 Vibration Levels for Construction Equipment .....	4.7-19
4.7-7 Vibration Source Levels for Construction Equipment .....	4.7-19
4.8-1 Project Student Generation .....	4.8-12
4.9-1 Signalized Intersection Level of Service Definitions .....	4.9-11
4.9-2 Unsignalized Intersection Level of Service Definitions .....	4.9-12
4.9-3 Freeway Segment Level of Service Definitions .....	4.9-14
4.9-4 Existing Conditions – Study Intersection LOS Summary .....	4.9-15
4.9-5 Existing Freeway Segment Peak Hour Levels of Service .....	4.9-16
4.9-6 Project Trip Generation.....	4.9-26
4.9-7 Existing and Existing Plus Project Intersection LOS Summary .....	4.9-30
4.9-8 Existing and Existing Plus Project Conditions –Freeway Segment LOS Summary .....	4.9-34
4.9-9 Existing Plus Approved Projects (EPAP) Conditions Intersection LOS Summary .....	4.9-41
4.9-10 Existing Plus Approved Projects (EPAP) Conditions Study Freeway Segment LOS Summary .....	4.9-44
4.9-11 Existing VMT per Capita.....	4.9-48
4.9-12 Cumulative Conditions Intersection Levels of Service .....	4.9-52
4.9-13 Freeway Segment Peak Hour Levels of Service .....	4.9-62

## LIST OF TABLES (CONT.)

<u>Table</u>	<u>Page</u>
4.10-1 FMU Projected Supply.....	4.10-2
4.10-2 Summary of Potable Water Demand versus Supply.....	4.10-13
4.11-1 Off-Road Construction Equipment Diesel Fuel Consumption.....	4.11-10
4.11-2 Construction Petroleum Fuel Consumption.....	4.11-10
4.11-3 Project Operational Natural Gas and Electricity Usage .....	4.11-13
4.11-4 Estimated Petroleum-based Fuel Usage at Project Buildout.....	4.11-14
5.0-1 No Project/Existing Zoning Alternative Trip Generation.....	5.0-10
5.0-2 Reduced Residential Alternative Trip Generation.....	5.0-16
5.0-3 Fire Station/Residential Alternative Trip Generation.....	5.0-20
5.0-4 Fire Station/Residential Modified Alternative Trip Generation .....	5.0-22
5.0-5 Unmitigated Green Valley II Project Construction Emissions – Alternative 4 .....	5.0-25
5.0-6 Green Valley II Project Operational Emissions – Alternative 4 .....	5.0-27
5.0-7 Unmitigated Green Valley II Project Construction Emissions – Modified Alternative 4.....	5.0-30
5.0-8 Green Valley II Project Operational Emissions – Modified Alternative 4 .....	5.0-33
5.0-9 Green Valley II Annual Operational Emissions – Alternative 4 .....	5.0-37
5.0-10 Green Valley II Annual Operational Emissions – Modified Alternative 4 .....	5.0-38
5.0-11 Alternative 4 Student Generation .....	5.0-44
5.0-12 Existing and Existing Plus Alternative 4 Intersection LOS Summary .....	5.0-47
5.0-13 Existing and Existing Plus Alternative 4 Conditions – Study Freeway Segment LOS Summary .....	5.0-49
5.0-14 Existing Plus Approved Projects (EPAP) Conditions Intersection LOS Summary .....	5.0-51
5.0-15 Existing Plus Approved Projects (EPAP) Conditions Study Freeway Segment LOS Summary .....	5.0-54
5.0-16 Existing VMT per Capita.....	5.0-57
5.0-17 Cumulative Conditions Intersection Levels of Service .....	5.0-59
5.0-18 Existing Freeway Segment Peak Hour Levels of Service.....	5.0-64
5.0-19 Alternative 4 Summary of Potable Water Demand versus Supply .....	5.0-71
5.0-20 Summary Comparison of Project Alternatives.....	5.0-78